

Lynn Tone

From: Sarah Absher
Sent: Wednesday, July 13, 2022 8:59 AM
To: Lynn Tone
Subject: Public Comment STRs in Neskowin

For August Meeting

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

From: Public Comments <publiccomments@co.tillamook.or.us>
Sent: Monday, July 11, 2022 11:12 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: STRs in Neskowin

Good morning, Commissioners,

Please see below a public comment received on Friday regarding short-term rentals.

Thanks,

Debi Garland | Board Assistant
TILLAMOOK COUNTY | BOARD OF COMMISSIONERS
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-----Original Message-----

From: Mark Everett <hbrain5@comcast.net>
Sent: Friday, July 8, 2022 8:12 PM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: STRs in Neskowin

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Hello,

I'm writing to provide some public testimony regarding the STR issue in Neskowin. We have been STR providers for many years, The Neskowin home is a second/vacation home for us that we also rent short term through AirBnb. Looking back at our records we rent around 50 nights/year. Although 100 nights during 2021, probably an anomaly due to the pandemic. We also use the home for ourselves and our other family members.

I would oppose some of the recommendations of the SON group and I also have some questions. I guess I'd ask that if STRs are a business doesn't that also mean that LTRs are a business as well? I have a question about the term "conditional use", what would that mean if STRs are designated in this way? To me it sounds as if this means the use could be amended at some point? I've seen a number that is around 16% STRs currently in Neskowin. I think the 15% maximum being recommended is too low but understand the concern and would hope a compromise at a bit higher percentage could be determined. I'm totally opposed to limiting the number off STRs per street or neighborhood. Limiting to 12 people or less per day per STR as well as vehicles is something I would support. I do not support limiting the number of days to 100 but understand that concern so hopefully a larger number of days could be agreed to in the end. I think if it's a 100 day limit, all STRs will be booked May to September and very few would be booked the remainder of the year. This would have a negative effect on businesses in Neskowin and surroundings areas as businesses would have to depend on full year residents and day trip visitors or folks like us coming to Neskowin for some period of time but not full time.

I am personally in favor of excluding commercial STR enterprises from putting down stakes in Neskowin by purchasing, building and increasing occupancies of STRs. STR owners have a duty to be good neighbors but also have a right to be able to do short term rental of their properties, within an agreed upon and reasonable structure that is good for the community.

Respectfully submitted
Mark Everett

July 12, 2022 Public Input

Dear STR Committee and Tillamook County Officials,

I am a homeowner in Neskowin and participate in short term rentals. I listened in on the meeting today (July 12) and have a few comments to share. I do have experience both as an STR owner and also as a Community Development Director in a resort community trying to manage STRs. My thoughts include:

1. The surveys that were discussed are misleading. The questions asked are limited to potential issues that the respondents perceive relate to STR users. There is no corresponding survey related to problems created simply by families using their family home, friends of owners, etc... My limited problems with people in Neskowin (beach fires adjacent to our home, fireworks all night, etc...) have all been with people who are not STR users, they are families or guests or owners. The survey did not allow this option. In addition, it is my opinion that most of the time someone is having a problem with someone staying in Neskowin, they don't really know whether or not the problem causer is an STR user or otherwise visiting Neskowin. As worded, the surveys limit problems to only being created by STR users so it is natural to respond as if every problem is caused by an STR user, when we really have no data as to who causes the problems.
2. Neskowin and other similar communities in Oregon have a 100 year history of rentals. We talk about STR rentals since 2018 because Tillamook County has regulated them and collected taxes since then. Short term rentals are not going away and have been around for longer than most or perhaps all of us.
3. There was much discussion about needing to have a "community member" own the home, even a suggestion that a home must be "owner occupied" (full time? Part time? Family members? Friends?) for 2 years before STRs are allowed. Trying to enforce that would be ridiculously difficult. Plus, Neskowin has around 874 properties and anywhere from 79-110 full time residents (depending on which numbers you believe). Assuming a minimum average of 2 people per home, that means at most, 55 of the 874 homes in Neskowin are occupied by full time residents, or what I would call a community member. That is 6%. No matter what happens with STRs, that percentage is likely to go down, not up.
4. As stated above, for 4 years I was the Community Development Director for Summit County Utah, which includes the resort community of Park City. Much of the resort area is in unincorporated areas. Both Park City and Summit County have at times tried to eliminate STRs. It never worked, not even close. The time and effort to monitor who is in every home at all times is daunting and really impossible. Identifying the difference between STR renters, family members, friends, guests, clients, etc... is again basically impossible. While I was at Summit County I saw at least a dozen different ways people legally got around the rules. Both communities now allow STRs, regulate them, and collect taxes from them.

I believe the discussion during today's meeting started to run a little far from reality. Yes, some folks in Neskowin want it to be a simple little community of retirees. The reality is that with home prices these days, particularly those in resort communities, that ship has long since sailed. Neskowin is going to be what it always has been, a beautiful, charming vacation community, with limited full time residents.

I believe the question to ask yourselves is not whether or not you want STRs in communities like Neskowin. That is going to happen no matter what. The question is, does Tillamook County want to

regulate STRs and collect taxes from them. Tillamook County can either collect millions of dollars in STR fees and taxes, use some of that money to regulate and enforce rules relating to STRs and the rest of that money to help the broader community. OR, Tillamook County can collect no STR money and use general fund property tax money to create an extensive enforcement division, with code enforcement and legal staff, to try and stop STR rentals. This endeavor of trying to eliminate or severely restrict STRs is going to cost hundreds of thousands of dollars a year and is really going to accomplish very little. I have seen this first hand in Utah resort communities, talked extensively with leaders in other resort communities, and it is just a fact. You either manage and profit from STRs, or you give up the STR tax income, spend a disproportionate amount of general fund tax dollars trying to enforce rules and restrictions that are so severe they will be ignored, and if the experience of other communities means anything, you will generally fail at limiting STRs.

Understand that severely limiting STRs has the same impact as banning them. Short term rentals do not go away, they just go underground. Imagine trying to enforce how many days a year a home can be used for STRs? Who monitors this? How? Why would the owner not just entirely leave the STR program and watch one of the many Youtube videos which tell owners how to structure their transactions with renters so they are not considered STRs? Or rent 100 days through the STR program, the rest of the year through different legal means. Severely limiting number of guests? Which one of you is going to go everyday into every home being rented in Tillamook County and count the guests? Perhaps even determine who is actually sleeping there versus who is visiting?

Please consider this opinion. Your opportunity is to appropriately regulate STRs and enforce rules and solve problems related to STRs and frankly, to enforce similar rules and solve similar problems for all vacation and owner occupied homes. Eliminating or severely limiting STRs just means the budget to solve problems is severely limited, but it doesn't eliminate the problems. I believe Tillamook County should stay in the business of trying to solve the problems related to users of STRs and users of all vacation and primary homes. A loud party is a loud party and obnoxious whether it is family members staying at their home (or friends of the owners) or at an STR. Teenagers lighting off fireworks at 1 a.m. on the beach is a problem no matter who is doing it (that was my problem, solved by my threatening German Shepard and a shovel I took with me as I stormed onto the beach in my pajamas, where I did confirm they were part of a family that owns a nearby home).

I am a private property rights fan. I would love to tell you who can and cannot stay at your home. Your grandkids who light fireworks are definitely out, your daughter with the barking dog is not welcome, your tradition of making a fire on the beach blows terrible smoke into my home, your friends with the dog who runs wild on the beach are not allowed, your sister-in-law that talks loud as she walks is obnoxious and not allowed, your grandkids disturb my serenity on the beach, and you trying to feed the birds is part of what is attracting bears to my garbage! (maybe) Please don't invite uncle Larry back because he drives too fast, as does your teenage grandson. But, instead of me telling you WHO you can invite to use your home, I would rather have us agree on what behavior is appropriate for our guests, what behavior is not appropriate, and how we deal with an inappropriate guest. We are really on the same page here and that is where I believe the STR committee should focus.

As responsible owners, we do not rent our place for parties, weddings, or other large events and we communicate regularly with our neighbors. Yes, our garbage can was repeatedly destroyed by a bear this year and yes we have solved that. Our experience is that we rent out to families to celebrate Dad's

90th birthday, for a last weekend with a brother sick with cancer, for a book club, for wine connoisseurs, for families wanting to participate in the 4th of July celebration, and for winter storm watchers and families that just like walking the beach. That is Neskowin to me and it is the same Neskowin that has been around for 100 years.

Thank you for your time. Attached is a short article discussing other communities' efforts to control STRs and I believe it is informative.

David Allen

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Short-Term Vacation Rental Bans Gone Wrong

With the short-term rental market exploding in the last several years and showing no signs of abating, many local governments are facing the rapid expansion head on — by banning these rentals entirely. But is a ban on companies like Airbnb, Homeaway, VRBO and others enforceable or even desirable?

While your local government may feel that a full ban is the best tactic, keep in mind that a ban is hard to enforce, as it forces these rentals underground, and it may intensify the debate about homeowner rights, leading to civil strife in the community. Moreover, a ban on short-term vacation rental properties can deprive your community of possible benefits, such as an increase in tourism revenue, tax revenues, and spending from homeowners with greater income streams as a result of their rental income.

Another key consideration is the legality of a ban. Cities and local governments are charting new waters as they interact with companies like Airbnb and Flipkey; it's important to keep in mind that, without a strong legal foundation, a ban could be met with a lawsuit. In fact, here are many examples of short-term rental bans that resulted in legal action:

1. New York

New York City is Airbnb's biggest market in the US — so it came as an unexpected blow to the platform and its renters when New York's Governor, Andrew Cuomo, signed a law prohibiting "illegal" listings on the platform in October 2016. The move by Cuomo called back to a 2010 law prohibiting the rental of an entire apartment for less than 30 days (allowing landlords to keep rentals off the market and also circumvent hotel taxes and zoning changes), and fines could reach \$7,500 (after multiple warnings). Airbnb filed a lawsuit in December of the same year, contending that Cuomo's law violated the First Amendment and the Communications Decency Act. The city was able to settle with Airbnb when the city agreed to prosecute the renters and not Airbnb itself for rentals that violated the new law. Now, Airbnb hosts must make sure they are in compliance with the law before renting out their homes, by triple checking their lease agreements and zoning laws, collecting hotel taxes and ensuring that a host is present when the home is rented so as not to violate the New York State Multiple Dwelling Law. Of course, without access to an updated list of rentals and insight into the goings on at each renter, the city's enforcement of the law has been lacking. As a result there are currently more than 40,000 short-term rentals in New York and it can therefore be argued that the ban has been far from successful in achieving its goals.



California's coastline, with its sprawling beaches, is a big tourist draw — so it's no wonder that short-term vacation rentals would proliferate there. To address this, the City of Santa Monica placed a ban on short-term vacation rentals in 2015, after complaints from "irritated neighbors, affordable housing advocates and the hotel industry." Santa Monica's law featured stringent requirements for hosts and subjected online platforms to review before being allowed to post host information. Both hosts and the online rental websites were held liable and subject to both civil and criminal liability. Airbnb retaliated with a lawsuit, claiming that Santa Monica violated their First and Fourth Amendment rights. In 2017, Santa Monica amended their law, although it remains one of the strictest in the nation, and the legal battles continue on. As in New York it is also clear that the law isn't fully working as intended. In fact, a recent search of the City showed ~1,400 short-term rental listings across 22 different short-term rental platforms.



3. Anaheim

The rest of California is not without its short-term rental controversy and the City of Anaheim provides a prime example. Anaheim is home to Disneyland, making it an ideal location for short-term vacation rentals; however, with the explosive growth of this new market, existing homeowners raised concerns about the influx of tourists into residential neighborhoods. In 2014, the city adopted an ordinance requiring all short-term rental hosts get a permit and pay their taxes, but as the market continued to explode, the City changed policy and issued a moratorium on new permits. The 2016 moratorium and ban on new rentals gave existing short-term renters 18 months to phase out their businesses. The change in policy was immediately faced with lawsuits from Airbnb, HomeAway and the Anaheim Rental Alliance. Facing these costly lawsuits, the City changed direction again and eased some of the restrictions and sought a legal settlement. As part of the settlement the City also removed the language from its ordinance that holds the web platforms accountable for unlicensed rentals in the city.

Conclusion

These are just a few examples of city governments that have dealt with legal battles as a result of the short-term rental market's explosion online and subsequent bans; there are many other cities that have dealt with similar costly and high-profile lawsuits (like San Francisco).

Rather than turning first to a full out bans, local governments should consider if it may make more sense to put in place compromise regulatory frameworks that allow short-term rentals that meet certain requirements while protecting the interests of the broader community. By doing so, communities can can harvest the benefits of this new industry and avoid exposing themselves to expensive and time-consuming legal battles.



With the advancements in big-data technology it is now possible to enforce such policies, and identify addresses of short-term rentals to bring them into compliance with local rules. Many innovative municipalities including Placer County, California; Durango, Colorado; Asheville, North Carolina; and Islamorada, Florida, already use such tools and have seen double-digit improvements in compliance and revenue. This allows these cities and counties to double down on enforcement to further ensure that short-term rental operators stay within the designated zones, pay their fair share of taxes, and are accountable and respectful of neighbors.

If you are looking to implement and enforce effective short-term vacation rental regulations in your community, Host Compliance offers a comprehensive suite of solutions used by over 80 local governments. You can learn about our short-term rental related consulting services, compliance monitoring and enforcement solutions and [request a complimentary short-term rentals assessment here](#).

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Contact Us

Lynn Tone

From: Sarah Absher
Sent: Wednesday, July 13, 2022 9:02 AM
To: Lynn Tone
Subject: STR Public Comments Neskowin STR Rules Public Comment

Also for STR Advisory Committee Meeting for August.

From: Public Comments <publiccomments@co.tillamook.or.us>
Sent: Tuesday, July 12, 2022 4:09 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>
Subject: FW: EXTERNAL: Neskowin STR Rules Public Comment

Good afternoon, Commissioners,

Below is another public comment RE: STR rentals in Neskowin.

Thanks,



Debi Garland | Board Assistant
TILLAMOOK COUNTY | BOARD OF COMMISSIONERS
201 Laurel Avenue
Tillamook, OR 97141
Phone (503) 842-3400 x3380
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From: Peter <peter@sym-agro.com>
Sent: Tuesday, July 12, 2022 2:56 PM
To: Public Comments <Publiccomments@co.tillamook.or.us>
Cc: Lori Bierma <lbierma@centurylink.net>
Subject: EXTERNAL: Neskowin STR Rules Public Comment

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Tillamook County – Neskowin STR Input

We have owned a home in Neskowin for the past 18 years, this home is our considered our “beach house”. We purchased in Neskowin because of it small community feel, and limited public parking & access which limits the amount

of day use. Over the past 17 years and many walks through town during different seasons, it is clear that Neskowin is predominantly a second home / beach house community with very few full time resident. This is supported by the census data recording 200 persons who consider Neskowin as their full time residence. This makes Neskowin pretty unique as far as coastal communities. It truly is a second home / beach house community with very few permanent residents. It seems pretty obvious, that the town is a vacation town and anyone who owns or buys a home in Neskowin should be or is aware of that.

For the past 13 years we have allowed our home to be rented, as a means to offset the high cost of taxes, and property maintenance. It was not our intention to rent the home when we bought it, but as our children got older, into sports and activities, we were limited on how much we could use it and decided to allow short term rentals. The property currently under management by Meredith Lodging who is doing an exceptional job ensuring the tenants are respectful and abide but our house rules and the local regulations. I believe this is the situation for many owners, there are cycles when the homes will be rented and cycles in life when they will not be rented. The idea of adding new layers of rules and restrictions to a "second home" personal asset under the guise of "STR" seems very overbearing especially when there seems to be little substantiate evidence that they are creating issues in the town.

We strongly oppose and disagree with identifying STR's as a business or investment activity. There is simply no basis for this or data to support how many homes are operated as a business. This proposed action does provide any evidence on who it will benefit or what actual purpose it will serve. It is extremely broad and unsubstantiated without any cost benefit discussion and will effect many second home owners who happen to rent their homes to offset overhead and maintenance cost. There would need to be very specific conditions met for an STR to be considered a business or investment activity such as the sole purpose & intention of buying the property is for it to be an STR for profit. It seems extremely arbitrary to broad state that "all" STR's are business's. Some basis or parameters need to be set for this condition.

We strongly feel that the new proposed STR rules, limitations are currently unsubstantiated by any evidence, the concerns seem to be broad and general. Without having actual data and evidence of the true validated issues, making new rules and regulations could be completely off target and impose rules on others which have no real value. While other Coastal communities have imposed new rules based on their local needs, using them as templates or examples for Neskowin makes no sense unless you have the data to contrast the type of community.

We also strongly appose setting annual rental limitations this is completely arbitrary, the nights rented does not effect that disturbance level unless you consider any visitor a disturbance. This also consolidates more visit into the busiest time of the year so the STR owner could maximize revenue from the limited days allowed. Lastly beach rentals undulate due to weather and economics, we have had as low as 40 days rental per year and as high as 115 days per year, and putting an annual cap would create an undue hardship on property owners use the funds for overhead and improvement costs

We suggest that any new rules for restrictions and STR be deferred for at least two years until there is substantiating evidence and data to support what it is these rules are intended to accomplish and who they will benefit.

This data should include

- How many STR's are currently in Neskowin
- How many permanent residents reside in Neskowin
- How many new or existing homes in Neskowin are bought for the sole purpose of being an STR
- How many STR complaints are generated in a year
- Are there specific STR homes / properties creating these complaints
- Are there non STR home also causing disruptions
- Are the complaints coming from specific communities / areas within Neskowin
- How many homes are under professional management
- Which companies are active in Neskowin
- Are the management companies enforcing the rules
- Are there more complaint from management companies or private rentals

- Inventory the sleeping capacity limit of all STR's in Neskowin
 - Is there a trend for more trouble with specific capacity homes or just high capacity homes
- Look at STR rentals of the past 10-15 years in Neskowin
 - What the cycles of renters – does this tie into “ COVID”, economic recessions, weather
 - What is a true and accurate estimate for STR or beach visits over the next 10-20 years
 - Does the population growth of Oregon correlate to the increased beach visits
- Look at data on STR's how many are added, how many are active and how many are pulled off over 5 years
- Look at the home inventory in Neskowin –
 - How many are long term family owned
 - How many sell frequently
 - What is the average ownership period in Neskowin
 - This will help determine what the potential is for “New STR’ s over time and provide a basis for rule making
- Establish a profitability model of owning an STR in Neskowin
 - This would help determine the actual investor market appetite for buying a home in Neskowin for the exclusive purpose of being and STR
 - Tier this estimate by home value to identify how many homes could actually produce a profit being an STR
- Review Neskowin real estate values over time
 - Beach property values undulate over time with economics
 - Are they a sound reliable investor opportunity

From our reading of the rules, it sounds like there may be some local issues that need to be addressed. To implement broad conditions and new rules on a community to solve local or specific isolated problems that may only relate to certain properties seems very premature. We highly recommend a 2 year moratorium on any STR changes until there is substantial data to support what the actual issues are instead of leaping forward new rules. Take the two year period to study and evaluate the severity and compile data to substantiate what new rules are needed and on which type of homes. In addition provide some clear information on what actual problem are being solved, and how new rules benefit the Neskowin community as a whole.

Best Regards

Peter & Lori Bierma
Home Owner Neskowin Oregon

July 2022—The following summary was widely distributed to Neskowin neighbors in January 2022. With the benefit of continuing supporter and community discussions, *Save Our Neighborhoods* is currently refining and updating the proposals; however, this document and the referenced 10-page proposal on the *Save Our Neighborhoods*' website provide the general contours of our plan.

Save Our Neighborhoods' Proposals to Amend Short-Term Rental Regulations in Neskowin

Why amend short-term rental regulations?

A balance of full-time residents, part-time residents, and vacationers, some of whom stay at short-term rentals (STRs), are essential elements in sustaining the vibrant sense of community in Neskowin. Regulations governing STRs in Tillamook County were first enacted in 2009 and revised most recently in 2019; however, these rules have not kept pace with the rapid evolution and spread of STRs in Neskowin and other coastal communities. In the beginning, STRs were predominantly created from existing family homes offered infrequently as vacation rentals. More recently, existing residences and undeveloped properties are being transformed into exclusively commercial enterprises and investment opportunities with no limits on their availability as rentals. Such STRs are businesses. *Save Our Neighborhoods* holds that these STRs should be subject to the same zoning and business regulations as similar for-profit establishments in our community and should be strictly limited in Neskowin's residential neighborhoods.

Left unchecked, the increased numbers of STRs and guests will adversely affect the quality of life in Neskowin with increased traffic congestion, illegal parking, noise, garbage, use of water and sewer capacity, road maintenance, and reduced availability of long-term rental housing. Many of Neskowin's neighboring communities have recently amended their STR regulations or are in the process of doing so. The time is **NOW** for the residents of Neskowin to decide the future of STRs in our community.

What regulations should be amended, and what are the proposed revisions?

Save Our Neighborhoods will propose to the STR subcommittee of the Neskowin Citizen Advisory Committee (NCAC) that the Tillamook County STR Ordinances and/or Land Use Ordinances pertaining to Neskowin be revised to:

1. Define STRs as businesses
2. List STRs as a "Conditional Use" for properties in residential zones
3. Limit the total number of STRs to a percentage not to exceed 15% of existing dwellings (NeskR-1 zone) to 20% of existing dwellings (NeskR-3 zone)
4. Limit the concentration of STRs on any one street or neighborhood in Neskowin
5. Establish a maximum occupancy of 12 people per day per STR throughout the rental period; limit the number of vehicles to no more than the number of allotted spaces for the STR, not to exceed six vehicles per day per STR throughout the rental period; and limit the number of days that an STR can be rented to 100 days per year

IMPORTANT: When adopted, Proposals 1-4 will apply only to new (not continuing) STR permit applications submitted after July 1, 2022. Existing licensed STRs as of July 1, 2022 would be subject to these provisions only when the property is sold, if ownership is transferred to anyone but a family member, or if the STR permit lapses or is revoked. Nevertheless, for the purposes of determining the total number and concentration of STRs in Neskowin as described in Proposals 3 and 4, all licensed STRs will be included in the calculations. Proposal 5 will apply to all existing licensed STRs as of July 1, 2022, as well as those STRs licensed after that date.

What is the value in amending the short-term rental regulations?

Without these amendments, Neskowin will become a village dominated by tourist housing. Homes and undeveloped lots are currently being marketed and sold in Neskowin as either full-time or part-time STRs. Commercial enterprises are increasingly being drawn to Neskowin and neighboring communities for the sole purpose of developing STRs as an investment opportunity and profit generator. The failure to amend Neskowin STR-related regulations as soon as possible will lead to further adverse effects on the quality of life in Neskowin and will lead to deleterious impacts on Neskowin's infrastructure.

What can you do?

Visit the *Save Our Neighborhoods* website at <https://Save-Our-Neighborhoods.org> to view a document that provides more background about this issue and the actions to be proposed to the NCAC subcommittee on short-term rentals. **If you support our plan, please authorize us to include your name as a supporter of this proposal by selecting the appropriate option on our website or by contacting one of our working group members.** Also, register for and attend virtual NCAC meetings on the second Saturday of even-numbered months to discuss this issue with other community-minded citizens. To receive reminders about NCAC meetings, see their website at <https://www.neskowincac.org>.

(July 2022 Op ED)

More Than a Neighborly Imposition...Much More

OK. I admit it. We impose on our neighbors.

When we're gone, we've asked Joanie to feed our cat and Christi to water our flowers. We reciprocate when they ask for our help. And frankly, we have rather noisy family gatherings over the July 4th holiday. It happens once a year. I hope our impositions are "neighborly".

But when a neighbor decides to turn a residence into a full-time short-term rental, that becomes an imposition that's not very neighborly. For one thing, the owner is hardly ever present so they won't feed your cat or water your plants. But more importantly, they often have a rapid turnover of guests, who generally are on vacation and are often noisier with more people, cars, garbage and dogs than a full-time neighbor or a vacation home used by one family.

A neighbor in Neskowin who has full-time short-term rentals on both sides describes his experience as follows: "We have owned our single-family home in the South Beach area of Neskowin for thirty-five years. The recent aggressive acquisition of homes in the area for use solely as short-term rentals, many by a single owner with multiple properties, has entirely changed the nature of our community with an adverse effect on safety and livability. Our family-friendly environment is sometimes threatened by renters with little understanding of or consideration for the neighbors. Normal civility can go out the window when short term tenants feel entitled to an anonymous vacation blowout."

The message is clear from recent community surveys: a significant number of our neighbors feel they are losing the tranquility and livability of their neighborhoods. And by allowing unrestricted growth of STRs, the County has unwittingly facilitated this decline. The role of the County's STR Advisory Committee is to determine how to stop this decline and help restore livability.

I believe we can begin to rectify the problem by limiting the number of nights an STR can be rented annually to be sure its primary use is personal, rather than business.

To do otherwise, is to further facilitate more than neighborly impositions on our neighbors...much more.

Dave Benneth
Neskowin
July 2022

Public Comments to Tillamook County STR Advisory Committee on July 12, 2022

Thank you. I'm Dave Benneth. I'm a full-time resident of Neskowin.

As we've seen, the effects on livability range from no effects to extreme effects.

An example of the extreme effects of STRs on livability comes from a 35-year property owner in Neskowin whose beach front home sits between two full-time STRs. When asked about livability he said the growth of STRs in his neighborhood has "entirely changed the nature of our community, with an adverse effect on safety and livability." The full quote is in the Op Ed piece that was handed out to each of you.

I believe most would agree that maintaining livability is paramount and more important than business profits. Maintaining livability is more important than TLT funding. Neighborhoods should not be expected to be job creators. Neighborhoods should not be expected to allow their safety and tranquility to be monetized. That's what business zones are for. Not neighborhoods. To ask neighborhoods to bear the burden of creating jobs or generating business profits can only result in diminished livability. And diminishing the livability of anyone's neighborhood should be an unacceptable cost. Like the gentlemen who lives between two full-time STR and provided the quote above. Yet we've asked some of our

neighbors to accept these costs and that isn't right. So, what do we do?

I believe a good first step is to focus on limiting full-time STRs. Full-time STRs are not the sole problem but the large numbers of guests they attract and the continual guest turnover is a major contributing factor. So, how could we do this? How could we limit full-time STRs.?

Our existing Land Use Ordinance utilizes the term “**used primarily**” as a criterion to define the nature of a business. We could use this criterion so that if a residence is **used primarily** for personal purposes, we could determine that part-time use as an STR is appropriate. But if a residence is **used primarily** as an STR, we could determine that it's a business activity and is not appropriate in a neighborhood zone.

I hope you will consider recommending the amendment of Ordinance #84 to allow STRs in residences that are used primarily for personal purposes but not allow STR's in residences used primarily for that purpose.

By not allowing full-time STRs, I believe we will have taken an important step in maintaining livability.

Thank you for your time and for your service.

Lynn Tone

From: Sarah Absher
Sent: Tuesday, July 19, 2022 8:21 AM
To: Lynn Tone
Subject: Public Comments STR Limitations

From: Public Comments <publiccomments@co.tillamook.or.us>
Sent: Friday, July 15, 2022 2:07 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>
Cc: Sarah Absher <sabsher@co.tillamook.or.us>
Subject: FW: EXTERNAL: STR Limitations

Here's another public comment regarding SRTs.

Thanks,



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: Scott Manning <scottjasonmanning@gmail.com>
Sent: Wednesday, July 13, 2022 5:42 PM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: STR Limitations

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Hello,

Having been a visitor to Neskowin for over 30-years and from being a home owner in the village for several years now, I consider myself lucky to be apart of the community. I think it's important to consider how any proposed ordinance would affect every community member, so I wanted to take a few minutes to specifically address the Save Our Neighborhoods proposal as I've been told it will be addressed at the county level very soon. The old adage the squeaky wheel gets the grease seems to hold true here. I would just ask that any committee/entity does a thorough job eliciting feedback from all community members.

The SON proposal contains a lot of assumptions and opinions, while at the same time lacks any substantive facts, or proof the proposals within would benefit Neskowin as a whole when considering all community members (full/part time-residents, local businesses, local employees, STR owners, and visitors).

While the proposal does cite other municipalities that have either tried or have implemented new STR ordinances, it fails to prove that when implemented those rules have positively benefited those communities. Conversely, should the proposals be enacted there is no question tax revenues, which support everyone in the community (and disproportionately benefit full-time residents) would be negatively impacted.

It seems to me most STR owners and those behind SON have more in common than not. If there are issues or behaviors with STRs, simply limiting the number of STRs, the number of nights, or the distances between STRs will not eliminate these issues. Especially if there are current STR owners that are of concern. It is unclear how limiting property rights accomplishes any of the issues within the proposal. If there are issues affecting anyone enjoyment and liveability with the community, those issues should be addressed directly by all parties affected. Placing limits on and or eliminating certain property owner rights does nothing to eliminate the concerns addressed within the proposal. We should all be working together to create rules/ordinances/practices as a means to keep the community safe and enjoyable for everyone.

Kind regards,

Scott Manning

Yikes! I think there are motels in our neighborhood!

My wife tells me I'm not very observant. Maybe she's right because after years living in Neskowin, I just realized there may be motels in our neighborhood disguised as short-term rentals. (I thought there was something different about them.)

They're not illegal. They're known as "STR's" and have permits from the County like they should. But maybe the full-time ones **used primarily** or solely as STR's are say ... "misclassified"?

This might not seem like a big deal except that our neighborhood (like many others in Tillamook County) is zoned as "low-density single-family residential development". This zoning allows certain businesses like home occupations, foster family homes, golf courses and swimming pools, aquaculture facilities, cottage industries and bed and breakfast businesses (if the owner is present). But not motels, or hotels, or resorts.

Tillamook County's Land Use Ordinance defines a motel as: *"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."* (Hmm...sounds like some rentals in my neighborhood; "**used primarily**..." could be the key.)

Maybe the STR classification is too broad. For example, a family that occasionally rents out the beach house they inherited from Grandma to help offset property taxes and insurance, should in my opinion, qualify as an STR because it's **used primarily** as a personal residence. But what about the investment syndicate that might purchase five beach front residences in Pacific City's "low density, single family" zone, obtains

permits to operate them as STR's and then advertises them as "resorts" offering daily housekeeping. Should this business be allowed to operate as a group of STR's or is this **used primarily** (I hope you get the theme I'm developing here) as a motel operation? I think it is, in substance, a motel and it should be operated in the appropriate commercial zone. Other motel and resort owners have to operate in commercial zones. Isn't this unfair competition? What do you think?

Whatever you think, let your thoughts be known at the monthly County STR Advisory Committee meetings which reserve time for public comments. The next meeting is on July 12 at 9:30 am and you can participate in person or remotely. For more details, go to the Tillamook Community Development website and click on the Short-Term Rental Advisory Committee button on the left side of the screen.

(Psst...the topic of discussion will be about how STR's affect community "livability". It might be a good one.)

Dave Benneth
Neskowin Resident
June 2022

Tillamook County's Ordinance #84 has Two Unique Aspects that Should be Clarified

The current pause in the issuance of STR permits is a good time for the Committee to consider two unique aspects of the Ordinance that are noteworthy and should be clarified.

Ordinance #84 Currently Takes Precedence Over All Zoning Ordinances

The first item is that Ordinance #84 has been interpreted by the County to have precedence over all zoning ordinances. As a result, **STR's are allowed in all land use zones in the County, which is unique.** Generally speaking, land use zones take precedence over business ordinances. For example, Ordinance #13 provides for the licensing and regulating of dog kennels states: *"Issuance of a kennel license shall not constitute approval of the land use, nor be evidence of compliance with any land use restrictions or regulations which may apply to the kennel operation."* (Section 6)

Should all STR's be allowed to operate in all zones?

Ordinance #84 Does Not Apply to "Travelers Accommodations"

The second item is Section 4 of the Ordinance which states: *"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."*

Oregon Revised Statute 446.310 defines "Travelers Accommodation" as **.. 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.**

Concurrently, Section 11.030 of the County's Land Use Ordinance defines a motel as follows, **"MOTEL: 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. MOTEL includes groups designated as auto cabins, motor courts, motor hotels and similar designations."**

It's likely that STR's, particularly full-time STR's, qualify as travelers' accommodations and/or motels and therefore are exempt from regulation under Ordinance #84 and instead fall under the auspices of the Public Health Division of the Oregon Health Authority.

A clarification is needed to determine when a rental is an STR and when is it a travelers' accommodation or a motel.

A Proposed Solution

A clarifying solution might be to differentiate part-time STR's, whose use is primarily personal, from full-time STR's, whose primary or sole use is business. **This differentiation would help us determine the appropriate zoning and licensing requirements for rentals of personal residences that qualify as STR's versus those rentals that do not qualify as STR's because they are, in substance, travelers' accommodations or motels.**

Thank you for considering these comments.

Dave Benneth
Neskowin, Oregon
June 4, 2022
541-401-3157

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR TILLAMOOK COUNTY, OREGON

In the Matter of Temporarily)	ORDER
Suspending the Processing and)	#22- <u>033</u>
Issuance of New Short Term Rental)	
Permits in Unincorporated Tillamook)	
County)	

This matter came before the Tillamook County Board of Commissioners on May 25, 2022 at the request of Sarah Absher, Tillamook County Department of Community Development Director.

The Board of Commissioners being fully apprised of the representations of the above-named person, and the records and files herein, finds as follows:

1. The community livability impacts from short term rentals (STRs) on unincorporated communities within Tillamook County have increased significantly in recent years.
2. The Board of Commissioners has received input from community members in various parts of unincorporated Tillamook County regarding the health, safety and quality of life concerns related to the operation of STRs.
3. The Board of Commissioners has also received input from STR owners and operators regarding the role that STRs play in support of the tourism economy in Tillamook County.
4. The application of exiting ordinances, regulations and other applicable laws are inadequate to address community concerns and livability issues related to new STR permitting.
5. County staff and the Tillamook County Short Term Rental Advisory Committee are prepared to study livability issues to address community concerns related to STRs in unincorporated areas and make recommendations to the Board of Commissioners for ordinance #84 amendments to address community concerns and mitigate livability issues.
6. The Board of Commissioners desires to temporarily suspend the issuance of new short term rental permits and any processing of short term rental applications for new permits while the County works to identify strategies to mitigate the livability impacts of STRs in unincorporated areas.

7. This temporary suspension of new short term rental permits and applications would apply to all areas of unincorporated Tillamook County and the Urban Growth Boundaries, but shall not apply within the boundaries of any incorporated city.

NOW, THEREFORE, IT IS HEREBY ORDERED THAT:

8. Tillamook County hereby temporarily suspends (a) the issuance of any new short term rental permits and (b) the acceptance and processing of applications for new short term rental permits. This temporary suspension shall take effect on July 1, 2022, and terminate on July 1, 2023 unless further extended by action of the Board of Commissioners or until the County adopts and implements amendments to County Ordinance 84, whichever happens first.
9. This temporary suspension of new short term rental permits and applications shall apply to all areas of unincorporated Tillamook County and the Urban Growth Boundaries, but shall not apply within the boundaries of any incorporated city.
10. This temporary suspension does not apply to renewals or transfers of existing short term rental permits, or to short term rental permit applications filed with Tillamook County Community Development before July 1, 2022.
11. This temporary suspension does not apply to real properties that are pending sale and in escrow on July 1, 2022. For said properties, once the buyer has become the legal owner, they may file an application for a new short term rental permit and Tillamook County Department of Community Development may process said application in the normal course of business.
12. County staff and the Tillamook County Short Term Rental Advisory Committee shall study livability issues to address community concerns related to STRs in unincorporated areas and make recommendations to the Board of Commissioners for ordinance amendments to address community concerns and mitigate livability issues.

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Dated this 25th day of May, 2022.

THE BOARD OF COMMISSIONERS
FOR TILLAMOOK COUNTY, OREGON

Aye Nay Abstain/Absent



David Yamamoto, Chair

 /



Erin D. Skaar, Vice-Chair

 ✓


 MF Bell

Mary Faith Bell, Commissioner

 /

ATTEST: Tassi O'Neil
County Clerk

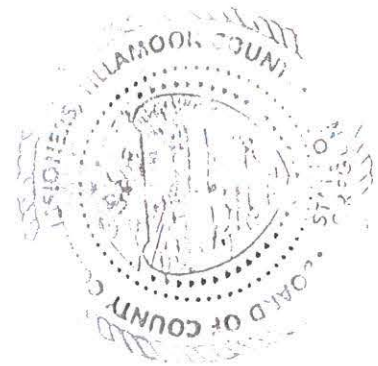
APPROVED AS TO FORM:

By: 

Special Deputy



William K. Sargent, County Counsel



July 2022—The following summary was widely distributed to Neskowin neighbors in January 2022. With the benefit of continuing supporter and community discussions, *Save Our Neighborhoods* is currently refining and updating the proposals; however, this document and the referenced 10-page proposal on the *Save Our Neighborhoods*' website provide the general contours of our plan.

Save Our Neighborhoods' Proposals to Amend Short-Term Rental Regulations in Neskowin

Why amend short-term rental regulations?

A balance of full-time residents, part-time residents, and vacationers, some of whom stay at short-term rentals (STRs), are essential elements in sustaining the vibrant sense of community in Neskowin. Regulations governing STRs in Tillamook County were first enacted in 2009 and revised most recently in 2019; however, these rules have not kept pace with the rapid evolution and spread of STRs in Neskowin and other coastal communities. In the beginning, STRs were predominantly created from existing family homes offered infrequently as vacation rentals. More recently, existing residences and undeveloped properties are being transformed into exclusively commercial enterprises and investment opportunities with no limits on their availability as rentals. Such STRs are businesses. *Save Our Neighborhoods* holds that these STRs should be subject to the same zoning and business regulations as similar for-profit establishments in our community and should be strictly limited in Neskowin's residential neighborhoods.

Left unchecked, the increased numbers of STRs and guests will adversely affect the quality of life in Neskowin with increased traffic congestion, illegal parking, noise, garbage, use of water and sewer capacity, road maintenance, and reduced availability of long-term rental housing. Many of Neskowin's neighboring communities have recently amended their STR regulations or are in the process of doing so. The time is **NOW** for the residents of Neskowin to decide the future of STRs in our community.

What regulations should be amended, and what are the proposed revisions?

Save Our Neighborhoods will propose to the STR subcommittee of the Neskowin Citizen Advisory Committee (NCAC) that the Tillamook County STR Ordinances and/or Land Use Ordinances pertaining to Neskowin be revised to:

1. Define STRs as businesses
2. List STRs as a "Conditional Use" for properties in residential zones
3. Limit the total number of STRs to a percentage not to exceed 15% of existing dwellings (NeskR-1 zone) to 20% of existing dwellings (NeskR-3 zone)
4. Limit the concentration of STRs on any one street or neighborhood in Neskowin
5. Establish a maximum occupancy of 12 people per day per STR throughout the rental period; limit the number of vehicles to no more than the number of allotted spaces for the STR, not to exceed six vehicles per day per STR throughout the rental period; and limit the number of days that an STR can be rented to 100 days per year

IMPORTANT: When adopted, Proposals 1-4 will apply only to new (not continuing) STR permit applications submitted after July 1, 2022. Existing licensed STRs as of July 1, 2022 would be subject to these provisions only when the property is sold, if ownership is transferred to anyone but a family member, or if the STR permit lapses or is revoked. Nevertheless, for the purposes of determining the total number and concentration of STRs in Neskowin as described in Proposals 3 and 4, all licensed STRs will be included in the calculations. Proposal 5 will apply to all existing licensed STRs as of July 1, 2022, as well as those STRs licensed after that date.

What is the value in amending the short-term rental regulations?

Without these amendments, Neskowin will become a village dominated by tourist housing. Homes and undeveloped lots are currently being marketed and sold in Neskowin as either full-time or part-time STRs. Commercial enterprises are increasingly being drawn to Neskowin and neighboring communities for the sole purpose of developing STRs as an investment opportunity and profit generator. The failure to amend Neskowin STR-related regulations as soon as possible will lead to further adverse effects on the quality of life in Neskowin and will lead to deleterious impacts on Neskowin's infrastructure.

What can you do?

Visit the *Save Our Neighborhoods* website at <https://Save-Our-Neighborhoods.org> to view a document that provides more background about this issue and the actions to be proposed to the NCAC subcommittee on short-term rentals. **If you support our plan, please authorize us to include your name as a supporter of this proposal by selecting the appropriate option on our website or by contacting one of our working group members.** Also, register for and attend virtual NCAC meetings on the second Saturday of even-numbered months to discuss this issue with other community-minded citizens. To receive reminders about NCAC meetings, see their website at <https://www.neskowincac.org>.

Sarah Absher

From: Gus Meyer <gusmeyer9@gmail.com>
Sent: Saturday, June 25, 2022 8:53 PM
To: Erin Skaar; Sarah Absher
Cc: Chris Laity; Mary Faith Bell; David Yamamoto; Nan TLT
Subject: EXTERNAL: STR ONE CULTURE

[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 Director; Sarah Absher

May I present a "White Paper" on STR "One Culture" suggestion from 400 feet elevation (drone level).

STR - One Culture

"Pioneering" Culture

- Livability Prior to Developed Land Use Standards
- Beach Cabins - infringed thereupon by outsider(s)
- "Not In MY Back Yard" Strong Attitude(s)
- A Drag to Economics

"Resilient" Culture

- Second Home(s) and Retirement Home(s)
- Seeking Ideal Retirement – Relocation near Desired Rest Facilities
- Enlighten Livability Standards. Breaking in land use rules.
- Some Economic Growth Within Means

"Escapement" Culture

- Seeking Adventure
- Freedom of Space Restrictions
- Escaping the Urban Rat Races
- A Change of Pace Livability Experience
- STR Living as Optional Experiences
- Escaping Rapid Unstable Economic(s)

"Investment" Culture

- ❖ Investment Growth Better Than 8 % Foreseen
- ❖ Obtain Available Prime Choice Growth Area Land(s)
- ❖ Advantage Innovative Livability Attraction(s)
- ❖ Present and Establish New Area Livability Standards
- ❖ Increased Area Economic Growth - through jobs, materials, supplies, commercial purchasing and taxes

This is a personal and shortened overview relating to "STR One Culture" determination. Wherein a One STR Culture today is established with four Sub-Cultures.

Tillamook County Unincorporated has grown fully into the above Culture Structure, and too fast for many of the "Pioneering and Resilient Cultures" listed above. This is now history as established by related STR complaints.

This is a "White Paper" independent of guest input complaints.

In many, maybe even most, livability complaints are subject to very concerned large economic mitigation costs – parking, lanes into roads, artificial barriers, land title corrections, dual accesses, and some removal thereof to name a few instances. Tsunami Landings and their access are but one such, including survival supplies thereof that really benefit all listed sub-cultures.

I perceive a STR One Culture to be best served with educational stimulation motivations. Tillamook County really does a minuscule outreach of the area beneficial factors of STR management. Locals are unaware of STR tax revenue management realizations, improved county roads, improved livability safety measures, support of services and supplies with cultural growth that benefits all.

I see the ageing livability differential conceptually as an enterprising opportunity for establishing a Tillamook County STR One Culture.

Presented as food for thought to the Tillamook County STR Committee.

A.D. "Gus" Meyer

1715 Skyline Drive,
Tillamook, OR., 97141-9609
Email: gusmeyer9@gmail.com

(July 2022 Op ED)

More Than a Neighborly Imposition...Much More

OK. I admit it. We impose on our neighbors.

When we're gone, we've asked Joanie to feed our cat and Christi to water our flowers. We reciprocate when they ask for our help. And frankly, we have rather noisy family gatherings over the July 4th holiday. It happens once a year. I hope our impositions are "neighborly".

But when a neighbor decides to turn a residence into a full-time short-term rental, that becomes an imposition that's not very neighborly. For one thing, the owner is hardly ever present so they won't feed your cat or water your plants. But more importantly, they often have a rapid turnover of guests, who generally are on vacation and are often noisier with more people, cars, garbage and dogs than a full-time neighbor or a vacation home used by one family.

A neighbor in Neskowin who has full-time short-term rentals on both sides describes his experience as follows: "We have owned our single-family home in the South Beach area of Neskowin for thirty-five years. The recent aggressive acquisition of homes in the area for use solely as short-term rentals, many by a single owner with multiple properties, has entirely changed the nature of our community with an adverse effect on safety and livability. Our family-friendly environment is sometimes threatened by renters with little understanding of or consideration for the neighbors. Normal civility can go out the window when short term tenants feel entitled to an anonymous vacation blowout."

The message is clear from recent community surveys: a significant number of our neighbors feel they are losing the tranquility and livability of their neighborhoods. And by allowing unrestricted growth of STRs, the County has unwittingly facilitated this decline. The role of the County's STR Advisory Committee is to determine how to stop this decline and help restore livability.

I believe we can begin to rectify the problem by limiting the number of nights an STR can be rented annually to be sure its primary use is personal, rather than business.

To do otherwise, is to further facilitate more than neighborly impositions on our neighbors...much more.

Dave Benneth
Neskowin
July 2022

Dear Tillamook County STR Advisory Committee,

We are full-time residents of Neskowin and we live less than a minute's walk to the beach, south of Neskowin creek. We're surrounded by many rentals, so we witness a lot of bad behavior. Many STR owners and management companies are totally oblivious to this.

Living in this community does not come with the caveat that we have to tolerate people urinating on our property, theft, graffiti, illegal parking, occupancy overloads, littering, setting off aerial fireworks days/weeks after July 4th and cleaning up trash from unsecured garbage cans.

These issues will continue to worsen with additional rentals since the County is unable to properly enforce current ordinances or penalize any rental that breaks the rules. The current form for submitting complaints is inadequate for reporting specific STR violations. More cap limits and ordinances are necessary to control a situation that is getting increasingly more difficult to regulate and protect the livability of this community. Limits are necessary to ensure the safety and convenience of renters, owners and neighboring property owners, protect the character of residential neighborhoods, and address the negative impact of commercially-run STRs.

Those of us that live here are the ones that should determine how this community exists and develops. That is our right and it is our responsibility, not outside investors. Many STR owners have one self-serving mandate and that is "how to increase profits." This type of thinking has no place in this community. There are too many cases where a beach community that has allowed untethered development ends up with corrosive expansionism that cuts into the very heart and soul of the community and its residents.

People who own 24/7 vacation rentals are outsiders. Those owners who rent their homes and are here sporadically throughout the year, or not at all, have no perception or idea what really happens here on a day to day basis. They should not be allowed to formulate and propose ordinances that only benefit their businesses. That's like the tail wagging the dog. More regulations would better protect the small family owned STRs and reduce the number of commercial boutique hotels. It's a fallacy to believe otherwise.

It is time that Neskowin be re-defined on what type of neighborhood it should be. Many years ago it started out as a place where families can come vacation and enjoy the beach and natural surroundings. There should be a fair balance of family owned vacation rentals and owner occupied homes. Calling Neskowin a resort to justify the saturation of STRs is absurd and erroneous. With the advent of online booking websites, it has become, for many owners, a year-round commercial business income generator...boutique hotels in a R-1 residential zone. Any arguments that expanding STRs will serve as a trickle down strategy to grow the local economy is based solely on protecting their business profits. It does nothing to create reasonable housing for locals who work here.

We particularly object to STRs that have an occupancy of over 12 people and purpose built STRs. Daily water usage from these rental properties puts increased demands on the water supply and sanitation services. If the number of rentals keeps increasing, the ability to manage our water source, not only for domestic use but also for fire emergencies, will become increasingly more difficult.

Many of the other public comments submitted mimic Vacasa or Airbnb marketing rhetoric to recruit owners to turn their second homes to vacation rentals. This perpetuates the notion that many STR owners use these properties primarily for business income to generate subsidies for a house they otherwise could not afford or who just want to run a commercial venture. Too many graphs and so-called collated data are easily biased towards the author's specific opinion. We hold little regard for

this information. Instead, I put more credence in actual statistics from an objective third party source. I hope the committee, like us, aren't fooled by the exaggerated data and misleading information.

We support the following additions/amendments to the current STR ordinances:

- A cap limit on STRs in Neskowin of 17%
- Day limits - maximum of 180 days and a minimum of 30 days
- Density limits - a cap limit on STRs per street (30%?)
- STR permits are non-transferable
- Establish a Vacation Rental Overlay Zone (see Newport)
- Occupancy of two persons per bedroom. Sleeping areas do not qualify. Any rental with over 6 bedrooms will have a max of 12 people
- Parking - one car per bedroom
- Landscaping - For short-term rentals situated on individual lots in residential zones, at least 50% of the front yard shall be landscaped. No more than 50% of the front yard landscaping may be impervious surfaces, such as patios and decks. Driveway and parking areas shall not satisfy any portion of these landscaping requirements
- Regulate the number of STRs one group or person can own/operate on a single street to ONE
- Newly built homes are not eligible to apply for a STR permit until 24 months after a Certificate of Occupancy has been issued
- No garage conversions to increase occupancy
- Complete transparency on where TLT money is spent. A large proportion should be allocated to the communities where they are collected from
- Require Toter Bear Resistant trash cans
- On-line complaint form specific to STRs; Newport has a good example, see link below <https://lodging.munirevs.com/complaint/?cityid=572>

(Please note our comments are directed at individual, single family homes and not condos)

Sincerely,

Candice and Gregory Miller
Neskowin, OR

Lynn Tone

From: Sarah Absher
Sent: Thursday, October 27, 2022 3:00 PM
To: Lynn Tone
Subject: STR Review Committee Comments

Please post-

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: Melissa Sullivan <melissa.sullivanrebroker@gmail.com>
Sent: Thursday, October 27, 2022 2:58 PM
To: Sarah Absher <sabsher@co.tillamook.or.us>
Subject: EXTERNAL: STR Review Committee Comments

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Sarah,

We would appreciate it if you could forward our letter/comments on to the advisory committee.

Thank you!

MS

Dear Tillamook Country STR Advisory Committee,

My husband and I fell in love with your beautiful county 4 years ago on a trip around Olympic National and down the Oregon Coast. For me, having been born and raised in west central IL aka the land of corn fields and cow pastures, the Oregon coast is a magical place that looks like Heaven and smells like Christmas. It was a dream come true when we could finally purchase our second home in Pacific City and we have done everything in our power to be good stewards of the land and good neighbors to other residents.

Having said that, the reason we chose Tillamook County for our home was because the existing STR program (in 2020) allowed us to purchase our dream home where we hope to be full time residents in the next 5-6 years while allowing short term rental in the meantime to help offset the mortgage costs. We love that we have been able to share the breathtaking beauty of the Oregon Coast with our landlocked friends back home. We love that our home offers a "landing spot" for visitors from all over the world to fall in love with the coast like we did. Oregon offers something not found anywhere else in the US and this natural beauty should be shared and not hoarded and hid away. One of the things we found so appealing about Oregon particularly was the idea that Oregon's beaches were owned by the people (and dog friendly of course). They were public byways and set up for all to enjoy and it feels like this limiting legislation is almost working against that premise.

We are also in a particularly unique situation because our home is a duplex in Pacific City so the idea that I've seen thrown around about limiting STR permits to one per person is especially troubling for us. As a tourist town that lacks much of the industry of other more populated areas, the lifeblood of PC is tourism. It seems counterintuitive to choke out the revenue and reason for many of the jobs in that area with legislation that is being proposed. I'm a real estate agent in IL and speaking to agent friends in Tillamook Co, this legislation is negatively affecting property values as well. So aside from full time residents being less "bothered" by the people who are keeping their businesses open, there wouldn't be many positive outcomes from enacting this legislation. For a county that has report to edly always been adamant about land use and private property rights, this legislation appears be a step in the wrong direction. That being said, we would like to provide feedback on the various proposed changes to the STR rules and regulations that are being considered at the county level and May impact our STR in Pacific City.

We SUPPORT TLT funds dedicated to enhanced enforcement.

We SUPPORT property rights, including an owner's right to rent their property, whether it be short or long term, as they see fit. Multiple recent court cases have proven that although the occupants of STRs may shift more frequently than some neighbors would like, there is no doubt that these tenants are using the homes for residential purposes. Moreover, the use does not depend on why the property is owned.

We SUPPORT reducing max occupancy by limiting to bedrooms instead of sleeping areas.

We SUPPORT the transferability of STR permits.

We DO NOT SUPPORT an annual limit on the number of nights rented. 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.

We DO support a reasonable percentage cap on the number of STR permits between 35-50%.

We DO NOT support proximity based permit limits.

We SUPPORT reasonable renting and being good neighbors.

We DO NOT SUPPORT new rules which only apply to STR use when activity of non-STR guest use in indistinguishable and present the exact same issues.

This proposed legislation is an attack on the rights of private property owners and should be seen as such. There is definitely room to improve the current system, but it should be done in a way as to compromise and allow a win/win scenario for all involved.

Thank you for allowing our input,

Dan and Missy Sullivan

Lynn Tone

From: Public Comments
Sent: Tuesday, October 25, 2022 9:49 AM
To: Lynn Tone
Subject: FW: EXTERNAL: STRs in Tillamook County - Ordinance #84



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: Gary Okamoto <gary.okamoto@gmail.com>
Sent: Saturday, October 22, 2022 1:59 PM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: STRs in Tillamook County - Ordinance #84

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

Tillamook County Board of Commissioners & STR Advisory Committee,

I am the son of the owner of a small beach house in Oceanside on Tillamook Ave. For years, my retired mother was losing money on the upkeep, utility bills, and property taxes until I suggested she look into listing it on AirBnB. Going through the process of getting the property improved and inspected made it safer than it has even been before including GFI receptacles in the bathroom, handrails, smoke detectors, and the like. It is also generating sufficient profit to cover all of her costs to maintain the property thanks to the Short-Term-Rental business. More people have been able to visit Oceanside than the limited hotel rooms would have allowed in the past. We were able to employ a single mother of two who rents in Oceanside to help her with income to support her family and make living in Oceanside possible for her as a full-time resident.

Please allow us to keep our one and only Short-Term-Rental. It also helps to support her since my mother is living on only social security.

Janice Okamoto
c/o Gary Okamoto
AirBnB STR Owner on Tillamook Ave
Oceanside, OR

Lynn Tone

From: Public Comments
Sent: Tuesday, October 25, 2022 9:49 AM
To: Lynn Tone
Subject: FW: EXTERNAL: STRs Rules & Regulations - Ordinance #84

Debi Garland | Board Assistant
TILLAMOOK COUNTY|BOARD OF COMMISSIONERS
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-----Original Message-----

From: patrick ireton <caperock@embarqmail.com>
Sent: Saturday, October 22, 2022 2:01 PM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: STRs Rules & Regulations - Ordinance #84

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I was told that Tillamook County was going to do what Lincoln City did and stop issuing STR permits. So I did the paper work and received a permit. It costs \$800.00 a year and the Pacific City Water company started charging me \$51 a month for just having a permit. They say it's because we will be using more water and sewer. I think that's a rip off as I do not intend to rent my home. I wanted the permit for resale value only. So the yearly cost is going to be \$525 + \$285 + \$51 x 12 months or \$612 for a grand yearly total of \$1,422 and that is simply a rip off if your not renting. Patrick Ireton

Sent from my iPad

Lynn Tone

From: Public Comments
Sent: Tuesday, October 25, 2022 9:49 AM
To: Lynn Tone
Subject: FW: EXTERNAL: STRs in Tillamook County - Ordinance #84



Debi Garland | Board Assistant
TILLAMOOK COUNTY | BOARD OF COMMISSIONERS
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From: Bret and Amy Freyer <fivefreyers@gmail.com>
Sent: Saturday, October 22, 2022 3:01 PM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: STRs in Tillamook County - Ordinance #84

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

Dear Tillamook County STR Advisory Committee,

My comment is simple. If we lose STR ability for our home, we will not be able to keep it.

Our short-term rental is a house that has been in the family for 24 years. It was handed down to us by my wife's parents. We would love to live in the house or keep the house available for friends, family, and us to use. However, right now we simply cannot afford to keep it if we cannot cover some expenses through STR, especially the way housing costs have risen these past couple of years. We are working, financially, toward keeping it open for us, but the reality is that if we are not allowed to keep it as a short-term rental, we will not be able to keep the family house. We aren't "making bank" on our STR, but it is just paying for itself, at the moment.

We have invested heavily in keeping the house "healthy" and do our very best to address any concerns of neighbors (there haven't been any) and the HOA (there have been a couple). We take responsible ownership seriously.

Thanks for listening.

Bret Freyer
Pine Ridge Homeowner

Lynn Tone

From: Public Comments
Sent: Tuesday, October 25, 2022 9:50 AM
To: Lynn Tone
Subject: FW: EXTERNAL: STRs in Tillamook County - Ordinance #84

Debi Garland | Board Assistant
TILLAMOOK COUNTY | BOARD OF COMMISSIONERS
201 Laurel Avenue
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-----Original Message-----

From: Christine Iijima <christine@steveandchristine.com>
Sent: Saturday, October 22, 2022 4:12 PM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: STRs in Tillamook County - Ordinance #84

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Tillamook County Board of Commissioners & STR Advisory Committee,

As an owner paying \$7000 per year for property taxes, renting my house is a way to afford these really high taxes. Another reason I rent my second home is that it stays used instead of sitting dormant for weeks or months. I live abroad and having this house as a consistent place to return home to for my kids is a huge blessing for creating family memories. Renting it out when I don't use it is a good way to protect it from vandalism (a recent issue) as well as being a good steward of what I have.

When additional fees are instituted on top of other fees, I'm being double and now triple taxed. Talk about being taken advantage of. The fees are confusing, calculating them for whatever has currently passed in a meeting. I finally gave up and hired a property manager.

In 20 years, I have not made a profit on renting my house until last year when we began using a property manager. I was able to put a dent on all my expenses and keep the property in good condition. Now I am making a small profit and the county benefits from that, more than I do!

Please, random fees do not help anyone. Taxes should only be on the property tax bill. This quarterly tax is a burden on the payer as well as the county having to keep up with all the work. Please stop over-taxing people who bring you commerce to the area.

Sincerely,

Christine Iijima

October 20 , 2022

Tillamook County Board of Commissioners & STR Advisory Committee

As a follow up to the NCAC Zoom meeting on Oct 4th, we feel compelled to voice our opinions and concerns as property/STR owners in Neskowin. It appears no one is addressing the real problem. “*Managing*” the guests, enforcing regulations on guests, property owners and STR management companies. This is the reason we are all at this point and having this conversation.

Blaming and penalizing all STR property owners by further restricting property rights is not the answer. We agree that further defining the ordinance is critical, however there needs to be an effective process to report violations and issue penalties/fines on guests/property owners and management companies. That is not law enforcement's responsibility.

An example could be: calling the responsible party regarding the complaint. Require a response within 20 mins and resolve the problem. If it continues the complainant could photograph or video and submit them to the county on line. Following that, fines or termination of the rental permit could be used by the county as an enforcement tool. This way the responsible parties are penalized and not every STR owner.

The bottom line: hold people accountable for their actions or in actions, those that are in violation of the ordinances. Do not penalize an entire group of property owners that are doing more good than not for our community.

Sec 6 A – Standards-Include Property Mngt Cos – We are again making this statement– It is critical that management companies 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 as they have a responsibility to the neighborhood as well. Everything from noise complaints to garbage accumulation are part of property management's role. Failing to act is unacceptable.

Management companies are in the best position to enforce the rules and need to be more proactive. They are the first line of defense and like the STR owner benefit financially. If management companies along with STR owners were faced with fines or penalties or possibly losing a permit, we would see a huge improvement in this issue.

Affordable Housing:

During this meeting there was discussion regarding the lack of affordable housing in Neskowin and that somehow STRs affect this issue. This is absolutely untrue. As a Realtor with over 15yrs experience and another 6 yrs prior as a lender, I can tell you the existence of STRs in a community do not effect the availability or pricing of the primary home residential market. They are two very different markets. STRs should not be penalized for escalating home prices or lack of “affordable housing”. Home prices and rents are determined by a free market and that is based on location/supply and demand, its that simple.

A noticeable lack of housing started in 2007/2008. A fraudulent mortgage crisis contributed greatly to the shortage. Builders went out of business and skilled labor left the industry to find other jobs, we still have not recovered. A recent industry report indicated with current population growth and the loss of

new homes, if today construction was at its pre 2007 level, it would take 20-30 years to meet current demand. This has led to record level home prices in every market, not just in Oregon but the entire country.

With escalating home prices, you then step into the STR market. They are almost always priced higher, both in rent and purchase price than the average primary residence in a typical neighborhood. This is because they are located in higher demand/lower inventory, desirable markets considered “resort ,vacation, destination” communities. Examples are Cannon Beach, Seaside, Sisters, Bend, Sunriver, Black Butte, Neskowin and most of the Oregon Coast.

If the opinion and goal is to force STRs, through restrictive county ordinances, into either long term rentals or back onto the market for purchase to ease the housing crisis and provide low income housing consider this:

STRs in these markets listed for sale would be sold for more than the average primary residence in an average neighborhood simply due to location, supply & demand. This is not going to alleviate the affordable housing concerns. Again, it is following a supply and demand market.

Monthly rental fees would follow the same market rules. In addition the Landlord/Tenant regulations have become so restrictive fewer people are choosing to be landlords. Again, this will not address housing concerns.

During COVID, the State of Oregon mandated that landlords allow tenants to live in their homes without collecting rent for over 2 years. During that time a landlord could not evict or sell those properties. Without any income, landlords had to pay for the water/garbage/elect service for those tenants along with insurance, mortgage and property taxes on their properties. Why would anyone think that a property owner would put themselves in this position again to be engaged in extensive and restrictive landlord/tenant laws and regulations not to mention another state mandate for free rent.

If an STR owner did choose to rent their property long term, they would no longer be able to use or enjoy their property for themselves or their families. That is one of the many benefits of owning an STR , along with having the freedom over their property.

After the discussion concerning “affordable housing”, the conversation then turned to lack of housing for “mid level housing for doctors and teachers” who apparently could not find homes. I thought this was interesting, as Hillary Gibsons research showed approx 118 homes that were sold in Neskowin alone from Jan 1st to approximately Sept of this year. That was 118 opportunities (over 13 homes a month) for someone to purchase a home in Neskowin. Now, could the “doctors and teachers” afford to buy, that would be a totally separate topic. But again, blaming STRs for the inability for someone to buy in Neskowin is incorrect as the numbers show.

There are people who live in these resort communities full time. When they moved there they were well aware of the resort/vacation demographics of their chosen community. But we have a problem with those few individuals who move then complain that STRs are causing the lack of WFH/low income housing and rising property prices. Nothing could be further from the truth - its simple economics which is nothing more than supply/demand.

We live in a country where goods and services are bought and sold in a free market. That market is determined by supply and demand on everything including housing. If government steps in, manually manipulating housing, forcing prices low enough to qualify for low income or WFH housing, this is no longer a free market. This is a socialist approach to the problem and not a solution to the complaints being made. Property in Neskowin and other communities will always demand higher prices, its that simple. There is no “affordable or WFH housing” in Neskowin or similar communities previously mentioned.

Housing is a complicated issue and we dont all have the answers. But we believe it does not have a place in this conversation regarding STRs existence in a community.

Ordinance Proposals we support:

Max Occupancy/Sleeping Area - should be determined and defined as actual sleeping areas which are bedrooms. Our 900 sq ft cottage has 2 bedrooms and 1 bath. We were granted a max occupancy of 6 guests approved by Tillamook County. We voluntarily reduced our max occupancy to 4 because 8 people are just too many for such a small property. Not only wear and tear on our cottage but too many people in one small space could be problematic. 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 undersigned sleeping areas may overload the STR's potential for problems ranging from noise to parking, garbage accumulation.

Parking: We don't 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 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 should 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 there is no designated on street parking. One is barely able to drive down the streets as is. In other communities on street parking is public parking. If on street parking were available, it may be occupied by the public and unavailable.

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 pickup. With the bear population, common sense would dictate that can is not going to sit there for 2-3 days undisturbed.

At 4:30 in the morning on Wed the 28th we heard the can dumped over and observed a bear 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. They never returned. 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 and garbage pickup after someone departs the home should be required. What we have now is not working.

STR Limits – Comments from Hillary Gibson which we support:

“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.”

Rental Limit: our thoughts: Rental days should not be limited to 100 days. This is penalizing every STR owner for the lack over over site by a few management cos or STR owners. Many people invest in STRs for addtl income, retirement planning or just the financial ability to own a home at the beach.

Likewise, family members who inherit a beloved family beach house may not have the financial ability to keep and maintain the property. If unable to rent due to restrictive limited rental days, they may be forced to sell and that is wrong.

Transfer of Permits

STR permits are tied to homes and not people. The ability of a home's permit should be allowed. What difference does it make who owns the home? Updated application and safety inspection should be

required by the new owner. Current STR permits should remain valid & transferable, independent of future changes to any regulations. Economic instability is never a good thing for anyone.

Neskowin first and foremost is a resort community and enjoyed for generations by the public. In Oregon, the beaches are not just for property owners that can afford their own beach house, but for everyone regardless of their economic situation. The choice of an STR home provides an affordable means for all families to enjoy the beach, not just the privileged. Vacation rentals are a home, providing a kitchen, bedrooms & living space. Its doable and affordable for budget minded families. They not excluded or denied this experience.

There are not enough hotels to serve all those who want to come and enjoy the beach. Supporting the STRs with thoughtful regulations are critically important. They provide the public with opportunities to visit, experience and enjoy the Oregon Coast. The tourist industry and communities depends on these guests for their livelihood.

We strongly encourage Tillamook County and involved committees to seek mindful regulations that target the issues without penalizing STR owners and our rights as property owners.

Respectfully Submitted

Shelia & Dennis Clark
Florence, OR
Neskowin, OR

Lynn Tone

From: Public Comments
Sent: Tuesday, October 25, 2022 9:50 AM
To: Lynn Tone
Subject: FW: EXTERNAL: STRs in Tillamook County - Ordinance #84

Debi Garland | Board Assistant
TILLAMOOK COUNTY | BOARD OF COMMISSIONERS
201 Laurel Avenue
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-----Original Message-----

From: John Lee <johncleejr@gmail.com>
Sent: Saturday, October 22, 2022 8:07 PM
To: Public Comments <publiccomments@co.tillamook.or.us>
Cc: Brianne Lee <leebrimarie@gmail.com>
Subject: EXTERNAL: STRs in Tillamook County - Ordinance #84

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Tillamook County Board of Commissioners & STR Advisory Committee,

My family owns a vacation home in Pacific City, and it has been a wonderful place that we enjoy thoroughly. We are a very busy family, and the house is frequently vacant due to my kids' sports and other weekend activities on the weekends. The ability to use the house as a short term rental was a major factor in our decision to purchase this home and one of our personal investment strategies. We have followed all of the County's rules, and employ a professional management company located very nearby, who are very responsible and ensure that all guests are respectful residents during their short time in our home.

The Oregon coast is a wonderful place, and many people cannot afford to own a home in the area, but do enjoy spending time in the area. We derive a great deal of joy knowing that our home is being enjoyed by others when we are not able to be there. Short term rentals are no different than a hotel or motel, etc.

The ability to have short term rentals has a significant positive economic impact for Pacific City and Tillamook County, as it drives substantial tourism income for the City and County. Without short term rentals, Pacific City and many other unincorporated rural areas would be a ghost town. The shortage of workforce housing would be moot, as the local

workforce would be eviscerated. The full time population of Pacific City is not substantial enough to support the small businesses in the area. Additionally, with such a small amount of day use parking, parking in the area would be substantially worse.

I implore you not to make any negative changes to the STR rules in place. If there are problem owners, then you should remove their specific privileges, but don't punish the town and county for the inaction of a select few.

I'm happy to discuss further. Please call or email with any further questions!

Thanks,

John Lee
503.548.3026

Sent from my iPhone

Lynn Tone

From: Public Comments
Sent: Tuesday, October 25, 2022 9:50 AM
To: Lynn Tone
Subject: FW: EXTERNAL: STRs in Tillamook County - Ordinance #84

Debi Garland | Board Assistant
TILLAMOOK COUNTY | BOARD OF COMMISSIONERS
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-----Original Message-----

From: Helen Hill <helenhill1010@gmail.com>
Sent: Saturday, October 22, 2022 10:00 PM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: STRs in Tillamook County - Ordinance #84

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Tillamook County Board of Commissioners & STR Advisory Committee,

My family and I have an STR in Neahkahnie. We live on the property and my adult children and I clean, manage and do the maintenance.

I raised my now grown children in this house and it has gone through many cycles of use. After my children grew up and left home I rented the house for fifteen years as low income housing. Many people rented the house over the years but the damage and upkeep became prohibitive. There were some good renters but so many others left us with thousands of dollars of damage, trash and drug paraphernalia, dangerous dogs that ran through the neighborhood and abandoned cars. It was pretty much a nightmare.

This last time was the worst, and in summer of 2020 after the last renters left we repaired all the rot and mold and rat damage, hauled many tons of trash and metal away, rebuilt and repaired from the ground up and started an Airbnb. It has been the best experience I've ever had aside from when I raised my children in this house many years ago.

It has made living here possible for me again, and I have a fulfilling sense of our home being sustainable for the first time ever as well as a sense that we are providing a positive service for many in the local and larger community. Our

guest book is full of beautiful thank you notes from inter-generational families who have come together here, spending time around the table, on the beach, and from families and friends who have stayed here and fallen in love with the natural beauty of the area and with the Manzanita shops and restaurants.

The contribution of our guests to the area economy is substantial, and because of the income we are now receiving we have been able to do much needed repairs to this house I built nearly 35 years ago. I feel a sense of hope for the first time in many years that I will be able to keep our property in good shape and that it will contribute both to my family's lives and well being, as well as to all those who stay with us, and to the larger community as well. The respect shown to our home by our guests and to the surrounding neighborhood has been impeccable.

I would be crushed to see our ability to run our Airbnb end. It is a quiet, peaceable, manageable, positive and fulfilling use of our beloved home.

Thanks for listening
Helen Hill
Neahkahnie Lodge

Sent from my iPhone

Lynn Tone

From: Public Comments
Sent: Tuesday, October 25, 2022 9:50 AM
To: Lynn Tone
Subject: FW: EXTERNAL: STRs Rules & Regulations - Ordinance #84

Debi Garland | Board Assistant
TILLAMOOK COUNTY | BOARD OF COMMISSIONERS
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-----Original Message-----

From: Coco Chin <coco.chin1204@gmail.com>
Sent: Sunday, October 23, 2022 11:13 AM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: STRs Rules & Regulations - Ordinance #84

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Hi,

I am a new STR owner at Rockaway beach. I just received my permits for my duplex after several month's waiting. I am very glad that I finally got approved.

I respect the county's strict regulations on STR. But I think the regulations of the " # of bedrooms +1 = parking " is very harsh and unreasonable.

Most of houses here have only 2 cars parking, which mean only 1 bedroom allowed for STR, and maximum 4 people allowed to stay. Under this regulations: 2 cars parking = 4 people staying.

Thinking of families who travel to OR coast for vacation, regular American family normally have 4 people in a car (2 couple and 2 kids), then 6-8 people in 2 cars are very common.

But the county's regulations: 2 car parking means only 4 people allowed to stay make the situation very difficult and unrealistic.

In my case, My duplex, one has three bedrooms, and another one has four bedrooms . But the county only allows 2 parkings for each unit , despite the fact that my large side yard can park more cars . I accepted the fact that only 2 car parking allowed, but only 1 bedroom can be used and only 4 people allowed to staying are very harsh.

This regulation not only hurt STR owner's interest, but also limit the county's benefit of taxing income.

If 2 cars parking allows 6-8 people, then county can also receive more tax income as well.

I really hope the county can change this regulation, and make it more realistic and reasonable. The county will only benefit more from taxation If this regulation got revised.

Thank you so much for giving the house owner an opportunity to voice ourselves.

I look forward to seeing the changing.

Sincerely,

Peng

Sent from my iPhone

Lynn Tone

From: Public Comments
Sent: Tuesday, October 25, 2022 9:50 AM
To: Lynn Tone
Subject: FW: EXTERNAL: STRs Rules & Regulations - Ordinance #84

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

From: Judy Jackson <judy@compass-consultant.com>
Sent: Sunday, October 23, 2022 11:20 AM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: STRs Rules & Regulations - Ordinance #84

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As in most issues involved with building a good strong community, balance and accountability is important. I have owned my home in Netarts for 2 years now. It s both an important place for precious gatherings of our large family and friends and a rental managed by a local management team. We need to balance the reality that the county does not provide employment opportunities that could support income to facilitate my ownership, so working in Portland remains a necessity. But that same income allows me to spend time in the county, invest in the county, shop in the stores and use local businesses to maintain my local home. These economic benefits also helps increase the value of these properties which benefits all house owners whether you rent or not. It is an economic benefit to be balanced by accountability. It is reasonable to expect any home owner who is not living in the home full time to keep the home up to reasonable standards of safety and repair. It is also reasonable to expect owners who have visitors through renting to be accountable for the behaviors of their visitors. That is accountability. I am an advocate of required local management. Local companies who can be contacted through posted phone numbers who can creat immediate oversight, and accountability in the event that STR rules are not followed. The rules regarding parking, noise abatement, occupancy are more regulated than what a non rental owner must abide within. We need local management to enforce the rules that exist, accountability not limitation of different mixes of types of people contributing to our communities. That is not balance. Empty, unoccupied and bank owned houses is not better than well managed owner used and rental properties?

Judy Jackson
(503)-341-7556

Lynn Tone

From: Public Comments
Sent: Tuesday, October 25, 2022 9:50 AM
To: Lynn Tone
Subject: FW: EXTERNAL: STRs in Tillamook County - Ordinance #84



Debi Garland | Board Assistant
TILLAMOOK COUNTY | BOARD OF COMMISSIONERS
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From: Carla Meyer <CarlaM@getzling.com>
Sent: Sunday, October 23, 2022 12:37 PM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: STRs in Tillamook County - Ordinance #84

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

Tillamook County Board of Commissioners & STR Advisory Committee, I want to make my comments known about the proposed amendment to Ordinance #84 for short term rentals.

Although I agree with most of these recommendations, I do feel that:

- Section 6F is not realistic as I am a short term rental owner in Rockaway Beach and it is hard to get garbage removed once a week, much less twice a week. There are not vendors that will come to Rockaway Beach twice in one week.
- I think there should be further clarification on what constitutes a parking space for occupancy purposes – the proposed language about onsite and street parking is confusing. And how can driveway spaces be marked as clearly defined – this makes no sense?

Thank you for your oversight and consideration!

Carla Meyer
303.475.2359
Carlameyer65@gmail.com

Lynn Tone

From: Public Comments
Sent: Tuesday, October 25, 2022 9:51 AM
To: Lynn Tone
Subject: FW: EXTERNAL: STRs in Tillamook County - Ordinance #84

Debi Garland | Board Assistant
TILLAMOOK COUNTY | BOARD OF COMMISSIONERS
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-----Original Message-----

From: Serena Vilhelmsen <serenavil@hotmail.com>
Sent: Sunday, October 23, 2022 7:37 PM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: STRs in Tillamook County - Ordinance #84

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

Tillamook County Board of Commissioners & STR Advisory Committee,

I am contacting you as we have a short term rental permit for our cabin in Tillamook County and heard that you are considering some changes to the short term rentals.

We have had this cabin in our family for 85 years and have seen a lot of changes to our little area.

Our family used it mostly during the summer as we live out of state. Normally we would close it up every fall and open it every spring however, with the new generation having to pay for the repairs and upkeep on this property and replacing aging appliances, roofs etc we found that having a short term rental with a property manager keeps it occupied enough that we don't have to worry about pipes bursting and no one knows till it's too late. The lawn is kept maintained, the roof replaced all by renting it out. Not to make money but to keep it maintained for generations to come.

We keep the economy going through this rental as well by hiring local people to do yard maintenance, local people are employed to clean after each rental (including when we come and stay) local people run the property management company, as well as ourselves and our renters go to dinner at local restaurants and shop at grocery stores and clothing

stores keeping local employees working even during the off season. These employees turn around and pay taxes to keep up the new roads lights schools etc.

I'm not saying some bad rentals who had parties (ours does not allow parties and has a minimum age of 21 to rent) could cause some hard feeling among neighbors but please consider all the good that it does for the economy and local people in your area as well and not let a few bad eggs ruin it for everyone.

Thank you for allowing us to submit our opinions for consideration.

Respectfully,

Serena Vilhelmsen

Lynn Tone

From: Public Comments
Sent: Tuesday, October 25, 2022 9:51 AM
To: Lynn Tone
Subject: FW: EXTERNAL: STRs Rules & Regulations - Ordinance #84



Debi Garland | Board Assistant
TILLAMOOK COUNTY | BOARD OF COMMISSIONERS
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From: T Ellis <tamarama20@aol.com>
Sent: Monday, October 24, 2022 9:04 AM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: STRs Rules & Regulations - Ordinance #84

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I support the rights of homeowners to have short term rentals. For many people, this is a necessary and vital part of surviving in today's post Covid world. It has been my experience that rental guests follow the rules and standards of the community and behave respectfully. Rental income is good for individuals and for the community. Local business prospers when we provide housing for out of town guests. Small business especially benefits from these out of town dollars. We all deserve the right to thrive.

TAMI Ellis

[Sent from the all new AOL app for iOS](#)

Lynn Tone

From: Public Comments
Sent: Tuesday, October 25, 2022 9:51 AM
To: Lynn Tone
Subject: FW: EXTERNAL: STRs in Tillamook County - Ordinance #84

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

From: Cole <cg@option-g.com>
Sent: Monday, October 24, 2022 10:16 AM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: STRs in Tillamook County - Ordinance #84

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

Tillamook County Board of Commissioners & STR Advisory Committee,

My wife and I own a home in Neahkahnie that we both use as our second home and also rent it out as a STR. We are a part of the community and consider many of our neighbors our friends. We fell in love with the area and love sharing it with visitors. We plan to move into our house in the future. We are all here because of nature, the ocean and beaches and everyone has a right to enjoy it. Some of our neighbors have actually told us how nice it is to have visitors in the neighborhood and how respectful they are of the area.

We are glad the community is coming together and we are also glad the county is letting both sides be heard. We believe together we can work on some improvements. Some of the proposals seem drastic and unrealistic. Limiting rental nights per year would increase visitors during the Summer months and our local businesses and beaches would be overrun. It would severely impact businesses that need visitors during off months. They all have families to feed. The local staff we employ (cleaners, handymen, property managers, landscapers etc.) would all be negatively impacted and lose revenue if nights were limited. Some of them would most likely leave the area to find other work. The county would lose a tremendous amount of revenue in taxes. I do believe some houses allow too many guests and we are for limiting amounts of people in one house. We limit the number of guests and the amount of cars they bring. We don't think making more off street parking is the answer, limit the amount of cars per house makes more sense. To make more off

street parking there will be trees cut down, greenery taking out and yards will become parking lots. We are also for capping the amount of permits to current levels. It is a vacation destination but current levels are healthy and we don't necessarily need more.

Thanks for allowing us to have input on the future and prosperity of our area.

Geoffrey Gerst

Lynn Tone

From: Public Comments
Sent: Tuesday, October 25, 2022 9:51 AM
To: Lynn Tone
Subject: FW: EXTERNAL: Neskowin short term rental home owner opinion

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

From: McArthur, Stuart <Stuart.McArthur@nike.com>
Sent: Monday, October 24, 2022 11:04 AM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: Neskowin short term rental home owner opinion

[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 continue to strongly object to the unfair proposals to limit our ability to rent out our property in Neskowin. We just want to have a holiday home for our family and for generations of McArthurs to come but realistically the cost of the property demands that we try to recoup some of the cost to just get on the map. Generations of families have done the same thing and now a minority of residents objections and suggested Limitations are unfair and selfish. Neskowin is a holiday destination. Also, We like the idea that our house can be enjoyed by those who can not afford to buy a second home there but love the coast. We are not inviting revelors or hippies or bikers to town. Families who want to enjoy the sea side and buy pizza and support the store should be allowed to rent.

I believe the actions of those wishing to limit rentals are selfish and out of keeping with the nature of this Village. The changes they propose do infact change the nature of this place more than leaving each to their own.

Best Regards

Stuart McArthur

Sent from my iPhone

Lynn Tone

From: Public Comments
Sent: Tuesday, October 25, 2022 9:51 AM
To: Lynn Tone
Subject: FW: EXTERNAL: Comment from STR Property Owner



Debi Garland | Board Assistant
TILLAMOOK COUNTY | BOARD OF COMMISSIONERS
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From: Kevin Quille <kevmq@live.com>
Sent: Monday, October 24, 2022 1:21 PM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: Comment from STR Property Owner

[**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,

I wanted to share my comments as a property owner who would like the flexibility to rent my property to short term renters when I am not using my place. Not all STR's are rented out to people coming to visit the area, as families like mine, choose to use our place as well. The only reason I got the STR designation is to have the OPTION to have the flexibility for personal use, and renting, while balancing the need to continue to be a good neighbor. That said, the current system is set up for "all or nothing" regarding the costs. I would like to see pricing for the yearly fee of \$450 to be split into intervals by the number of nights the house is rented. An example would be, 100 nights a year, could pay \$150 yr, 200 nights \$350, 300 nights \$450. I think this would be more equitable for owners whose intent is to use their properties, and somewhat of an incentive to some owners to limit total number of nights available.

Additionally, I would like to make a second comment in how the STR taxes and fee's are used in the community. I would like to suggest that the county use some of the money to build affordable housing specifically for the workers who support all the services in south and north county, where a larger percentage of STR's exist. Tiny home villages are proven ways to develop land responsibly, while offering an affordable

option for the people who are an integral part of the community, and need to live close to the places they work.

Thanks for considering my suggestions.

Regards,
Kevin

Gage Ave - Tierra Del Mar

Lynn Tone

From: Public Comments
Sent: Tuesday, October 25, 2022 9:51 AM
To: Lynn Tone
Subject: FW: EXTERNAL: STR HOMEOWNER OPINION



Debi Garland | Board Assistant
TILLAMOOK COUNTY | BOARD OF COMMISSIONERS
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From: kaz R <kaz_r@yahoo.com>
Sent: Monday, October 24, 2022 11:20 AM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: STR HOMEOWNER OPINION

[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,

I hope this email reaches you well.

I am a home owner in Neskowin and I like to voice my opinion on the proposed STR restrictions and the future of STR.

I have been actively involved in the meetings that have occurred on this issue for the last 2 months, listening very careful to both sides of the conversation.

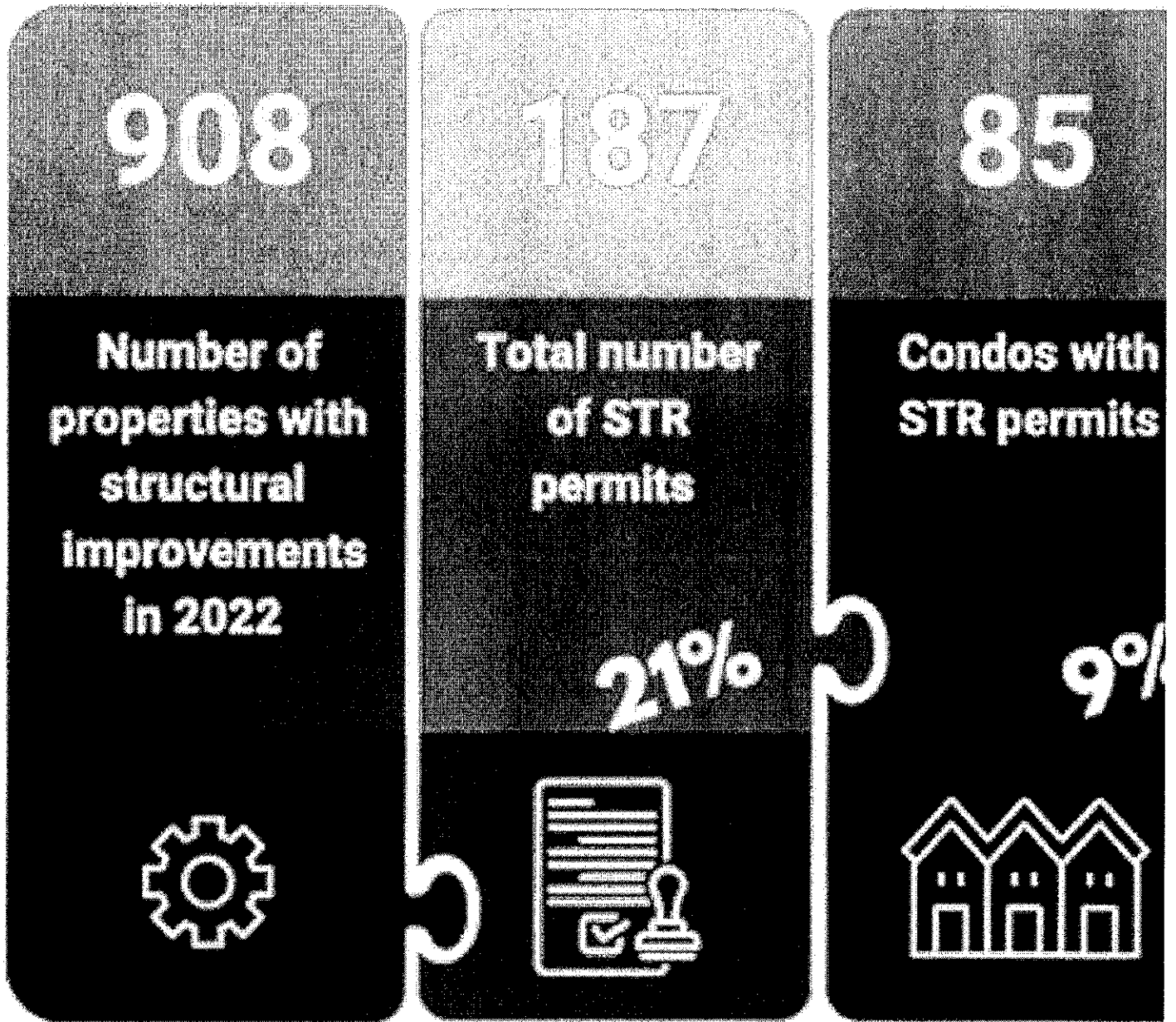
My family love Neskowin and by no means by renting our 2nd home as a STR do we want to or we feel will change the community vide, landscape or charm of Neskowin.

The STR community that we know do not rent their beloved 2nd homes to parties, problem holiday makers or people who will cause an issue to our neighbors or the Neskowin community.

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 and also the Low Numbers of actual STR in Neskowin.

Neskowin has in being primarily a seasonal getaway and In my Opinion - the below statistics on the number of STR in Neskowin vs the number of non-STR homes show STR are not over-running Neskowin. (Information compiled by Hillary Gibson, STR

BREAKDOWN OF STR PERI



NUMBERS ARE APPROXIMATE

- **908 - Number of Homes with Structural Improvements in Neskowin**
- **85 (9%) Condos with STR Permits**
- **102 (11%) Houses with 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 DO NOT support a percentage cap on STR permits in Neskowin.

Thank you for your time,
Karen Riley
Owner: 4430 Amity Ave, Neskowin, OR 97149

Lynn Tone

From: Public Comments
Sent: Tuesday, October 25, 2022 9:52 AM
To: Lynn Tone
Subject: FW: EXTERNAL: STRs in Tillamook County - Ordinance #84



Debi Garland | Board Assistant
TILLAMOOK COUNTY | BOARD OF COMMISSIONERS
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From: Pam Statz <pamstatz@gmail.com>
Sent: Tuesday, October 25, 2022 9:17 AM
To: Public Comments <publiccomments@co.tillamook.or.us>
Cc: jcasegraham@gmail.com
Subject: EXTERNAL: STRs in Tillamook County - Ordinance #84

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

Tillamook County Board of Commissioners & STR Advisory Committee,

My husband, Justin Graham, and I own a STR, The Lazy Pine, at 8180 Nehalem Rd, Nehalem, OR 97131. We've been fortunate to own it for about five years and we love spending as much time at the house as we can. We currently live and work in Portland, but aspire to move to our home full time someday. <https://www.vacasa.com/unit/84292>

We could not afford to own the house without the ability to offer it as a Short Term Rental. We rely on that money to help cover our mortgage and utilities. We also appreciate having vacation renters stay. I would hate to have it sit empty between our visits. Our home is meant to be enjoyed. Having renters, many of whom are repeat guests, helps us keep track of maintenance issues and needed repairs that we might miss if our home were only occupied occasionally.

We feel we are active members of the Neahkahnie community. We employ local residents including Vacasa staff (formerly Sunset Vacation Rental) who manage the property, Mark McCorkle Construction, and Hood Landscapes. When we are visiting we support the local economy by frequenting stores and restaurants in Manzanita, Nehalem and Wheeler. We sign petitions and work to affect slower traffic speeds on our street, we pick up garbage on the beaches,

and we make an effort to know and engage with our neighbors.

We know that current STR rules are being reevaluated -- for good reason. Perhaps too many homes are owned by non-residents and investors, but please know there are many of us who couldn't afford the joyS of living in a place like Neahkahnie Mountain without being able to offer our homes as STRs.

Thank you,
Pam Statz & Justin Graham

Lynn Tone

From: Public Comments
Sent: Tuesday, October 25, 2022 9:49 AM
To: Lynn Tone
Subject: FW: EXTERNAL: STRs Rules & Regulations - Ordinance #84



Debi Garland | Board Assistant
TILLAMOOK COUNTY | BOARD OF COMMISSIONERS
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From: DENNIS BARTHA <zzbartha@yahoo.com>
Sent: Saturday, October 22, 2022 1:35 PM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: STRs Rules & Regulations - 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.]

I have owned a STR in Oceanside for over 10 years. In that time I have NEVER had a problem with a tenant, let alone a problem or complaint from any neighbor. Our good friends also have one in Oceanside and they too have had zero issues. I fully understand problems occur sometimes with troublesome renters but I also know that some neighbors complain about anything and everything and can make "mountains out of mole holes".. I know this because I own several rental properties. I have paid many tens of thousands of dollars in property taxes and STR fees over the years to Tillamook, Co. and I don't feel I have gotten much in return from the County. This is evidenced by the extremely rutted unpaved road that my my house is on. That said I support the STR program and hope with sound regulations this program can carry on indefinitely. D. Bartha 1690 Rosenberg Loop. Oceanside, Ore...

Lynn Tone

From: Roger Wicklund <wicklundr@comcast.net>
Sent: Tuesday, October 25, 2022 8:27 AM
To: Lynn Tone
Cc: Sarah Absher; Erin Skaar; Public Comments
Subject: EXTERNAL: Ordinance 84 update

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

Tillamook County Board of Commissioners & STR Advisory Committee:

As a homeowner, STR owner, and neighbor to three STRs in Neskowin, I would like to express my personal opinions regarding proposed changes to Ordinance 84. I am currently a member of the Neskowin Citizens' Advisory Committee subcommittee on STRs. I would emphasize that any comments I make here are my personal opinions and not those of the subcommittee.

My history in Neskowin dates to 1974 when I moved to Oregon to do my internship at OHSU. Although my family and I visited other areas of the Oregon coast, Neskowin was always our favorite spot and we were able to visit it every year as short-term renters from 1974 until 2003, when I became a part-time resident in a small cabin which is now my STR. My retirement house was completed in 2011 and I have been a full-time resident since my retirement in 2015, although I have to keep an official permanent residence in Portland for medical reasons. I have rented my cabin as a STR since 2013. Therefore, I have experience as both a STR renter and an owner. I feel that STRs are vital to our community, the county, and our fellow citizens. Without STRs, people like my family, would never have been able to visit and enjoy the Oregon coast. It was that experience that made me want to retire here and make volunteer contributions to the community and county. I am a member of the Medical Reserve Corps, CERT, volunteer at the Neskowin golf course, volunteer for Nestucca Anglers, and volunteer for USDFW so that I can maintain the tsunami escape trail. I enjoy these activities in an area I grew to love as a short-term renter every summer. My children always considered Neskowin as their second home long before we owned any property here. Only one-third of the homes in Neskowin are occupied by full-time residents and I am quite frankly angered by their desire to limit STRs and make Neskowin a vacation destination and residential community for only the very wealthy. I am also very aware of the problems attributed to some of the large STRs in the community, but feel those problems can be rectified without severely limiting the number of STRs or the establishment of numerous unenforceable regulations. I also

disagree with the false narrative that STRs are the cause of limited workforce housing. That is obviously caused by the high real estate costs in coastal communities. The lack of low-income housing for workers is, however, a real problem that can only be resolved with public and private subsidies.

First and foremost, I believe that current STR owners should be grandfathered with the conditions under which their current permit was granted. That should include, but not be limited to, occupancy limits, day limits, cap restrictions, and most importantly the ability to transfer the STR permit to family or the purchaser of their STR rental property. Although I am opposed to those who have purchased large or multiple properties and obtained STR permits solely for economic gain, they have done so legally under the current Ordinance 84 regulations and should be grandfathered. All current STR permit holders have made family and financial decisions and commitments based on the regulations of the permits we legally obtained and deserve to be able to meet those commitments.

I DO NOT support percentage caps on STR permits in Neskowin, which is a resort community with few permanent residents.

This should be determined by the free market. If the number of STRs is limited, the cost of the rent will rise, resulting in only wealthy visitors. This would adversely affect the diversity of our community and limit the number of total visitors, resulting in loss of revenue to Tillamook County.

I DO NOT support any limitation on the number of nights an STR can be rented. This regulation would make it difficult for those who are using the STR permit to help pay the mortgage on their personal vacation and retirement properties. It would also adversely affect county revenue and the income of our local businesses since everyone would obviously use their 100 days during the summer months and we would have few visitors in the off season. The limit on nights has been proposed by those opposed to STRs to make it less attractive for large STRs to exist. I firmly believe that if we want to limit the number of large STRs in the future, a more fair proposal would be to limit occupancy rather than the nights rented.

I DO NOT support any limits based on the distance from another STR. This would be very discriminatory since all coastal communities, especially on the beach, have lots that are very close together. If occupancy limits were reduced, density of STRs should not be a problem.

I DO NOT support new regulations regarding parking, garbage, noise, etc that apply only to STRs and not the entire community. On street parking, for example, should be limited per residence. There is a current proposal supporting a rule requiring STRs with 2 reservations within a 7 day period be required to remove garbage twice weekly. This would put an undue burden on small occupancy STRs that would not otherwise require that extra expense. Requiring bear proof containers also unfairly punishes those who have made other arrangements to protect their garbage containers. Specific rules that apply to only STR owners may also flood the county with minor complaints by anti-STR residents.

I DO support a limit on occupancy. I would like to see future permits limited to a total occupancy of 8 people. For safety reasons, there should be no more than 2 occupants per bedroom. Almost all of the complaints in Neskowin about STRs are generated by those who have large numbers of occupants. Under the current Ordinance 84 regulations, we already have enough STRs in our community to support large family gatherings. A limit of 8 occupants should allow adequate income for STR owners who are financing their vacation or retirement home and yet discourage investors who are building or purchasing large residences for the sole purpose of STR-generated income. I find the reduction in total occupancy to be a far better solution to limiting the number of "commercial STRs" than limiting the number of nights an owner can rent their STR. If the occupancy is limited, many of the livability complaints, such as parking, noise, traffic, and garbage accumulation would also be reduced.

I DO support a limit of one STR permit per individual or corporation. This would discourage "commercial STRs".

I DO support better enforcement of the regulations but feel that all initial complaints should go first to the STR management company and/or the owner. We need a system whereby the complainant can readily access the telephone number of the management company and owner. The county should be involved only if the complaints are not resolved by the owner or management company. All STR owners should be strongly encouraged to introduce themselves to their neighbors and furnish contact information.

I DO support a method by which renters are able to file complaints against unruly neighbors whether they be full-time residents, part-time residents, or other renters. They also deserve to enjoy their time in our community and feel welcome to visit our

county in the future.

Special consideration should be given to how STRs are classified in Neskowin should the commissioners decide to place caps on the number of STRs/community. Recently many condo units in commercial zones in Neskowin were forced to obtain STR permits for units that were previously rented under a hotel permit. These units should not be counted as STRs since they have been rented forever under a hotel permit.

I do not envy the decisions that the county commissioners have to make regarding the STR issue. I do hope that they remember that our coastal unincorporated areas are vital to the economy of the entire county. Since Neskowin, and several other coastal communities have no hotels, STRs are vital to providing accommodations for our visitors. Full-time residents are a small minority and if STRs are severely limited, communities like Neskowin will become retirement and vacation communities limited to the very wealthy. Visitors, like myself, with a wide diversity of culture and skills may one day become future residents and business owners in the county and sustain its future. Many STR owners are disenfranchised to vote in Tillamook County since they are still working in other areas, yet they provide more tax revenue to the county than most of the full-time residents.

Thank you for your time and attention to my concerns.

Sincerely,
Roger A. Wicklund, M.D.

Lynn Tone

From: Public Comments
Sent: Tuesday, October 25, 2022 9:48 AM
To: Lynn Tone
Subject: FW: EXTERNAL: STRs in Tillamook County - Ordinance #84



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: equesti <lindamwags@aol.com>
Sent: Saturday, October 22, 2022 10:31 AM
To: Public Comments <publiccomments@co.tillamook.or.us>
Cc: glenngarrett.horns@gmail.com; akingman@meredithlodging.com
Subject: EXTERNAL: STRs in Tillamook County - Ordinance #84

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

Tillamook County Board of Commissioners & STR Advisory Committee,

I own Breakers Beach House #3 which is located on 48060 Breakers BLVD, in Neskowin. If the STR restricts the rental of my property, which is very well managed by Meredith Lodging, then in all likleyhood I would be forced to sell. I have a mortgage on this property and without the rental income I would not be able to sustain the monthly payments.

All of our houses at the Breakers Beach Houses, have 2 parking stalls located in front of each house, so taking away 'street parking' for the local fulltime inhabitants is not an issue as far as I can see. Our guests rules are very clear about noise restrictions and proper pet etiquette on and off the property. Our guests love to enjoy the local resturants, art galleries, golf courses and shoping and I believe provide a strong possitive and financial influence on the local businesses.

Local businesses need the support of tourism, especially after being so hard hit through Covid. In driving through Pacific City last week I am noticing the positive changes and rebuilding in the local businesses as the economy begins the come alive once again. I believe it is important to support each of us that live or own property in Tillamook County. We need each other to survive and thrive. Just like with nature, if man manipulates or changes the order of things then destruction will follow, it's a domino affect. Lets help the community thrive and not die.

Linda Wagner
Breakers #3, Neskowin

Lynn Tone

From: Public Comments
Sent: Tuesday, October 25, 2022 9:48 AM
To: Lynn Tone
Subject: FW: EXTERNAL: STRs in Tillamook County - Ordinance #84

Debi Garland | Board Assistant
TILLAMOOK COUNTY | BOARD OF COMMISSIONERS
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-----Original Message-----

From: Roger Lewis <lewis4001@msn.com>
Sent: Saturday, October 22, 2022 10:32 AM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: STRs in Tillamook County - Ordinance #84

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Tillamook County Board of Commissioners & STR Advisory Committee,

Sent from my iPhone! I would like to know what gives the water department the right to raise your water bill an additional \$60:00 per month just because you have a STR.

We have a STR , but we live full time in our home, and just because we got the STR the water department raised our bill \$60:00 per month. How do you justify that?

Lynn Tone

From: Public Comments
Sent: Tuesday, October 25, 2022 9:48 AM
To: Lynn Tone
Subject: FW: EXTERNAL: STRs in Tillamook County - Ordinance #84



Debi Garland | Board Assistant
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From: Jerome Mickelson <jeromeemickelson@gmail.com>
Sent: Saturday, October 22, 2022 10:33 AM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: STRs in Tillamook County - Ordinance #84

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

Tillamook County Board of Commissioners & STR Advisory Committee,

I operate a STR in Manzanita, technically located in an unincorporated area of Tillamook County.

Our STR has never received any complaints from our neighbors. We have pride in ownership and actively manage our home so there are no parties and that all guests are respectful of all the STR rules.

Many people can't afford to own a second home and it is also wasteful that so many second homes that are not rented sit vacant for large periods of time. STRs allow equal access to the beach to many various demographics while stimulating the local economy.

The California Coastal Commission recently ruled that the city of Malibu's proposed vacation rental rules "would unduly restrict the rental of residential units to visitors and diminish the public's ability to access and recreate on the coast". The commission several rulings against various short term rental bans or restrictions in cities along the coast.

Please keep our beaches accessible to all families, and not a backyard for the rich.

Sent from my iPhone

Tillamook County Board of Commissioners & STR Advisory Committee,

I am from Salt Lake City. Growing up my family always went to California for vacations. In 2013, I was invited on a golf trip to the Oregon Coast. I had never been to Oregon before, despite the proximity. The trip blew my mind.

The following year I encouraged my entire family to go to Oregon instead of California. We found a great place that would fit our family in Depoe Bay. The entire family had an amazing trip. We have returned to Oregon every year since and have stayed all over Tillamook County.

Just my immediate families, that consist of between 12-16 people staying between 7-10 days, put \$20-\$25k per year directly into the local economies of the places we stayed (lodging, taxes, merchandise, dining, etc.). When you consider this was our 8th year on the Oregon Coast, you can see the financial impact we have made in Oregon versus putting our money into California.

After a trip to Neskowin in the summer of 2021, I decided I wanted to provide the same opportunities to other families, while also expanding my own time in Oregon. Hotels are great, but nothing can replace a family traveling together, staying in one place, and having the ability to be in the same room for a vacation. I purchased a home in Cloverdale.

In doing this, I have not only given opportunities for families to enjoy Oregon, but I have also added significant dollars to the economy of my community. I don't have the data to quantify my impact, but if I base it on my own family coming to Oregon, using local contractors to improve my home, ongoing landscaping, bug spray, and other services, it is in the hundreds of thousands.

I was not aware that there was a sentiment that was against short-term rentals, because my experience had been so positive, until the Lincoln County vote. I have done a tremendous amount of reading in articles across the country regarding this situation.

There appear to be two major objections to short-term rentals:

1. It drives up the cost of housing for needed resources like teachers, firemen, policemen, sanitation workers, etc.
2. It is destroying neighborhoods.

Number 1. This argument holds weight. The economics of supply and demand could create housing shortages in certain areas. My primary argument is that this is not unique to the Oregon Coast because of short-term rentals. This has been a nationwide issue, with or without STRs, largely driven by the pandemic. Many employees now work from wherever they want instead having to work from an office in a big city. As a former middle school history teacher, I think this migration will be studied for years. Big-City equity transferring to smaller communities drives up housing costs.

The Fed has addressed some of this in raising interest rates. It is slowing demand and driving down home prices. Already, homes are on the market longer. The impact will really be felt over the next year or two.

In a free market, I believe this will work itself out with potential limited government oversight (just like Tillamook County is considering). I actually think capping the number of homes that can be used as STRs

is a very smart strategy. The areas will not become overwhelmed with every home becoming an STR. 20% seems right to me.

Number 2. There are always bad apples...renters and owners. I don't believe this to be an overwhelming problem based on my own anecdotal experiences. One bad experience is often magnified to appear ongoing in someone's narrative.

The loudest voices against STRs are the voices that say, "You're ruining my neighborhood!" In serving on neighborhood HOA boards and other boards over the years, there are literally 2-3 of these in every neighborhood or group I have been a part of. They are loud and can be effective (squeaky wheels). I refer to them as the "Get off my lawn folks."

This boisterous part of the community does not consider economic benefits or ramifications. In many circumstances, they tend to be financially stable and set in their ways. They are simply against any form of change. They don't like to see the world changing around them, and long for the "good ole days."

If The County decided to allow apartments near their neighborhood to address housing shortages, I guarantee these same people would complain about traffic or that it is "ruining their neighborhood," despite literally using a housing shortage argument against STRs. They do not tend to think in the long-term and tend to only consider how things impact them. I.E. They want parking in driveways limited simply because they do not like seeing more than a couple of cars. Weird.

To summarize:

- I believe 95% of the issues that come with STRs are instigated by 5% of STR owners and occupants. (I think I have read actual data to support this). I would like to see Tillamook address and hold that 5% accountable for the problems they create in neighborhoods.
- I support limiting the number of homes that can be used as STRs. I don't know what the number is, but I have read Tillamook County is considering 20%. To me, that is reasonable government.
- I do not support limiting the number of days a property can be rented. Why would a community want to limit dollars coming into the economy? See if the 20% works first. This idea will affect local jobs... housekeepers, maintenance workers, restaurant workers, etc.
I am a significant tax-paying member of Tillamook County. People spending money in the economy helps fund schools, police, fire departments, etc. and helps to decrease my own tax liability. I also think there is a risk of lawsuits should this be integrated. There are better uses for my tax dollars.
- I believe that areas that may currently have more than 20% STR permits should be grandfathered, but non-transferable if a sell takes place until the 20% is reached.
- I don't support multiple days of garbage pickup. I do support requiring a certain number of garbage cans based on rental occupancy permits.
- From what I have seen so far, (and the feedback I have received from my property management company), Tillamook County leadership appears to be thoughtful and deliberate and governs by common sense. The County seems to be considering all points of view without being reactionary to just loud voices. I sincerely appreciate that.

Thank you for considering my thoughts.

Chris Durrant- Cloverdale

Lynn Tone

From: Public Comments
Sent: Tuesday, October 25, 2022 9:49 AM
To: Lynn Tone
Subject: FW: EXTERNAL: STRs in Tillamook County - Ordinance #84

Debi Garland | Board Assistant
TILLAMOOK COUNTY | BOARD OF COMMISSIONERS
201 Laurel Avenue
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-----Original Message-----

From: Steve Taylor <taylor.steve.janice@gmail.com>
Sent: Saturday, October 22, 2022 11:17 AM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: STRs in Tillamook County - Ordinance #84

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Tillamook County Board of Commissioners & STR Advisory Committee, I would like to voice what I have noticed with reviews we receive on our Pacific City STR. Almost every review mentions how much they enjoy different restaurants, coffee shops, gift shops and even the grocery store in Pacific City. What a boost to the city's economy these short term rentals must be. The other option for us would be to just rent the house out as a long term rental. Which I am sure would do very little for the city's economy.

Thanks, Steve and Janice Taylor.

Sent from my iPhone

Lynn Tone

From: Public Comments
Sent: Tuesday, October 25, 2022 9:49 AM
To: Lynn Tone
Subject: FW: EXTERNAL: STRs in Tillamook County - Ordinance #84

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

From: Céline <celine.fauveau@gmail.com>
Sent: Saturday, October 22, 2022 10:57 AM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: STRs in Tillamook County - Ordinance #84

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For the attention of Tillamook County Board of Commissioners & STR Advisory Committee,

I have two comments:

- "vacation homes" that are rented short term by families should be in a different category from heavy traffic, management company operated, short term rentals. Both generate very different type of tourism as well as a different involvement in the local community.
- secondly, inactive licence that people contracted "just in case" or to limit active short term rentals in their community should not as a consequence put others that may need the income on a wait list.

Best,
Celine FAUVEAU SCHAFF

Sent from my iPhone

Lynn Tone

From: Public Comments
Sent: Tuesday, October 25, 2022 9:49 AM
To: Lynn Tone
Subject: FW: EXTERNAL: STRs Rules & Regulations - Ordinance #84

Debi Garland | Board Assistant
TILLAMOOK COUNTY | BOARD OF COMMISSIONERS
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-----Original Message-----

From: Skip Patten <skipneskowin@centurylink.net>
Sent: Saturday, October 22, 2022 10:57 AM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: STRs Rules & Regulations - 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.]

We have a vacation rental in Neskowin. It is unique in that it has been a vacation rental since it was built in 1923. It has never been occupied full time by any owner.

Now people are suggesting that we should no longer be allowed to rent our property in the manner it has been rented for 100 years.

Physical Property and Intellectual Property are both protected by the Constitution. If I wrote a book and had a Copyright, should a group of private citizens or the County or the State be able to nullify that Copyright? And so it is with Physical Property. No citizen or County, or State may strip me of my legal rights to use my Property as I see fit, provided that my use is within the law. And if the law is changed, my historic use of my Property must be Grandfathered.

The following is from an article in Foundation for Economic Education, January 1, 1995 Gary Pequet:

"The Founding Fathers upheld the economic view of property. They believed that private property ownership, as defined under common law, pre-existed government. The state and federal governments were the mere contractual agents of the people, not sovereign lords over them. All rights, not specifically delegated to the government, remained with the people—including the common-law provisions of private property.

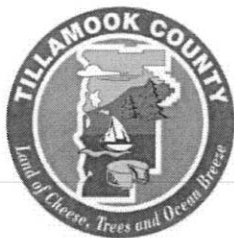
Consequently, the constitutional rights regarding free speech, freedom of religion, the right of assembly, and private property rights are all claims that individuals may hold and exercise against the government itself. In brief, private property refers to the rights of owners to use their possessions which are enforceable against all non-owners, even the government."

Respectfully submitted,

George N. Patten (Skip)

Lynn Tone

From: Public Comments
Sent: Thursday, November 3, 2022 4:27 PM
To: Lynn Tone; Sarah Absher; County Counsel
Subject: FW: EXTERNAL: Short term rentals



Debi Garland | Board Assistant
TILLAMOOK COUNTY | BOARD OF COMMISSIONERS
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From: Donna Copko <copkodonna@gmail.com>
Sent: Thursday, November 3, 2022 3:15 PM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: Short term rentals

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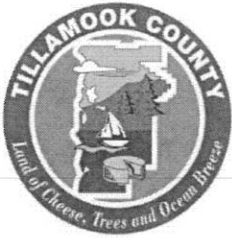
Tillamook County,

We feel that nothing but good has come from having our place on Holly Street as a short term rental. We have been renting for about 12 years now, but our family has owned the cottage since 1961. It has provided funds to make much needed repairs, and the funds to keep the place looking nice. We are always happy when our neighborhood has renters. For many years our street looked like a ghost town for about 2/3rds of the year. We now have 3 full time households on our street. Two of these are aged people who need the support and friendly conversation that our renters have provided. We feel that having our cottage occupied prevents squatters from moving in, and it deters crime and vandalism. Renting only 100 days a year does not make any sense. That leaves the home empty for most of the year and opens the possibility of having squatters move in. It could cause the whole neighborhood to be unsafe. Our neighbor who lives there full time likes it when we rent our place. Further more, it provides revenue to Tillamook County. I can't think of one single negative for having short term rentals in Tierra Del Mar Oregon.

Donna Copko

Lynn Tone

From: Public Comments
Sent: Thursday, November 3, 2022 4:28 PM
To: Lynn Tone; Sarah Absher; County Counsel
Subject: FW: EXTERNAL: STR comments



Debi Garland | Board Assistant
TILLAMOOK COUNTY | BOARD OF COMMISSIONERS
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From: Shae Lambert <shae@shorepineproperties.com>
Sent: Thursday, November 3, 2022 3:41 PM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: STR 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.]

Thank you for allowing public comment and feedback.

My name is Shae Lambert and I am a local resident and real estate agent in Pacific City selling in mostly unincorporated South Tillamook County. I am also a short and long term rental property owner in Tillamook County. I'm grateful everyday to live and work in this amazing community.

While we witnessed a surge due to the moratorium in Lincoln County, we are currently witnessing a major decline in property values and longer "days on the market" due to the STR pause in our County. I have an example below on how the "pause" negatively affected a local home owner client relocating to the valley for work.

Listing live on 6/9/2022 for \$499K
Offer received and accepted on 6/12/2022 for \$515K
Buyer gets cold feet and backs on 6/27/2022 3 days prior to pause deadline
After multiple price reductions the property finally closed on 10/26/2022 for \$449K
That's a decline of \$65K

This is just one first hand example. I believe there are more. Properties with the permits that are currently transferrable tend to sell quickly, still near asking or above due to very limited inventory. Properties that are locally owned or have

been second homes for families that are not permitted are suffering an unfair disadvantage. I would guesstimate that the average decline in value ranges from \$50-75K.

Please NO limits on nightly rental caps and PLEASE make these permits transferable. Our local economy depends on it. I support common sense policies regarding parking, noise, garbage and livability. We are pushing to the extreme when we add policy that negatively impacts the value and the personal property rights of our neighbors and community.

Thank YOU

Shae Lambert

C. 503-703-8299

O. 888-965-7801

F. 503-965-0047

shae@shorepineproperties.com

shorepineproperties.com

Lynn Tone

From: Public Comments
Sent: Friday, November 4, 2022 7:34 AM
To: Lynn Tone; Sarah Absher; County Counsel
Subject: FW: EXTERNAL: STRs in Tillamook County - Ordinance #84



Debi Garland | Board Assistant
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From: Dale Copko <dalecopko@yahoo.com>
Sent: Thursday, November 3, 2022 10:20 PM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: STRs in Tillamook County - Ordinance #84

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Tillamook County Board of Commissioners & STR Advisory Committee, I have been going to the beach at Tierra Del Mar, Pacific City area, for 61 years. My grandfather gave the house to my father

who in turn gave it to myself, my two older siblings, and our spouses. We pay the property taxes on our place just like anyone who lives there full time. We have used proceeds from renting through VRBO to upgrade the house. Rather than have a house sitting vacant, with possibly not as many upgrades being done to the house, and with more of an opportunity for break-ins and vagrants taking over a non occupied house, why not have the house rented, occupied, and lived in more often. I would rather see a small community

like Tierra Del Mar stay small like it is, with home rentals, than to have more condos, hotels, and motels spread along the beach. We have two phone numbers posted in front of our rental. If one of our renters get out of hand or are bothering other neighbors, one of those cell numbers can be called 24/7. I have communicated with our full time resident next door neighbor who keeps up on our grass mowing for a fee. It gives him something to do and also gives him a little more spending money coming in.

Please let's not add more rules and regulations to our lives! If anyone, resident or non resident, are having problems with the occupants of a rental, the owners should be notified by those noticing the issues and the owners should try to rectify the problems. Just because there are full time residents living in a community doesn't mean there aren't going to be issues between neighbors, and possibly all the other issues and problems that may be laid blame to renters.

I'm hoping that this forum is not being used and manipulated to try to limit home rentals so that people would be more inclined to use the hotel/motel option.

Let's keep our small communities small, with home rentals in those communities.

Dale .

Sent from Yahoo Mail on Android

Lynn Tone

From: Public Comments
Sent: Friday, November 4, 2022 7:34 AM
To: Lynn Tone; Sarah Absher; County Counsel
Subject: FW: EXTERNAL: STRs in Tillamook County - Ordinance #84



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: northon rodrigues <northon.rodrigues@gmail.com>
Sent: Thursday, November 3, 2022 7:23 PM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: STRs in Tillamook County - Ordinance #84

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

Tillamook County Board of Commissioners & STR Advisory Committee:

My name is Northon Rodrigues and I am very concerned about the direction and tone of Ordinance #84.

I volunteer to have a face to face dialog and provide greater context for the points below. If that is not possible, feel free to reach back out to me if you need further clarification.

- Garbage - we pay for weekly garbage and most of the times, our garbage is not full. A simple walk around the neighborhood you will notice trash from full time residents, not Airbnbs. The reason for that is because of the way Airbnb reviews and ratings work, if the garbage is full, it will be reflected in the review and rating for that unit (crowdsourcing), and it will cause it not to be rented.
- Economy: Because of Airbnb, we bring visitors to enjoy our beautiful region creating a positive economic impact in the community. Attempting to restrict and limit the number of nights per year, will have a huge adverse effect in the community and create costly litigation (class action lawsuit) against the county's ordinance.

- It feels that most of the points in the ordinance were created by someone who wants to "create a crisis" instead of help the community. I would love to discuss each one of them, but I am keeping this email short so that it can be read and understood.

Airbnb uses crowdsourcing to continually monitor and enhance our community. This self-regulating system actually causes the few "bad" hosts to lose business and the majority of hosts (the good hosts) to add value to our community.

Thank you for taking the time to read and understand the above points.

Best regards,
Northon Rodrigues

Lynn Tone

From: Steven Klein <steven.klein@kidder.com>
Sent: Saturday, October 29, 2022 12:08 PM
To: Sarah Absher; Erin Skaar
Cc: Lynn Tone
Subject: Re: Tillamook County STR

Good afternoon
Following up on the email below.
I look forward to hearing from you.
Thank you.

Steven Klein

On Oct 24, 2022, at 1:17 PM, Steven Klein <steven.klein@kidder.com> wrote:

Good afternoon, Sarah

I have been trying to take a more active role with regards to STRs and another question has come up. Would you happen to know if that prior to issuing a permit for an STR, does the county visit the home to make sure it is safe? For instance, there is a home in front of me that advertises it sleeps 20 (see link to rental website in my earlier email below). It is three stories and there are bedrooms on a third floor. If there was a fire, I am not sure those on the third floor could exit safely in such an emergency. The only way to directly to exit the third floor if an occupant couldn't use the interior stairs are a couple of windows and it would be quite a drop to the ground from the third floor. The home next door, to the subject home, has built an exterior stairway from the third floor so they have another means of exiting the third floor in the event of a fire. I would think that the county would have some rules on rentals to keep renters safe, especially with a packed house of 20. Would something like having a suitable emergency egress from the third floor be something the county takes into consideration with before approving a residence for an STR?

I am certain, that the county is very interested in making certain that STRs are safe for renters and the community at large.

I, and a couple of my neighbors, look forward to your response.

Thank you, Steven

Steven Klein
503.318.0916

From: Steven Klein
Sent: Wednesday, September 28, 2022 10:04 AM
To: 'Sarah Absher' <sabsher@co.tillamook.or.us>; Erin Skaar <eskaar@co.tillamook.or.us>
Cc: 'Neah Kahnle' <nknac@gmail.com>; JERRY PARSONS <jp49236@aol.com>; Lynn Tone <ltone@co.tillamook.or.us>
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 Kahnle' <nknac@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 imagine, 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

Mobile (503) 812-9877

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

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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: Tuesday, November 1, 2022 12:01 PM
To: Lynn Tone
Subject: FW: EXTERNAL: STRs in Tillamook County - Ordinance #84

Debi Garland | Board Assistant
TILLAMOOK COUNTY|BOARD OF COMMISSIONERS
201 Laurel Avenue
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-----Original Message-----

From: patrick ireton <caperock@embarqmail.com>
Sent: Sunday, October 30, 2022 3:01 PM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: STRs in Tillamook County - Ordinance #84

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

Tillamook County Board of Commissioners & STR Advisory Committee, Recently I have learned that the Board has been looking at making STR's non transferable to a new owner. This won't do. Lots of money is involved in renting out beach homes and like it or not having your home set up for the person you sell your home to being able to rent means you will get more for your home. The amount of money lost by taking this permit away will result in many lawsuits. Because it's a lot of money. So i hope you drop this notion.

And as a side I will still be paying \$51 a month more for water and sewer as well as \$1500 to you folks and I don't plan on renting for the near future. I only got a STR permit because you made it clear you are going to stop STR permits like Lincoln City Bad move. Pat Ireton

Lynn Tone

From: Public Comments
Sent: Tuesday, November 1, 2022 12:01 PM
To: Lynn Tone
Subject: FW: EXTERNAL: STRs Rules & Regulations - Ordinance #84



Debi Garland | Board Assistant
TILLAMOOK COUNTY | BOARD OF COMMISSIONERS
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From: Jon and Leah Way <jway@att.net>
Sent: Sunday, October 30, 2022 3:48 PM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: STRs Rules & Regulations - Ordinance #84

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I am an STR owner and user of STR.

It is my experience that as a user, a STR is preferable to a hotel/motel in many instances. Privacy, location, cost are all important to anyone planning a stay away from home. We all want to be comfortable and safe. STR provide amenities you just can't find anywhere else.

I agree that all STR's should be registered and reporting all income.

There are instances where there may be a bad experience but that will happen anywhere, even in the most reclusive hotels and resorts.

It is imperative that the right to use or offer a STR left open for anyone who wants to choose this choice in lodging.

My question would be: why would you want to limit ones choice?

Jon Way

Lynn Tone

From: Public Comments
Sent: Tuesday, November 1, 2022 12:02 PM
To: Lynn Tone
Subject: FW: EXTERNAL: STRs Rules & Regulations - Ordinance #84



Debi Garland | Board Assistant
TILLAMOOK COUNTY | BOARD OF COMMISSIONERS
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From: nate Castillo <natecastillo101@gmail.com>
Sent: Sunday, October 30, 2022 5:05 PM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: STRs Rules & Regulations - Ordinance #84

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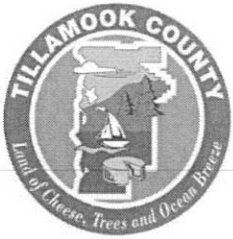
To whom it may concern,

We have resided in Oceanside since 1995, began as renters and now as homeowners. This place is home for us. We would like to see Oceanside to remain unincorporated and avoid an increase in property taxes. Living costs continue to rise and incorporating Oceanside may make it difficult for families that may already struggle to make ends meet. We hope that we can come up with a solution as a community and continue to support everyone in our community.

Thank you,
Oceanside resident

Lynn Tone

From: Public Comments
Sent: Tuesday, November 1, 2022 12:02 PM
To: Lynn Tone
Subject: FW: EXTERNAL: STRs Rules & Regulations - Ordinance #84 - STR Owner Perspective



Debi Garland | Board Assistant
TILLAMOOK COUNTY | BOARD OF COMMISSIONERS
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From: Tom Gibson <tagibson67@outlook.com>
Sent: Monday, October 31, 2022 9:16 AM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: STRs Rules & Regulations - Ordinance #84 - STR Owner Perspective

[**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 recently licensed STR owner, I was contacted by an STR owners group about Ordinance #84.

After reading the October draft, my thoughts...

6.a.F - garbage twice a week for properties renting two+ times/week.

This should be based on total occupancy, not nights rented. My small STR sleeps 4 adults or 2 adults + up to 4 children. That level of occupancy is unlikely to overwhelm the current garbage service with garbage pickup once a week. For an STR that sleeps many more people, more garbage service may be necessary. The garbage service twice/week threshold should be based on total occupancy - even potential total occupancy, not simply nights rented. Something like 50-60 occupant nights/week could be a good threshold (number should probably be some multiple of 7 - 49/56/63 occupant nights/week, representing 7/8/9 occupants 7 nights/week). For larger homes that support 10+ occupants, twice a week service is completely reasonable. At 6 or fewer maximum occupancy, requiring twice a week service is excessive.

6.a.G - exterior lighting

Why should safety standards be different for an STR than a permanent residence? Lighting standards should be uniform. I don't want my permanent resident neighbor pointing lights at my bedroom window any more than I do an STR next door. I like the downward facing requirement, but I want it applied to all residential properties not just STRs.

Thank you for your consideration,

Tom Gibson
503-457-6333

Lynn Tone

From: Public Comments
Sent: Tuesday, November 1, 2022 12:02 PM
To: Lynn Tone
Subject: FW: EXTERNAL: STRs in Tillamook County-Ordinance #84



Debi Garland | Board Assistant
TILLAMOOK COUNTY | BOARD OF COMMISSIONERS
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From: Pam and Larry Levy <pamlarrylevy@yahoo.com>
Sent: Monday, October 31, 2022 11:22 AM
To: Public Comments <publiccomments@co.tillamook.or.us>
Cc: Owner Relations - Meredith Lodging <owner@meredithlodging.com>
Subject: EXTERNAL: STRs in Tillamook County-Ordinance #84

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

Tillamook County Board of Commissioners and STR Advisory Committee

I built my Pacific City vacation home 20 years ago with no thought of renting it to strangers. It has three bedrooms with a capacity limit of six. After several years I found that I wasn't using it often enough, leaving it vacant too much of the time. Accordingly I contracted with a management company-currently Meredith- and find that I continue to use it roughly 90-100 nights annually and short-term guests are there about as often. The situation, though not ideal, is overall quite satisfactory. I've not had any serious problems nor am I aware of any in the immediate neighborhood (Shorepine Village). If short-term rentals were eliminated it would not add to the area's housing stock as I would make more use of the home or sell it to someone who would. Under no circumstances would I rent it on a full-time basis.

I would note that in the 20 years I've enjoyed the area there's been a great deal of development including most recently starting work on the Kiwanda Corridor Project. All of that has occurred with and for vacationers, both owners and visitors. Pacific City has gone from being essentially a fishing village with its share of retirees to a highly desirable vacation destination. Numerous good dining

spots and other businesses have opened and thrived, relying largely upon folks like those who rent my home on a short-term basis thus benefitting all. Further these are people for whom homes like mine allow them to experience the beauty of the Oregon coast. People for whom motels aren't a comfortable alternative.

Short-term rentals would seem to provide a significant revenue source to the county without a significant downside thus benefitting a number of different populations. When and where problems arise it would seem they can and should be dealt with on an individual basis. Accordingly I hope and trust that they are here to stay albeit with reasonable regulation as deemed necessary.

Thank you.....Lawrence Levy

6110 Beachcomber Lane
Pacific City
503-680-5992

Lynn Tone

From: Public Comments
Sent: Tuesday, November 1, 2022 12:02 PM
To: Lynn Tone
Subject: FW: EXTERNAL: STRs in Tillamook County - Ordinance #84

Debi Garland | Board Assistant
TILLAMOOK COUNTY | BOARD OF COMMISSIONERS
201 Laurel Avenue
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-----Original Message-----

From: thomas cooper <tommycooper@me.com>
Sent: Monday, October 31, 2022 1:34 PM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: STRs in Tillamook County - Ordinance #84

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

Tillamook County Board of Commissioners & STR Advisory Committee,

My name is Thomas Cooper and I own 3 STR's in Rockaway Beach.

1. I bought 3 properties over 15 years which would have likely been condemned. They now have new electrical, plumbing, and structural improvements thus increasing the value of local property owners. Each of the remodels brought in 100K to the local economy in the form of improvements spread out to local craftsman and businesses, throughout the community. I spent 15 years worth of late evenings and weekends to build my business. I'm connected to the community. Most of the profit goes directly back in to the properties.
2. I pass on 100% of the cleaning fees to provide a living wage for my cleaners
3. I'm more responsive than the cranky neighbor each of us have because my business depends on it. Ask yourself if you don't like the way your resident neighbor has their house maintained what sort of luck you'd have them getting anything fixed.. The coast is hard on properties. They need constant upkeep. I've received zero complaints from neighbors

5. Each of my guests spend on average \$150-\$500 per stay in the local tourist shops, restaurants, and activities generating approximately \$300,000 to 500,000 in revenue for local businesses

6. I pay significant direct taxes and permitting fees. I'm already tight regulated and the fees have gone up most years. For all the taxes I pay the county hasn't even paved the roads in front of the houses I have.

7. Rockaway Beach is primarily a tourist destination. I would argue that someone that owns a second home there that doesn't rent it out provides much less benefit to the community and the houses are in worse shape

Lynn Tone

From: Public Comments
Sent: Tuesday, November 1, 2022 12:02 PM
To: Lynn Tone
Subject: FW: EXTERNAL: STRs Rules & Regulations - Ordinance #84



Debi Garland | Board Assistant
TILLAMOOK COUNTY | BOARD OF COMMISSIONERS
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From: Scott Petersen <blackdogchalet@gmail.com>
Sent: Monday, October 31, 2022 2:35 PM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: STRs Rules & Regulations - 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.]

Good afternoon. My husband and I own an STR in Neskowin. It was always my husband's dream to own a home on the OR coast. 3 years ago we were able to realize that dream. We invested in the community by using a local contractor and purchasing supplies and furnishings locally when we Remodeled our outdated and neglected home. After spending about \$200,000 we elected to make the home available on the STR market by using a local rental agency. Doing this allowed us to not only offset our costs, but also to maintain our home more effectively in the tough coastal climate. Maintaining an empty home on the OR coast is difficult or impossible.

We have tried to be good neighbors, making sure that they have our contact info should there ever be any renter issues, (this has only happened once when renters were speeding on the local road and we immediately reached out to our property manager who alerted and cautioned renters) providing bear proof cans and a trash shelter, and posting rules inside the home that promote being a good neighbor. In return, we are financially able to maintain the home in excellent condition which benefits all of us. Additionally, our guests spend valuable dollars in the small neskowin community as well as nearby communities within Tillamook County. During the time we are there ourselves we devote our time and resources to keeping the home in tiptop shape as well as spending our money locally.

Well managed short term rentals provide valuable and much needed funds to the local communities. Guests dine and shop locally as well as the tax dollars paid by owners providing much needed funds to the County that can be used to fund upkeep and education. As an owner we look forward to learning how we can be better neighbors, but also hope

our neighbors in the small communities locally are aware of how much the dollars provided by STRs do to improve quality of life for residents and business owners in Tillamook County.

Many thanks for your time and consideration. Alicia and Scott Petersen.

Lynn Tone

From: Public Comments
Sent: Tuesday, November 1, 2022 12:02 PM
To: Lynn Tone
Subject: FW: EXTERNAL: Public Commit for the Short Term Rental Committee



Debi Garland | Board Assistant
TILLAMOOK COUNTY | BOARD OF COMMISSIONERS
201 Laurel Avenue
Tillamook, OR 97141
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From: LAURIE KOVACK <lkovack@mac.com>
Sent: Tuesday, November 1, 2022 9:15 AM
To: Public Comments <publiccomments@co.tillamook.or.us>
Cc: Lynn Tone <ltone@co.tillamook.or.us>
Subject: EXTERNAL: Public Commit for the Short Term Rental Committee

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November 1, 2022

Honorable Commissioner Skaar
Director Absher
Tillamook County Short Term Rental Advisory Committee

**Reflections on some of the public comments presented at the
October Tillamook County STR committee meeting**

Neskowin: A Residential Community? A Resort Community?

Many of the October STR Committee public comments describe Neskowin as a resort community, and reference a Tillamook county document referring to Neskowin In that way. The primary zoning is low density residential so it makes sense to me that many property owners consider

Neskowin primarily a residential community, with a combination of part time and full time residents who both add value to the community.

My personal experience of Neskowin is as a residential community. I first visited Neskowin with my family in 1968 as guests of Mary Shear, in the home that is now the Meredith Lodging building on the Breakers property. When we visited there were no condos, the home was beach front, and it was as her guests not as renters. That visit was followed by many trips to Neskowin with the Lacy family who owned a home on Silverton. In 1980 my friend Maggie Lacy and I moved into her family's Neskowin home for the winter, and I ended up living full time in Neskowin for 9 years. In 1981 my family was lucky to purchase a home on Sheridan. On our street there are 12 homes, at least five of the homes have been owned by the same family longer than ours. I know four generations of the families in four of the homes. In 1989 I moved away from Neskowin as a full time resident but I have been a part of the community consistently, and now I am back to being in Neskowin more than I'm not. I give this history to provide a different point of view to the public comments that Neskowin is primarily a resort. Many of my friends from the 80s still live in Neskowin, and have raised their families here. Many more have been visiting family homes in Neskowin since they were born. Families on our street have been interacting for generations, as second home neighbors, developing relationships and investing in the community. Not always as full time residents but as committed residents and neighbors I believe this is one of the sources of the deep sense of community in Neskowin and is a contrast to the transient connotations of a designation as a "resort community."

When my family bought our house in 1981 it was a long term rental, as was another home on our street. There are now two short term rentals on the street, and no long term rentals. I am not opposed to short term rentals, but I think the priority of regulations should be in preserving the long term residential qualities of our neighborhoods.

"Hallmarks of a traditional residential area":

Many of the October public comments repeat the statement "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" In fact Neskowin has had a store of appropriate size supporting the local area since long before highway 101 was built. We had a post office until very recently when post offices across rural America were closed. In the past a gas station was proposed and the community was against it for environmental reasons and because people opposed the commercial growth. Our government did not provide a school for local children, so the community itself founded and has consistently supported the Neskowin Valley School for 50 years with huge volunteer effort. If these are measures of a traditional residential area I think Neskowin qualifies.

Documented complaints:

Many of the October public comments state that there is no need to change the current STR regulations because documented complaints are low. I think many of the most significant

concerns are not addressed by the current STR regulations so there is no mechanism to document dissatisfaction about the most important issues. For example, if a full time resident is surrounded by multiple STRs there are often quality of life issues that are not experienced as single reportable events. The lack of documented complaints does not indicate a lack of problems. In addition, there is little expectation that reported problems will be solved, so there is little incentive to go through the complaint process.

Limited Commercial Development

Multiple October public comments noted: *“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.”* To me this statement reinforces the idea that Neskowin has historically worked to protect the residential atmosphere, with limited commercial activity, and is not a resort focused on commercial activity. Page 8 of the 1999 Neskowin Community Plan states “From earliest days, Neskowin has attracted people who love the natural setting, place family and friends first in their lives, and work hard to be self-sufficient and self-determining. Working together, the people of Neskowin hope to preserve and enhance the beauty of the land and the community’s relaxed rural way of life. In the Neskowin Values Statement on Page 11 of the Neskowin Community Plan one of the values is “a village predominantly made up of private residences with a minimum of commercial activity and a respect for appropriate construction guidelines.”

Context for changes to Tillamook county STR regulations:

Many of the public comments suggest that new restrictions on short term rentals in Tillamook county are unnecessary, and unfair. It would be very helpful if the county would prepare, and share, a chart or a summary, that outlines the current short term rental regulations used in other communities in Oregon that have significant vacation rentals. This information would help me put in context proposed changes to the Tillamook STR regulations in relation to other Oregon communities, and provide a reference for how other communities are handling similar issues.

Example of a Chart for Comparison of Short Term Rental Regulations

	Primary Residential Use Requirements	Maximum Occupancy Guidelines	Annual Limit Number Nights Rented	Percentage Cap on Number of STR permits	Distance or Proximity Based Limits
Tillamook County					
Manzanita					
Clatsop County					
Canon Beach					
Astoria					
Lincoln County					
Lincoln City					
Newport					
Bend					
Redmond					
Hood River					
McMinnville					

□

Thank you for the opportunity to make comments on these issues.

Laurie Kovack
 4495 Sheridan Ave
 Neskowin Oregon

Lynn Tone

From: Public Comments
Sent: Tuesday, November 1, 2022 12:02 PM
To: Lynn Tone
Subject: FW: EXTERNAL: Resort at Neskowin units 116 and 117



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TILLAMOOK COUNTY | BOARD OF COMMISSIONERS
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From: Paul Reynolds <paul@gomailboxes.com>
Sent: Tuesday, November 1, 2022 10:39 AM
To: Public Comments <publiccomments@co.tillamook.or.us>
Cc: bjnbboyd@icloud.com
Subject: EXTERNAL: Resort at Neskowin units 116 and 117

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Hello,

My name is Paul Reynolds and we rent out units 116 and 117 at The Resort at Neskowin thru Grey Fox rentals. We would like to retire hear but in the mean time we need the rental income to pay our mortgages until then. Please continue to allow short term rentals at the Resort at Neskowin.

48990 Highway 101 , units 116 and 117 Neskowin

Paul Reynolds
Customer Service | Go Mailboxes Incorporated
894 North Main Street, Orange CA 92868
Paul@GoMailboxes.com
GoMailboxes.com
Tel: 800-427-9612
Direct: 714-771-0248

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Lynn Tone

From: Public Comments
Sent: Tuesday, November 1, 2022 11:59 AM
To: Lynn Tone
Subject: FW: EXTERNAL: STRs in Tillamook County - Ordinance #84



Debi Garland | Board Assistant
TILLAMOOK COUNTY | BOARD OF COMMISSIONERS
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From: Eric Houdek <eric_houdek@yahoo.com>
Sent: Tuesday, October 25, 2022 10:55 AM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: STRs in Tillamook County - Ordinance #84

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Tillamook County Board of Commissioners & STR Advisory Committee,

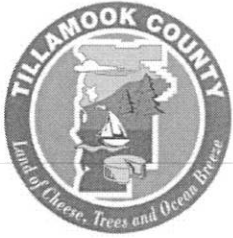
My name is Eric Houdek, and I own a vacation rental in Rockaway beach, outside city limits in Tillamook County. My family and I love the Oregon coast, and spend as much time as possible vacationing there. Currently it is not reasonable for us to have a house there for our personal use only, therefore we rent it to others to also enjoy the area we love. I understand you are discussing some potential changes to the current STR ordinances, and I would like to add some comments on my experience thus far.

First of all, I want to make it clear I am in support of reasonable regulations, and have no problem doing things right. We have had our home for about a year and a half, and have had no complaints. We insure the property is kept clean and verify this with the use of exterior cameras. We hire several locals to do cleaning, yard work and repairs to also insure the property is kept presentable. I have read some of the proposed changes that are to be discussed. My thoughts are that the current requirements in place for obtaining a license address the majority of the concerns if being followed correctly. I can only speak for my experiences with guests, but we have not experienced any problems with any of the concerns that have been brought up. I believe the majority of people that come to visit the area and stay at our places are not there to cause trouble or disrupt the neighborhood.

Thankyou for taking the time to read.

Lynn Tone

From: Public Comments
Sent: Tuesday, November 1, 2022 11:59 AM
To: Lynn Tone
Subject: FW: EXTERNAL: short term rental public comment



Debi Garland | Board Assistant
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201 Laurel Avenue
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From: Jordan Burda <burdajordan@gmail.com>
Sent: Tuesday, October 25, 2022 7:09 PM
To: Public Comments <publiccomments@co.tillamook.or.us>; Brice <secordbrice@yahoo.com>
Subject: EXTERNAL: short term rental public comment

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Off comment: I would love to check in with anyone that wants to talk more about this. I am unable to join the meeting because it is during my work day. Feel free to share my email!

Hello,

I am a short term rental owner in Pacific City, and I personally manage my own home. I split my time between the valley and the coast because as a teacher, I cannot make enough money to support my family if I work and live full time on the coast. Our home in Pacific City is our retirement plan and this is where we intend on moving as soon as it is economically feasible.

We use our home as a vacation rental, but we also spend all of our spare time in Pacific City. We consider Pacific City our second home and love it as much as the full time residents. We pay taxes and contribute to the local economy. Families who stay in our home can't afford the local hotels, or want to have a fully stocked kitchen to enjoy. The short term rental experience is much different than the hotel/motel experience. We own one rental property, not a bunch that are poorly managed and have no connection to Pacific City.

I am curious what the major complaint about short term rentals is? What would Pacific City gain by not having short term rentals, or more importantly, what would they be losing?

If we are not able to rent out our home, we would not be doing long rentals, so it actually wouldn't help affordable housing. How many house cleaners, property managers, and maintenance workers would lose their jobs if there were no short term rentals? Tourism in Pacific City stimulates the economy and local businesses would take a major hit if there are no short term rentals.

I think the real question is, how can Tillamook County best create effective short term rental regulations that support the local residents and short term rental owners? Let's make this work for everyone, because everyone loves the beach!

--

Jordan Burda

Pacific City short term rental owner

Lynn Tone

From: Public Comments
Sent: Tuesday, November 1, 2022 11:59 AM
To: Lynn Tone
Subject: FW: EXTERNAL: STRs in Tillamook County - Ordinance #84



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From: Bob & Janet Neumann <jrjneumann@gmail.com>
Sent: Wednesday, October 26, 2022 5:50 PM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: STRs in Tillamook County - Ordinance #84

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Tillamook County Board of Commissioners & STR Advisory Committee,

To whom it may concern:

Please be advised that we are totally opposed to ordinance number 84 for limiting short term rentals. This would be devastating to the businesses and enjoyment of many people who come to enjoy Tillamook county. please do not pass this ordinance.

Sincerely
J. Robert neumann
Michael neumann
JoEllen neumann

503-320-6977
503-705-4607

Lynn Tone

From: Public Comments
Sent: Tuesday, November 1, 2022 12:00 PM
To: Lynn Tone
Subject: FW: EXTERNAL: In Support of STRs



Debi Garland | Board Assistant
TILLAMOOK COUNTY | BOARD OF COMMISSIONERS
201 Laurel Avenue
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dgarland@co.tillamook.or.us

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From: james Farrow <jrcfarrow@hotmail.com>
Sent: Thursday, October 27, 2022 11:22 AM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: In Support of STRs

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Short Term Rentals (STRs) are an important part of the local economy they also provide people with greater opportunity to visit the area. I have operated a STR in Oceanside for a couple of years now with zero complaints. I have feed the County coffers and worked closely with ABNB to weed out potential renters with a bad record of disturbance. In fact, ABNB removes such people from being able to rent. I also employ a local maid and frequently use local plumbers and other handy men for small projects. This is my home and I plan to move to the area when retired, I therefore respect the community. The current permitting system appears to work well for all parties. STRs that don't comply with the regulation or have complaints should be delt with through the existing channels and no changes to the system should be enacted.

Regards

James Farrow
Oceanside

From: james Farrow <jrcfarrow@hotmail.com>
Sent: Thursday, October 27, 2022 11:11 AM

To: james Farrow <jrcfarrow@hotmail.com>

Subject: Fwd: Calling all STR Owners - Your voice is needed as rules & regulations are updated by Tillamook County

Begin forwarded message:

From: STR Strong - STR Owners in Tillamook County <hello@neighborsforneskowin.org>

Date: October 22, 2022 at 8:57:32 AM PDT

To: jrcfarrow@hotmail.com

Subject: Calling all STR Owners - Your voice is needed as rules & regulations are updated by Tillamook County

Reply-To: STR Strong - STR Owners in Tillamook County <hello@neighborsforneskowin.org>

[View this email in your browser](#)



Here's the scoop...

Just in case you missed it, Tillamook County is actively engaging the community in updating the rules & regulations for Ordinance #84, which impacts Short Term Rentals in unincorporated Tillamook County. You are listed as holding an active STR permit, and so we wanted to reach out and keep you up to date. It's our opinion that supportive STR public comments from owners spread throughout the county are lacking. We need people to take just a few moments to send an email with their thoughts to Tillamook County. Ideally this round of public comments can be emailed by end of day, Sunday Nov 6.

Neighbors for Neskowin has been leading the charge with supportive STR public comments to

the Tillamook County STR Advisory Committee, and we'd like to invite STR owners from all over our county to participate and show strength in numbers. Collectively, our voices can be stronger. Currently, there are a number of full-time mostly retired residents who are able to participate in the monthly meetings, which by nature are more challenging for many of us to attend either virtually or in person. This makes it vital that our voices be heard via public comments.

Please join fellow STR owners from all over unincorporated Tillamook County on Wednesday, Nov 2 @7pm via Zoom for an STR Owners' Forum. We'll bring everyone up to date, share information, and trade knowledge so that everyone may make informed public comments reflecting their own opinion.

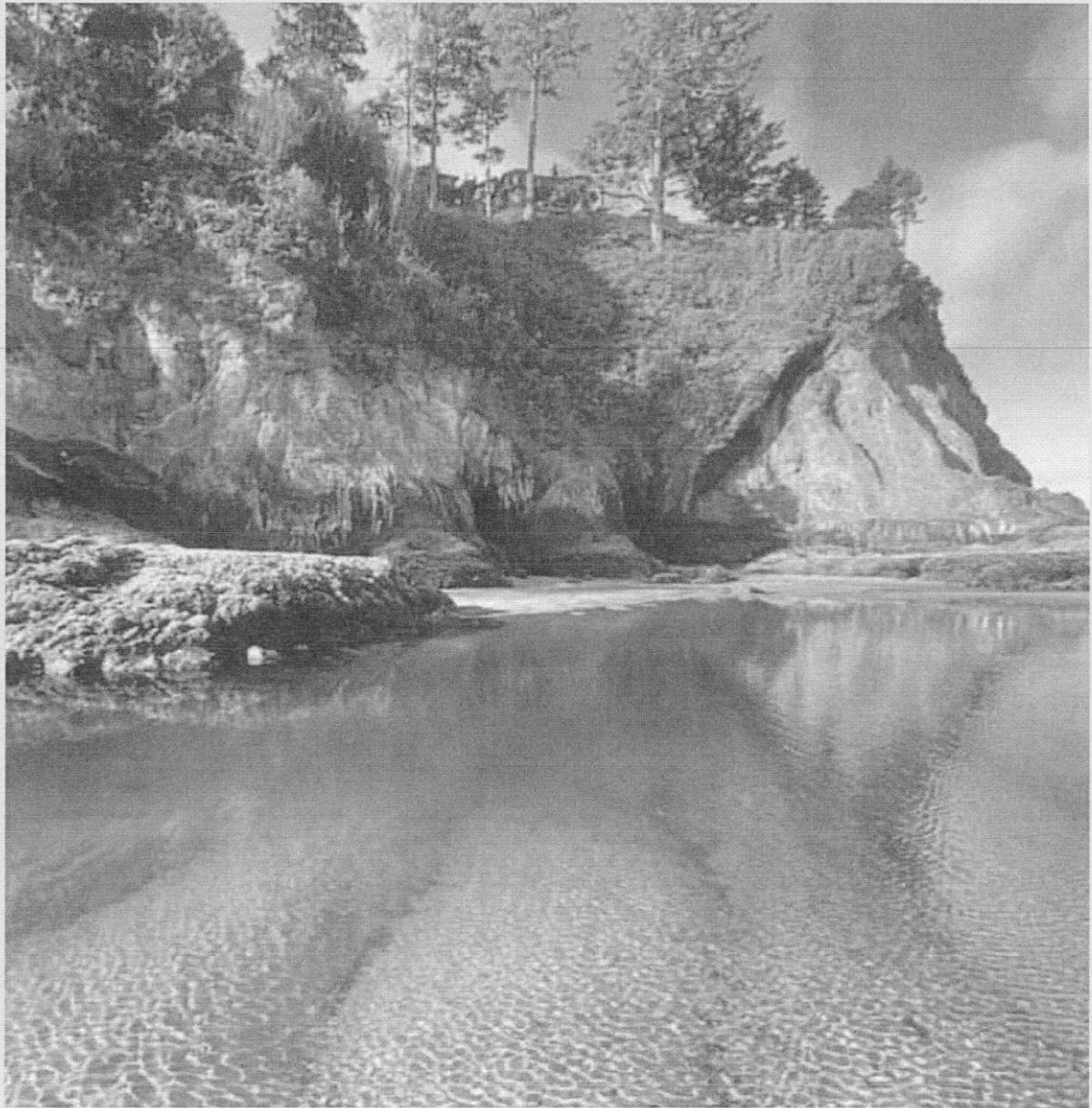
[Zoom Link](#) (full Zoom info below)

Please take just a moment to share your thoughts in the form of a public comment with the [Tillamook County STR Advisory Committee \(publiccomments@co.tillamook.or.us\)](mailto:publiccomments@co.tillamook.or.us). It can be short & sweet or lengthy and informative. Either way, it's vital for STR owners to provide input as the county looks to strike a balance between community, livability, tourism, and property rights.

Do I have to be an STR owner to participate? No! We are welcoming STR property managers & employees to get involved as well. Anyone who is impacted by STRs is encouraged to get involved. We don't want the loudest voices to be the only voices heard. We all have important perspectives to share. If you are an STR owner and you use a property manager, please share this with them as well and ask them what they are doing at the county level to be sure STRs are protected from prohibitive restrictions. Thus far there are many public comments favoring STR restrictions, and while the public comments advocating for STRs is growing, more support is needed NOW. Rules are being actively discussed NOW. Let's use this opportunity to have a say as the rules are being written, instead of trying to get them undone later. The county has said they want to take the time to do it right - Let's help them do it right! We have strength in numbers, but only if we speak up when it matters.

[PUBLIC COMMENT EMAIL - CLICK HERE TO GET STARTED](#)

PRIVATE FACEBOOK GROUP - TILLAMOOK COUNTY STR OWNERS



ZOOM LINK - WED NOV 2 @7PM - [CLICK HERE](#)

THOUGHTS BEING SHARED & IDEAS BEING PROPOSED

Some are more reasonable than others....

Which ones do you support?

Do you have suggestions? Tell the county!

- Limit STRs in residential zones
- STRs are like "illegal hotels"
- Limit renting to 100 nights per year
- STRs are businesses in residential areas
- Require conditional use permits
- Percentage cap limits on number of STR permits issued (20% for example)
- No STRs may host more than 8-12 max occupancy
- Ban STRs
- Proximity/Distance limits between STRs
- STRs limit affordable housing & workforce housing
- Do not allow transfer of permits upon sale
- Require twice weekly trash pickup if 2+ reservations weekly
- Exterior lighting shielded/directed downward
- No on-street parking when calculating # of parking spots permitted
- One STR permit per person
- Max occupancy 2 per bedroom + 2 overall instead of 2 per "sleeping area" as currently written
- Signage with more required info: Contact person, permit #, county complaint line, max occupancy, # of cars allowed
- Online directory of contact info for STR permits
- Bear resistant trash cans required
- Parking determined by # of spots available, and not tied to bedrooms to discourage owners from converting landscaping to parking
- 5 car limit, even if more parking available
- Remove condos/apartments/townhomes when calculating percentage caps - apply any possible percentage cap to stand alone homes
- Use TLT funds for enhanced enforcement

SUPPORTIVE INFO FOR STRs

- Very few official ordinance violations
- Vital to local economy
- Generate Transient Lodging Tax (TLT)
- Balance of livability & property rights
- Access to public beaches is important for diversity of our community
- Many of our communities are primarily seasonal & not full-time residential areas
- STRs are the preferred choice of leisure travelers

- Almost all STRs have never had a single complaint from a neighbor
- Any rules for trash, noise & parking should apply to all residences, and not just STRs to be effective & fair
- STR rules should be easy to enforce & equitable

USEFUL LINKS

[Neskowin & Pacific City & Unincorporated Tillamook County STR Owners Private Facebook Group](#) - Originally made for Neskowin & PC, but now welcoming a wider range of STR owners who would like to help with a coordinated effort to voice support for STR owners as rules & regulations for Ordinance #84 are updated.

[VIA Oregon](#) - Led the charge to legally overturn the ballot measure in Lincoln County restricting STRs

[Neighbors for Neskowin](#) - Balanced Approach to STR rules & regulations

[Tillamook County STR Advisory Committee Page](#) - Full of links to meeting presentations, public comments, Ordinance #84, and link to monthly meeting (typically the 1st Tuesday monthly, 9:30-11:30am, however November's meeting is Tuesday, Nov 8).

[Save Our Neighborhoods](#) - Proposal to greatly restrict STRs in Neskowin, but also being shared county-wide. Some of their stakeholders support a ballot measure if they disagree with county's course of action.

[Pacific City Vacation Rentals](#) - Policy & Community Information

UPCOMING DATES

Wed Nov 2 - 7pm - STR Owners' Forum Zoom

Sun Nov 6 - Goal to submit Public Comments

Tues Nov 8 - 9:30-11:30am - Tillamook County STR Meeting

Tues Dec 6 - 9:30-11:30am - Tillamook County STR Meeting

QUESTIONS?

We are an informal group of STR owners looking to connect with fellow STR owners to work together for a stronger voice as the county updates rules & regulations. Your help is very much needed with public comments & reaching out to fellow STR owners. If you have any questions please reply to this email or reach out to [Pete Stone](mailto:psphoto@comcast.net) (psphoto@comcast.net).

Join Zoom Meeting

<https://us02web.zoom.us/j/6691264011?pwd=L3VSZnJiNWl3Zk1OU2hna1VqZHVjQT09>

Meeting ID: 669 126 4011

Passcode: NESK083022

One tap mobile

+12532158782,,6691264011# US (Tacoma)

+16694449171,,6691264011# US

Dial by your location

+1 253 215 8782 US (Tacoma)

+1 669 444 9171 US

+1 669 900 9128 US (San Jose)

+1 719 359 4580 US

+1 346 248 7799 US (Houston)

+1 312 626 6799 US (Chicago)

+1 386 347 5053 US

+1 564 217 2000 US

+1 646 558 8656 US (New York)

+1 646 931 3860 US

+1 301 715 8592 US (Washington DC)

+1 309 205 3325 US

Meeting ID: 669 126 4011

Find your local number: <https://us02web.zoom.us/u/kyLevKCa0>

Our mailing address is:

888 SW Fifth Ave., 1600 Pioneer Tower, Portland OR 97204

Would you like to unsubscribe?

If you're not picking up what we're putting down, that's cool! We won't send many emails as we respect everyone's time, and will limit ourselves to sharing when important things are impacting STR owners in unincorporated Tillamook County.

You can [update your preferences](#) or [unsubscribe from this list](#).

Dear Tillamook County STR Advisory Committee,

Thank you for the opportunity to comment on the proposed amendments to Ordinance #84. I would like start by emphasizing the importance of STRs for communities with tourism-based economies. Compared to hotels, STRs are more affordable, have higher overall visitor capacity, and are far more adaptive to long-term complexities, like the COVID pandemic. Moreover, many small communities lack the resources or willingness to invest in hotels. Consequently, STRs will play a vital role in maintaining tourism in those parts of the County that are dependent upon it, and any restrictions placed upon STRs should be balanced against this continuing role.

It is clear that most of the proposed changes are directed toward advancing the County's interest in preventing nuisance behavior. I empathize with this interest and see its importance; however, the following provisions are unduly burdensome:

- Section 6(a)(A) imposes a mandatory "quiet time" from 10:00 p.m. until 7:00 a.m. This would be impossible for owners to enforce. Meanwhile, the imposition of fines would serve as a poor deterrent to in-the-moment noise, resulting in neighbors continuing to put up with disturbances and owners passing on the fine to guests after the fact. A better solution would be more enforcement of current noise ordinances.
- Section 6(a)(V) imposes off-street parking requirements. Again, this is understandable, as roadways must be clear for emergency vehicles and local traffic, but this will result in reducing the availability of STRs, as owners with insufficient parking are forced to reduce the occupancy of their properties, or the removal of landscaping on properties to accommodate extra parking. Community parking lots dedicated for day use and park and ride would be a better solution.

Finally, I would like to note that STR restrictions do not make up for housing shortages. Studies covering the impact of STRs on the housing supply are inconclusive, showing only that the effects vary across time and locality. See Sadie DiNatale, Rebecca Lewisa, and Robert Parker, University of Oregon Institute for Policy Research and Engagement, *Short-term rentals in small cities in Oregon: Impacts and regulations*, Land Use Policy 79 (2018) at 407-423. Furthermore, the STRs targeted by this ordinance generally account for a small percentage of the County's overall housing. Limiting these rentals will do little to increase the supply of affordable housing, at the cost of removing valuable tourist accommodations. Instead, the County should be trying to provide more affordable multifamily housing, which could be encouraged by:

1. Providing mortgage financing support to second homeowners in exchange for renting their vacation homes to the regional workforce;
2. Paying owners of existing properties or new builds to insert deed restrictions that limit occupancy to individuals living in the County; or
3. Using budget surplus dollars to help subsidize development of affordable market-rate and government-assisted multifamily housing.

We all want our Tillamook communities to thrive and maintain their sense of community, and there is no reason STRs cannot be part of that.

Sincerely,
Nigel Dean

Lynn Tone

From: Public Comments
Sent: Tuesday, November 1, 2022 12:00 PM
To: Lynn Tone
Subject: FW: EXTERNAL: STRs in Tillamook County - Ordinance #84



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: Lynn Guitteau <lynnfg81@gmail.com>
Sent: Friday, October 28, 2022 10:50 AM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: STRs in Tillamook County - Ordinance #84

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

Tillamook County Board of Commissioners & STR Advisory Committee,

My family has owned a small cabin in Oceanside for over 50 years. We use the cabin ourselves and we have a STR permit and rent it out when we are not using it. Our immediate neighbors are a mix of full-time residents and family owned STRs with the exception of a large 3-unit rental that is operated solely as a business. In other words the owners do not use it themselves. The only STR that we have problems with is the one that is operated solely as a business. Parking is the main issue.

SOME REASONABLE SUGGESTIONS WOULD BE:

1. We think that everyone would benefit from some better regulations on parking:

- No on street parking calculated as # of parking spots for permits.
- Garages should only be counted as parking if they are empty and made available for parking for renters or don't allow them to be counted.
- Parking should be determined by # of spots available and not tied to bedrooms or # of guests.

2. If there are to be rules and regulations set around trash, noise and parking they should be community wide not just for STRs. Full time residents need to be good neighbors also.

3. Any limits to STRs should benefit everyone in the community and not just **punish** people who own STRs. People who own homes and also hold STR permits also have an investment in their communities. We pay taxes, we use local businesses and we have friends who are full time residents.

SUPPORTIVE REASONS FOR STRs: They are vital to the economy as communities discovered during the pandemic months when people were not allowed to rent in Tillamook Co.

With our cabin we contribute to the local economy by:

- Hiring local cleaning people
- Hiring local maintenance people
- Hiring local landscapers
- Buying local products and from local businesses
- Using local restaurants

Our renters:

- Use local restaurants
- Use local grocery stores
- Use local businesses
- Use local gasoline
- Use local recreation companies and tourist facilities

Please, when considering regulations and restrictions to STRs remember that most of them are owned by responsible people who own a home in Tillamook County because they love the area and also want it to remain beautiful and livable.

Lynn Frost Guitteau

Lynn Tone

From: Public Comments
Sent: Tuesday, November 1, 2022 12:00 PM
To: Lynn Tone
Subject: FW: EXTERNAL: STRs Rules & Regulations - Ordinance #84



Debi Garland | Board Assistant
TILLAMOOK COUNTY | BOARD OF COMMISSIONERS
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From: Daniel Meyers <danielgmeyers@gmail.com>
Sent: Friday, October 28, 2022 10:04 PM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: STRs Rules & Regulations - Ordinance #84

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We have had a family beach cabin near Neskowin for more than 50 years. Over the years we have had casual rentals to family and friends to help offset a portion of the costs. It is not a business for us. We were not happy with the annual \$250 fee when the TLT program was established given that we collect only several thousand dollars a year in short-term rental income. Now we are also subject to the STR program which is adding an additional \$600 to our cost. We are paying 1/3 of our income to the TLT and STR programs, and that on top of the \$2,700 in property taxes we pay. It is too much financial burden.

We would like to see the STR program based on rental income. Basing it on potential occupants unfairly penalizes those of us who are not in the rental business.

Dan Meyers

Sent from [Mail](#) for Windows

Lynn Tone

From: Public Comments
Sent: Tuesday, November 1, 2022 12:00 PM
To: Lynn Tone
Subject: FW: EXTERNAL: STRs Rules & Regulations - Ordinance #84 - In support of STRs

Debi Garland | Board Assistant
TILLAMOOK COUNTY | BOARD OF COMMISSIONERS
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-----Original Message-----

From: james Farrow <jrcfarrow@hotmail.com>
Sent: Saturday, October 29, 2022 9:30 AM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: STRs Rules & Regulations - Ordinance #84 - In support of STRs

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

Dear sir madam. STRs are a vital part of the County economy and contribute to a more welcoming society. I own a property in Oceanside that I intend to retire to and keep it looking perfect to be enjoyed by respectful visitors from around the country and world. I have had no complaints and work with the County to pay all my taxes.

I also employ a local maid and handyman, and help keep the community restaurants full.

Additional restrictions would be very short sighted and borderline xenophobic.

James Farrow
Oceanside

Lynn Tone

From: Public Comments
Sent: Tuesday, November 1, 2022 12:00 PM
To: Lynn Tone
Subject: FW: EXTERNAL: STRs Rules & Regulations - Ordinance #84

Debi Garland | Board Assistant
TILLAMOOK COUNTY | BOARD OF COMMISSIONERS
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-----Original Message-----

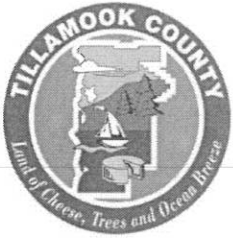
From: Janell Dixon <janell.dixon@yahoo.com>
Sent: Saturday, October 29, 2022 9:56 AM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: STRs Rules & Regulations - Ordinance #84

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

I own a vacation rental on the outskirts of Rockaway Beach in unincorporated territory. I've never had an issue, but my maximum guest allowance is 6. My opinion is that short term rentals need to be addressed on a case by case basis. The only ones that really cause any concern are the larger "party houses" that fill to the seems with 10-20 or more loud, rambunctious guests that attempt to park way too many vehicles where they shouldn't be. Don't penalize the majority of us for what a small percentage are actually doing. Perhaps put a cap on maximum number of guests no matter how large the home as well as the number of vehicles allowed at the property (this is NOT being enforced). Thanks Janell Dixon

Lynn Tone

From: Public Comments
Sent: Tuesday, November 1, 2022 12:00 PM
To: Lynn Tone
Subject: FW: EXTERNAL: STRs Rules & Regulations - Ordinance #84



Debi Garland | Board Assistant
TILLAMOOK COUNTY | BOARD OF COMMISSIONERS
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From: Clare Pennartz Baxter <clarepennartzbaxter@yahoo.com>
Sent: Saturday, October 29, 2022 9:58 AM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: STRs Rules & Regulations - 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.]

My husband and I have owned a vacation rental in Pacific City since 2019. It used to be a second home for someone. Since we aquired it, we have brought additional tax revenue to the county (each guest is taxed for each stay), a job for our cleaner and her crew, and we have encouraged guests to try local businesses and restaurants. When our home was a second home for someone, it was rarely used, and this additional revenue to the local businesses, tax dollars to the county, and cleaning jobs didn't exist. Vacation rentals are vital in order for the coastal community to thrive, and survive.

It is vital that STR permits are not limited in any way. I support transferability of STR permits upon sale or change of ownership. I do not support an arbitrary limit on the number of nights a home may be rented annually. It may lead to owners limiting guest occupancy to peak summer season, resulting in reduced commerce at our neighborhood businesses during the winter.

Coastal communities and businessess need revenue year-round in order to survive, and STR's are a huge contribution to helping a community thrive. No restrictions on STR's should be put in place.

Clare Baxter

Lynn Tone

From: Public Comments
Sent: Tuesday, November 1, 2022 12:00 PM
To: Lynn Tone
Subject: FW: EXTERNAL: STRs Rules & Regulations - Ordinance #84



Debi Garland | Board Assistant
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From: Frank Moscow <frankmoscow@yahoo.com>
Sent: Saturday, October 29, 2022 11:08 AM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: STRs Rules & Regulations - 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.]

I have one home that is a rental in Pacific City.
I not only play by the rules and am a very good neighbor, but contribute aggressively to the local community and economy.

I have put over \$100,000.00 in to improving my house for the rental market:
that money has mostly been spent in the local community with the following businesses.

Roby's furniture and Appliance:
Coastway Construction
John Vertner Electric
G3 Electric
Haltiner Heating and Sheet Metal
Broes and Hoes landscaping

I support common sense regulations like twice weekly trash pickup if 2x reservations that week, exterior lighting directed downward, better signage, bear resistant trash cans, online directory, + 5 car limits.
Any limits on total nights per year, or artificial limits will be viewed as illegal taking.
We already pay hefty fees for the right to to have STR, any additional financial burden will not be viewed favorably.

And the larger question is this. People who rent my home pay an average of about \$700/night with in most cases, a 3 or 5 night minimum.

These people are buying in your stores, shopping at your restaurants and putting lots of money in to the local economy. Why would you want to damage your economy by preventing these people from visiting Tillamook County in a way that works best for them?

I AM NOT A PARTY HOUSE and while i believe those bad owners should face consequences, i encourage you to not punish the very good and responsible owners who care passionately for Tillamook County and are investing in our mutual success.

Frank

Lynn Tone

From: Public Comments
Sent: Tuesday, November 1, 2022 12:00 PM
To: Lynn Tone
Subject: FW: EXTERNAL: STRs in Tillamook County - Ordinance #84

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

From: Kevin Henne <khenne3@comcast.net>
Sent: Saturday, October 29, 2022 11:16 AM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: STRs in Tillamook County - Ordinance #84

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

Tillamook County Board of Commissioners & STR Advisory Committee,

My husband and I own a home in unincorporated Tillamook county outside of Rockaway Beach. We understand you are considering posing new regulations on STRs. Our beach house is our second home. We love Rockaway Beach and visit monthly. Renting out our home as a vacation rental helps us to afford our home and keep up on the maintenance and gives us peace of mind to know that people are coming and going when we are not there. We pay for yard service, garbage service and a rental agency. This adds to the livelihood off local residents and keeps our home well maintained. Our home is small, sleeping only 4 adults and 2 children max, so doesn't lend itself to parties. I understand many of the concerns of the local community in regards to the noise, parking, garbage and loss of homes to rent and buy and seeing the loss of their neighborhoods. I would be willing to vote for some regulation to help ease the concerns of the folks who live there year round. However, I don't feel small private homes are the problem as much as the businesses that buy several homes and don't keep them well maintained. If we were no longer able to rent out our home short term we would no longer be able to pay for the yard or garbage service and would defer maintenance on other things that we would no longer be able to afford. We would not rent out our home long term as we visit regularly. Our home would be more prone to vandalism as it would be left empty for weeks at a time. Please consider the small private home owners that add to the community financially and love the community.

Thank you for your consideration,

Deb and Kevin Henne

Lynn Tone

From: Public Comments
Sent: Tuesday, November 1, 2022 12:01 PM
To: Lynn Tone
Subject: FW: EXTERNAL: STR Public Comments



Debi Garland | Board Assistant
TILLAMOOK COUNTY | BOARD OF COMMISSIONERS
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From: debra.marsh@comcast.net <debra.marsh@comcast.net>
Sent: Saturday, October 29, 2022 2:10 PM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: STR Public Comments

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

Hi, Our family have been STR owners since 2004. Prior to that time, we regularly rented homes in the Pacific City, Neskowin, and Tierra del Mar areas for over 25 years.

We were very disappointed to hear of the restrictions put on STR owners north of us in Cannon Beach, etc. years ago since we had friends who had a STR home there. We are also against the restrictions put on other communities recently in Lincoln County, etc. With these restrictions in other areas, we naturally felt the inevitable might one day happen in our area.

Stating the obvious facts that these rentals bring in so much business to the local economies, which would be nothing without tourism, is a "no brainer". And, the fact that Tillamook County Admin. is also benefiting with excess fees, etc. is also a given.

Regarding the impact on our neighborhood of STR homes, there are only two rentals on our street and one other being an oceanfront. As far as we know, there haven't been any inappropriate activities that would compromise life for others in our area. Our rental agency has their name and telephone number posted on the outside of the STR to contact them if there are issues with renters. We are very good neighbors, well connected to our entire community, attending homeowners meetings regularly and keeping up with current news. We also have another smaller home built next to

the STR, which was built for our use only since we visit there regularly as we support the businesses, restaurants, etc. in the area.

In conclusion, our family does not support the restrictions on STR homes as it has not been shown to be a detriment to our community. We look forward to hearing from the County Commissioners' regarding our property rights on this issue.

Sent from my Verizon, Samsung Galaxy Tablet

Get [Outlook for Android](#)

Dear Tillamook County STR Advisory Committee,

We are full-time residents of Neskowin and we live less than a minute's walk to the beach, south of Neskowin creek. We're surrounded by many rentals, so we witness a lot of bad behavior. Many STR owners and management companies are totally oblivious to this.

Living in this community does not come with the caveat that we have to tolerate people urinating on our property, theft, graffiti, illegal parking, occupancy overloads, littering, setting off aerial fireworks days/weeks after July 4th and cleaning up trash from unsecured garbage cans.

These issues will continue to worsen with additional rentals since the County is unable to properly enforce current ordinances or penalize any rental that breaks the rules. The current form for submitting complaints is inadequate for reporting specific STR violations. More cap limits and ordinances are necessary to control a situation that is getting increasingly more difficult to regulate and protect the livability of this community. Limits are necessary to ensure the safety and convenience of renters, owners and neighboring property owners, protect the character of residential neighborhoods, and address the negative impact of commercially-run STRs.

Those of us that live here are the ones that should determine how this community exists and develops. That is our right and it is our responsibility, not outside investors. Many STR owners have one self-serving mandate and that is "how to increase profits." This type of thinking has no place in this community. There are too many cases where a beach community that has allowed untethered development ends up with corrosive expansionism that cuts into the very heart and soul of the community and its residents.

People who own 24/7 vacation rentals are outsiders. Those owners who rent their homes and are here sporadically throughout the year, or not at all, have no perception or idea what really happens here on a day to day basis. They should not be allowed to formulate and propose ordinances that only benefit their businesses. That's like the tail wagging the dog. More regulations would better protect the small family owned STRs and reduce the number of commercial boutique hotels. It's a fallacy to believe otherwise.

It is time that Neskowin be re-defined on what type of neighborhood it should be. Many years ago it started out as a place where families can come vacation and enjoy the beach and natural surroundings. There should be a fair balance of family owned vacation rentals and owner occupied homes. Calling Neskowin a resort to justify the saturation of STRs is absurd and erroneous. With the advent of online booking websites, it has become, for many owners, a year-round commercial business income generator...boutique hotels in a R-1 residential zone. Any arguments that expanding STRs will serve as a trickle down strategy to grow the local economy is based solely on protecting their business profits. It does nothing to create reasonable housing for locals who work here.

We particularly object to STRs that have an occupancy of over 12 people and purpose built STRs. Daily water usage from these rental properties puts increased demands on the water supply and sanitation services. If the number of rentals keeps increasing, the ability to manage our water source, not only for domestic use but also for fire emergencies, will become increasingly more difficult.

Many of the other public comments submitted mimic Vacasa or Airbnb marketing rhetoric to recruit owners to turn their second homes to vacation rentals. This perpetuates the notion that many STR owners use these properties primarily for business income to generate subsidies for a house they otherwise could not afford or who just want to run a commercial venture. Too many graphs and so-called collated data are easily biased towards the author's specific opinion. We hold little regard for

this information. Instead, I put more credence in actual statistics from an objective third party source. I hope the committee, like us, aren't fooled by the exaggerated data and misleading information.

We support the following additions/amendments to the current STR ordinances:

- A cap limit on STRs in Neskowin of 17%
- Day limits - maximum of 180 days and a minimum of 30 days
- Density limits - a cap limit on STRs per street (30%?)
- STR permits are non-transferable
- Establish a Vacation Rental Overlay Zone (see Newport)
- Occupancy of two persons per bedroom. Sleeping areas do not qualify. Any rental with over 6 bedrooms will have a max of 12 people
- Parking - one car per bedroom
- Landscaping - For short-term rentals situated on individual lots in residential zones, at least 50% of the front yard shall be landscaped. No more than 50% of the front yard landscaping may be impervious surfaces, such as patios and decks. Driveway and parking areas shall not satisfy any portion of these landscaping requirements
- Regulate the number of STRs one group or person can own/operate on a single street to ONE
- Newly built homes are not eligible to apply for a STR permit until 24 months after a Certificate of Occupancy has been issued
- No garage conversions to increase occupancy
- Complete transparency on where TLT money is spent. A large proportion should be allocated to the communities where they are collected from
- Require Toter Bear Resistant trash cans
- On-line complaint form specific to STRs; Newport has a good example, see link below <https://lodging.munirevs.com/complaint/?cityid=572>

(Please note our comments are directed at individual, single family homes and not condos)

Sincerely,

Candice and Gregory Miller
Neskowin, OR

Lynn Tone

From: Public Comments
Sent: Tuesday, November 1, 2022 12:01 PM
To: Lynn Tone
Subject: FW: EXTERNAL: STRs Rules & Regulations - Ordinance #84



Debi Garland | Board Assistant
TILLAMOOK COUNTY | BOARD OF COMMISSIONERS
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From: Colleen Carpenter <colleen_carpenter@yahoo.com>
Sent: Saturday, October 29, 2022 8:45 PM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: STRs Rules & Regulations - 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.]

I would like to register my comments regarding Ordinance #84 - STRs Rules and Regulations:

My daughter and her husband live in Tillamook and recently had their first child. I currently live in Washington and am nearing retirement. Upon retirement, my daughter would like me to relocate to the Tillamook area to enjoy grandparent time, as well as provide childcare. I originally tried to rent accommodations when I came down to visit. However, it was very difficult to find accommodations that were available, as everything was always rented. Therefore I began looking for a property to purchase so I could come down to visit on my schedule. After spending a year looking for a property to purchase, earlier this year I settled on a small house just outside of Netarts city limits. When deciding on the property, I purposely chose a property that I could rent out when I was not using it.

When the moratorium notice came out, I went through the required steps to register my house, pay the fees, and obtain the permit to rent out the property. Upon retirement in a year or two, I plan to live in the house while looking for a permanent home with a larger "grandma" yard. Being able to continue to rent out the house near Netarts will definitely help to supplement my retirement income. New requirements such as twice a week garbage pick-up could be cost prohibitive to landlords such as me!

Short term rentals depend on curb appeal. Because I want to rent out the house near Netarts, I travel down as often as possible to maintain the yard and keep up the curb appeal. If I were not able to rent out the property, I would probably be more inclined to not worry about the yard as much.

Please do not restrict current STR properties! They serve an important part of Tillamook County's income: we pay fees to have STRs, and our renters pump money into the local economy. STRs are well maintained as they rely on curb appeal to obtain bookings.

Thank you for your consideration.

Colleen Carpenter-Reynolds
2290 Martin Ave W
Tillamook, OR 97141

Lynn Tone

From: Public Comments
Sent: Tuesday, November 1, 2022 12:01 PM
To: Lynn Tone
Subject: FW: EXTERNAL: STRs in Tillamook County - Ordinance #84



Debi Garland | Board Assistant
TILLAMOOK COUNTY | BOARD OF COMMISSIONERS
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From: Mark Schultz <mredschultz@gmail.com>
Sent: Sunday, October 30, 2022 11:01 AM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: STRs in Tillamook County - Ordinance #84

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Tillamook County Board of Commissioners & STR Advisory Committee,

We are on a road trip at the moment but I will review the links/attachments and respond accordingly. I appreciate that you've organized this group and I'd like to be involved.

Mark Schultz

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 10:37 AM
To: Lynn Tone
Subject: FW: EXTERNAL: Vacation Rentals in Neskowin

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

From: Skip Patten <skipneskowin@centurylink.net>
Sent: Tuesday, October 4, 2022 9:58 AM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: Vacation 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.]

We have a vacation rental in Neskowin. It is unique in that it has been a vacation rental since it was built in 1923. It has never been occupied full time by any owner.

Now people are suggesting that we should no longer be allowed to rent our property in the manner it has been rented for 100 years.

Physical Property and Intellectual Property are both protected by the Constitution. If I wrote a book and had a Copyright, should a group of private citizens or the County or the State be able to nullify that Copyright? And so it is with Physical Property. No citizen or County, or State may strip me of my legal rights to use my Property as I see fit, provided that my use is within the law. And if the law is changed, my historic use of my Property must be Grandfathered.

The following is from an article in Foundation for Economic Education, January 1, 1995 Gary Pequet:

"The Founding Fathers upheld the economic view of property. They believed that private property ownership, as defined under common law, pre-existed government. The state and federal governments were the mere contractual agents of the people, not sovereign lords over them. All rights, not specifically delegated to the government, remained with the people—including the common-law provisions of private property.

Consequently, the constitutional rights regarding free speech, freedom of religion, the right of assembly, and private property rights are all claims that individuals may hold and exercise against the government itself. In brief, private property refers to the rights of owners to use their possessions which are enforceable against all non-owners, even the government."

Respectfully submitted,

George N. Patten (Skip)

Lynn Tone

From: Public Comments
Sent: Wednesday, November 2, 2022 10:16 AM
To: Lynn Tone
Subject: FW: EXTERNAL: STRs in Tillamook County - Ordinance #84



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: Jeffie Mersereau <jeffie.mersereau@vacasa.com>
Sent: Tuesday, November 1, 2022 4:53 PM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: STRs in Tillamook County - Ordinance #84

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

Tillamook County Board of Commissioners & STR Advisory Committee,
I have grown up in Tillamook County most of my life. I grew up here, left for awhile, then came back and have lived here for the past 25 years and have raised my children in Nehalem Or. I have worked in the STR industry for 8 1/2 years for Sunset Vacation Rentals and have watched things go up and down throughout the years. Prior to that I worked at the San Dune Pub for 10 years. I know that the tourist money makes it possible for businesses to keep people employed throughout the year.

With COVID we had an unprecedented amount of people come visit us at the coast including people who DID NOT rent any homes but just came for the day because they needed to get out of their homes. Everyone was working from home, schooling from home, staying away from social gatherings, etc. All they had was the ability to find a different place to be in seclusion. A different view to look at. A different place to deal with the stressfulness of COVID.

Now this caused our local residents to not have the 8 month break from the chaos and reset before the next tourist season began. So everyday felt like Summer chaos. However, this too shall pass is what all of us in the STR industry knew would happen. The locals did not believe that. They felt it was the new normal so they started to file complaints and started pushing for banning STR's in some cases and lobbying for stricter ordinances in other cases.

It was a tough 2 years for sure for everyone. We are now seeing the normal travel trend of quieter months from October- May at the beach.

Locals will have their break again. They will have their peace back. I am one of those locals and my life and livelihood depends on those 4 months of business to put food on my table, pay my mortgage and to support the other local businesses.

Tourism is how most of us who live here survive. The retired residents don't have to make their paycheck last from pay period to pay period but all the locals who work at the grocery stores, boutiques, cleaners, restaurant workers all need tourist revenue to live from the season to season so there are still people to service the locals in the OFF season.

Some restrictions are good. But to make such severe restrictions on the STR's and the livelihood of the community that are trying to raise their children in this area is unfair and unjust.

Sincerely,
Jeffie Mersereau



Jeffie Mersereau
She/Her
Assistant General Manager | Field Operations
Office 503-368-7969 / 1-800-883-7784
m: 503-318-2625
Vacasa.com

My days off are Saturday and Sunday.

Lynn Tone

From: Public Comments
Sent: Wednesday, November 2, 2022 10:16 AM
To: Lynn Tone
Subject: FW: EXTERNAL: STRs Rules & Regulations - Ordinance #84

Debi Garland | Board Assistant
TILLAMOOK COUNTY|BOARD OF COMMISSIONERS
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-----Original Message-----

From: Comcast <decesaro@comcast.net>
Sent: Tuesday, November 1, 2022 7:39 PM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: STRs Rules & Regulations - Ordinance #84

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This is shocking. We have a rental property in unincorporated Tillamook county and this would be devastating to our town of Manzanita. The local business's don't survive on the locals dining out, they survive on out of town visitor traffic. The retail stores would close. This would mean more job losses.

If your intent is to keep property values low, you might consider how this would lower the property taxes for the county and how it would affect the hiring at the county level. I very much doubt this will lower property values to such a level that a wage earner would be able to buy a beach front or view property.

Long-term rent prices are high, however this is not just a Tillamook county problem, it is a Portland, Eugene, and Bend problem.

Closing down STR would lower wages and more of your community would be unemployed. My housekeeper, a single mom, for our rental has 3 houses she cleans and this would devastate her.

Not sure if you have studied economies and communities who have limited STR, I think the impact would be devastating for Manzanita.

Sincerely - Becky Decesaro

Sent from my iPad

Lynn Tone

From: Public Comments
Sent: Wednesday, November 2, 2022 10:17 AM
To: Lynn Tone
Subject: FW: EXTERNAL: STRs Rules & Regulations - Ordinance #84



Debi Garland | Board Assistant
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From: Corey Tigner <corey@itrip.net>
Sent: Tuesday, November 1, 2022 7:47 PM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: STRs Rules & Regulations - 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.]

We wanted to send you some information we hope would be helpful in assessing all the ramifications of restrictions that may not be obvious and avoiding some catastrophic unintended consequences.

I am speaking from the point of view of an owner of a short term rental management company that employs about 20 full time people and 100+ contractors.

Tillamook County has been a wonderful destination for Oregonians and out of state visitors alike. There has to be some path to allow visitors to enjoy homes in the region so they and their families can continue to experience this area for years to come.

Economically, we all know that there is an enormous benefit to the community from tourism. Destroying peoples livelihood can't be the answer in response to dealing with the bad actors. Especially with the tools that exist today along with the smart regulations we can put in place for tomorrow.

We try to be great actors in the community. We require garbage service. We monitor decibel levels in the homes. We monitor occupancy in the homes. Breaking these rules can be cause for immediate removal. Our company covers at least \$1,500 damage for every booking. We are highly invested in making sure we have the right guests in the homes we manage. While incredibly rare, we can solve a noise issue in minutes to hours whereas a noisy long term tenant is virtually immune.

If saturation was truly a concern, create a permit system and only allow a maximum percentage of households that can hold a permit and it would fall off at the sale of the home ala Lincoln City. You can also create pockets of homes where STR permits are not given so homeowners that are staunchly against being near a STR can purchase or rent in these areas.

While it may sound slightly self-serving, it might be worth considering any 3+ bedroom home being required to be professionally managed. This could include signage on the property with a 24 hour support number and fines tied to both the owner and management company for issues that aren't resolved in a timely manner.

We are always here to work with you all to find the right balance moving forward. There has to be a solution that isn't such a draconian outcome that shuts down existing short term rentals when so many homeowners have made life changing financial decisions to do so and the loss of so much tourist revenue to all parties.

Warmest regards,

Corey Tigner
iTrip Vacations Northwest
Owner & Short Term Rental Manager
503-749-9994



To Members of the Tillamook County STR Advisory Committee:

As an Owner of a Short Term Rental property in the Nedonna Beach area, within unincorporated Tillamook County, I have been following with interest recent discussions regarding STR's, and whether the County's current ordinances are well aligned with it's future vision.

Here are my views:

I do think the current Ordinance #84 strikes a good balance, in terms of respecting homeowner's property rights, and ensuring that the integral quality of neighborhoods is respected. It covers such things as safety inspections, noise abatement, parking requirements, garbage, signage, complaint resolution, and many other "good neighbor" policies that a well crafted Ordinance should, without adding onerous and unnecessary burdens on to individuals and families that make their properties available to others, who wish to visit our beautiful Oregon Coast.

Most properties in Tillamook county that are available as STR's are well maintained and landscaped, and stay occupied for greater lengths of time than similar second homes not available for rent. This serves to help minimize the 'ghost town" effect and helps enhance the idea of neighborhood watch to help minimize vandalism and theft in our neighborhoods. Empty homes are never a good thing for communities, so anything that can maximize their use is good for all.

The thing about any discussion concerning new regulations is that they should always be supported by real data....NOT 3rd party anecdotal stories. Unfortunately, I keep hearing these types of stories from people who try to blame STR's for any and all perceived ills that they don't like that are happening around them. We STR owners get blamed for any excess traffic and overflow parking that's occurring, despite the fact that this is a common problem even in areas without STR's, especially during the popular summer months . We all need to appreciate the very thing that attracted people to live here permanently is the same thing that draws visitors here, and we wouldn't have near the local economy we have without those visitors coming here with their families and spending money.....supporting the same stores and restaurants and other businesses we all enjoy, visitors and locals. STR's provide a popular alternative to those individuals and families who are better served by them rather than the more limited options a hotel or motel provides.

It would seem that if there were serious issues with STR's in terms of disrupting local communities, we would have seen a sharp increase in the number of complaints filed, but we haven't seen that. In fact, the number of verified complaints against STR properties has been exceedingly low. This would seem to provide confirmation on just how well STR's actually fit into our communities, without destroying their character. I would invite anyone to drive through our Nedonna Beach neighborhood to see just how well maintained STR's are here, and also note that you can hardly tell (except for required signage) an STR home from a non rental, a fact that should be quite obvious, since the usage of the property is essentially the same. In fact.the only difference

between a Long Term Rental and a Short Term Rental is the time period booked. And yet, STR's are now held to a much higher standard than most LTR's ever were!

For those that say STR's (and why not LTR's?) are "commercial use" and should be regulated as such, I will quote a decision well stated by the District Court of Florida, First District (Case 1D16-4782):

"The court reasoned that "[t]he critical inquiry is not the duration of the tenancy, but the character of the actual use of the property by those residing thereon." Additionally, the court explained that because the proper focus is on "the actual use which is undertaken on the property," the nature of the properties' use is not transformed from residential to business simply because the properties may be subject to a regulatory scheme that requires licensure and Appellees may earn income from the rentals."

From a recent injunction against the City of Honolulu restriction on STR's:

"In any case, the judge, U.S. District Court Judge Derrick Watson, said, who the person is or how long the person stays at a property matters little, as long as the person is doing what is normally done at a residence, like sleeping, and not things like repairing cars. Zoning laws generally regulate the way land is used, Watson's order notes, not the duration of the use.

"Whether a use is residential depends much more on what is being done at a residence than for how long," he wrote."

As far as trying to conflate STR's with hotel/motels, this reasoning is specious..... since the latter consists of purpose built structures designed to accommodate multiple unrelated groups of guests in completely separate quarters. Permitting requirements are completely different. Motels/hotels have retail type advertising signage visible from a distance, and generally provide services that STRs don't, such as daily housekeeping, swimming pools, conference rooms, large paved and striped parking lots, attended front desks, workout facilities, etc. Many even have restaurants attached. STR's fulfill a need that hotels/motels are often unable to....such as complete kitchens, inclusive sleeping accommodations for large families, and a home like setting complete with living room, private residential parking, decks, and privacy. Everything a nice private home provides. There's a big difference, and frankly, if people think that they should be treated the same way as hotels/motels, then ALL rentals, long term and short term would have to be..... The difference between a private residence and an STR is virtually none. Their use, siting, permitting and construction is identical. They are designed and permitted to accommodate a specific number of people safely, with adequate water and sewer facilities, as well as providing adequate safety for all occupants with the use of smoke detectors and methods of egress. Whether occupied by the owners or guests, the nature of use remains the same. It is not, by any measure, commercial use. No customers show up on a daily basis to do "business", no signage to advertise services exists on property (except as required by law), and the actual activity contained therein is identical to any private residence in any neighborhood anywhere. In fact, most STR's are maintained to a higher standard than many owner

occupied homes, due to the fact that better maintained homes command higher rents. They don't destroy the integrity or livability of local neighborhoods.....they add to it.

I've also noted recently that STR's are being blamed for the lack of affordable housing or "workforce" housing in the County. It's important here to review the facts, and actual studies that have been done in the area and surrounding communities that have addressed this very issue. Here's a few key points from the 2019 Tillamook County Housing Needs Analysis: "In order for housing prices and rents to be attainable to households at 120% or less of the local median income level for the County (\$45,060), for sale housing would need to be priced at \$299,000 or less and rentals priced at \$1,352 or less (per month for 2 bedroom unit)." "In light of the current housing affordability challenges, the future demand for attainably priced housing within Tillamook County will need to increase measurably in the future. This would require development of affordable "missing middle" housing types, such as market rate and government assisted plexes, townhomes and apartments as well as cottage homes, manufactured homes and accessory dwelling units (ADUs)" Simply put.....there's little overlap between what's needed in affordable workforce housing, and Short Term Rentals. Cannon Beach capped their STR's a few years ago, and it did nothing to help the lack of affordable housing issue.

Another key point made about STR's and affordable housing was made in the Tillamook County Short Term Rental Committee from back in Dec 13, 2018:"The study identifies two distinct housing markets within Tillamook County: a coastal market where homes are priced well above \$200,000, and an interior market concentrated largely around Tillamook and other cities where homes are sold, by and large, for less than \$200,000. In review of real market values (RMV) per County Assessor records for properties with issued short term rental permits, 60 of the 827 short term rental properties, roughly 7%, were identified with an RMV of less than \$200,000. The 61 properties are located throughout the County and the majority are in oceanfront communities identified in the housing study as being located in the "coastal market" Both percentages are significantly lower when applying a \$160,000 threshold for property values in relation to what could be "affordable housing" based on the median gross income for households in Tillamook County of \$42,581 per year. Based upon the RMV of short term rental properties, 31 properties, or 4%. of the 827 properties fell at or below this threshold." So....the key point again is how little overlap there really is between Affordable Workforce Housing, and Short Term Rental properties in terms of real world affordability.

Even though these studies are now a few years old....the essential point is still valid.....STR's don't qualify as anything close to "affordable" or "workforce" housing. They exist at a price point well outside valuations that would qualify them as such. The entire US is suffering with a lack of affordable housing, so this issue is much larger than just a local problem, and is going to require multi agency public/private solutions going

forward.

Finally, we should all recognize that Short Term Rentals have been a welcome addition to our region, rewarding the County with significant additional tax revenue, economic development due to increases in tourism and it's commensurate spending, increasing property values, and helping keep our stock of coastal housing well maintained, and neighborhoods safer for all of us in the long run.

Thank you,

Pete Stone

Beach Address: 26630 Beach Drive, Rockaway Beach, Or.97136

psphoto@comcast.net

503-740-6170

Lynn Tone

From: Public Comments
Sent: Wednesday, November 2, 2022 10:17 AM
To: Lynn Tone
Subject: FW: EXTERNAL: To the Tillamook County STR Advisory Committee regarding proposed updates to Ordinance 84
Attachments: Tillamook County STR proposed regulations - Pete Stone letter.pdf



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From: royce trammell <ramtraml@hotmail.com>
Sent: Tuesday, November 1, 2022 10:23 PM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: To the Tillamook County STR Advisory Committee regarding proposed updates to Ordinance 84

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11/1/2022

Dear Tillamook County STR Advisory Committee,

I am the owner of a Short Term Rental (STR) property located south of Oceanside in unincorporated Tillamook County. I recently became aware of the Short Term Rental Advisory Committee and its work to update Ordinance 84, which regulates STRs. I have spent some time over the last few days reviewing previous meeting notes, public comments, and the draft proposed changes to Ordinance 84. I appreciate the balanced approach the Committee has taken and that there has been significant input from the community.

The attached letter from Pete Stone clearly states thoughts and positions that I agree with, especially the position that any regulations regarding STRs should apply to all residential houses, or at the very least, all long term rentals (LTRs), not just STRs. Examples of these types of regulations include: on-premise parking vs on-street parking requirements, quiet hours, limitations on parties, sewage requirements, occupancy limitations, exterior lighting requirements, and garbage collection requirements.

In addition to the positions in the attached letter, I will offer some thoughts that may not have been previously advocated by others:

- 1) **Legal challenges:** Any STR proposals should carefully consider the possibility of legal challenges. The recent Lincoln County ballot measure to eliminate STRs within a 5 year period was overturned by a lawsuit that was expensive for all sides, including the County, in terms of money, time, effort, and for some, emotional investment. I would hate to see a similar scenario play out in Tillamook County. Proposals that may fall into this category include: eliminating STR permits altogether, limiting the number of STR permits in an area, limiting the number of nights a property can be rented, loss of a permit when a property is sold thereby reducing the resale value of the property, limiting STR permits to one per person, and treating residential properties the same as hotels or business enterprises.

Also, it is unclear to me why most proposals of this nature would not apply to LTRs as well, since they are at least as much a business and investment activity as STRs are. I believe LTRs are also typically rented far more days per year than STRs are. For example, my STR is rented about 200 nights per year.

- 2) **One size doesn't always fit all:** Consideration should be given to providing a process for requesting exceptions. For example, a regulation requiring STRs to provide adequate on-property parking based on the approved maximum occupancy may make sense in most situations, but there may be streets/properties where it makes sense to allow on-street parking. Allowing an owner to request an exception could alleviate objections to this and other new proposals.

Another example pertains to the proposed parking regulation that requires an 8 x 20 parking space for each guest vehicle. I measured my driveway at 20 X 39. Under the new regulation, I believe that means I could only allow 2 cars for my 4 bedroom, 3200 square foot house. I currently tell my guests that there is room for 4 medium sized vehicles or 2 larger ones in the driveway. I would prefer to eliminate the 8 X 20 space requirement, and instead allow hosts and guests flexibility in meeting the on-property parking goal based on the type and size of their vehicles and size and shape of the driveway.

Lastly, the proposed garbage requirement regarding the number of pick-ups per week is not clear. If an STR is rented out once per week most of the year, but twice a week a couple of times during the year, will the STR be required to maintain twice weekly service the entire year or just during the period when it is rented more than once a week? If the later, then the language should be updated to state that. If the former, it would double my garbage costs and be a waste of time, gas and effort for the garbage service to check and see there is an empty garbage can many times a year. It would be clearer to state that additional garbage removal service is required during periods the STR has more than one rental per week. I currently accomplish this by putting out and paying for additional cans or pickups during peak season, but not during other times of the year.

- 3) **Improve the enforcement and complaint process:** I believe the most effective way to address many of the concerns and problems raised to the Committee are through well designed and appropriately staffed enforcement processes and complaint handling processes. These processes could also likely handle new problems that may occur in the future, instead of needing to continually identify and address problems through new regulations.

Thank you for the opportunity for feedback,

Royce Trammell

BelleVue Villa
155 Crescent St
Oceanside

Lynn Tone

From: Public Comments
Sent: Wednesday, November 2, 2022 10:18 AM
To: Lynn Tone
Subject: FW: EXTERNAL: STR comments



Debi Garland | Board Assistant
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From: mike hoffmann <hoffy21@hotmail.com>
Sent: Wednesday, November 2, 2022 7:33 AM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: STR comments

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Hi,

My name is Michael Hoffmann and my wife and I bought a home in Oceanside in 2021. We are currently renting it out for part of the year and keeping the rest of the year just for us.

I wanted to send this note to say that we support some new rules being discussed about STRs, like parking restrictions, requirements for response time, etc..., but that we think a ban on STRs would be a bad solution. Visitors love the Oregon coast and in many small communities like Oceanside there are no hotel options and STRs are the only option. Having visitors keeps the local businesses afloat and the STR taxes are good for the county.

I feel strongly that the county should avoid an STR ban and focus on smaller rule changes to address residents concerns.

Thanks for listening!
Michael

Lynn Tone

From: Public Comments
Sent: Wednesday, November 2, 2022 10:18 AM
To: Lynn Tone
Subject: FW: EXTERNAL: STRs Rules & Regulations - Ordinance #84

Debi Garland | Board Assistant
TILLAMOOK COUNTY|BOARD OF COMMISSIONERS
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-----Original Message-----

From: George Milne <grm2@comcast.net>
Sent: Wednesday, November 2, 2022 10:09 AM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: STRs Rules & Regulations - Ordinance #84

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Some regulation is needed on this topic. However, the property owners who chose to rent out their homes as short term rentals should have the right to do so. The economic impact also is huge and not only helps Tillamook County, but also the businesses that benefit tremendously, and would suffer significantly if it'd weren't for short term rental availability.

G. Milne

Sent from my iPad

Lynn Tone

From: Public Comments
Sent: Wednesday, November 2, 2022 1:28 PM
To: Lynn Tone
Subject: FW: EXTERNAL: STRs in Tillamook County - Ordinance #84

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

From: Pierce John <johnp@xsspecialty.com>
Sent: Wednesday, November 2, 2022 10:33 AM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: STRs in Tillamook County - Ordinance #84

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Tillamook County Board of Commissioners & STR Advisory Committee,

While I appreciate your diligence in finding an equitable solution to everyone's concerns, I do hope you take into account the generated local revenue and pride the vast majority of STR owners share in their properties.

Short term rentals throughout the county are the byproduct of need and opportunity. They provide local revenue, jobs, and security in some communities that have a limited revenue base.

We have a STR located in the small section of Manzanita and have taken great steps and gone through great expense to create an inviting home that benefits the renters, the local businesses, and ourselves.

I've read through many of the suggestions and while some are the obvious expression of frustration and fear others are more grounded in a desire to find common ground.

Here are my two greatest concerns..

I can't control what kind of day our neighbors are having. I only know of one instance where our guests were being too loud and a neighbor called our mgmt company to resolve it. While i appreciate their reaching out to Vacasa, it was 4pm in the afternoon and the four female guests were simply enjoying the summer sun on our deck. People come to the coast to vacation and enjoy their time so what I don't want to see is a pattern from neighbors who for various reasons don't like the status quo being changed, taking the opportunity to knowingly complain in order to push a permit out or have it reviewed.

Parking. Our location has a 40 ft gravel driveway that can accommodate three or four cars carefully parked. The remaining yard is landscaped and has a swell per city requirements for gutter drainage. Please don't expand the parking restrictions to the point many of us need to start tearing out landscaping or incurring other costs.

All STR owners worked hard to meet the current requirements and went through the process to get approved. I agree better signage and communication is necessary but please find a balance in any new regulations. Our homes provide visitors a place from which to explore and spend. Hopefully they become repeat visitors and everyone benefits - local businesses, workers, county tax rolls, etc.

Sincerely,

John Pierce

Lynn Tone

From: Public Comments
Sent: Wednesday, November 2, 2022 1:28 PM
To: Lynn Tone
Subject: FW: EXTERNAL: STR Legislation



Debi Garland | Board Assistant
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From: Tialen Kelley <tialen@tialen.com>
Sent: Wednesday, November 2, 2022 10:40 AM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: STR Legislation

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

Hello,

I have been made aware of some of the comments regarding imposing draconian legislation in Tillamook county with regards to Short Term Rentals. I find this quite disturbing and very anti-American, anti-property rights and anti-Oregon Coast.

These beach communities have been vacation destinations for generations. My family has been vacationing on the Oregon Coast for decades, renting hotel rooms, condos, and vacation houses. We have patronized both large multi-million dollar corporations that own most of the commercial real estate on the coast, and we have patronized families, who rent out their vacation properties (as they have been doing for decades).

My family built a home in Pacific City 4 years ago.

- We hired a local architect
- We hired a local builder
- All materials were sourced from local vendors
- We paid all Tillamook county taxes and permits
- We pay local contractors for ongoing maintenance a much higher wage (probably 500% more) than a large corporate hotel would pay it's maintenance workers

- We Pay HOA dues for our planned community
- We pay a local cleaner double or triple what she could make working for a large hotel/corporation doing the same work
- We pay 10% taxes on all our rental revenue to Tillamook county which amounts to thousands of dollars per year
- We pay STR license fees each year (more taxes)
- We pay a new Occupancy tax (on top of all these other taxes) that is over \$1k per year
- We pay real-estate taxes on the value of our home
- The guests that we host frequent the local Businesses in the area: restaurants, rental shops, retail shops, art galleries, fishing guides, equipment rentals, I could go on, all of which wouldn't exist off the permanent local population, which in turn would mean there was even less permanent local population available as people wouldn't have their jobs and businesses.

All of this, would not exist without the ability to offer our home up as a short term rental as we could not have afforded to do so without the expectation of being treated in the same way that historically all property owners have been treated, IE, having the right to rent our home out to people we choose.

Most of the public comments I have seen that are for restricting short term rentals are from a small specific class of resident in the community, people who are upset are of course a vocal lot, but they do not in any way shape or form represent the larger community as a whole who are dependent on the jobs that all of our small businesses represent.

I agree that there are rentals (I know as we have rented them) that are not adhering to the rules and regulations set forth by the county building codes. People who have turned garages into extra bedrooms with no egress, etc. However, that is an enforcement problem of current rules and regulations. Similar to any populated area, of course we are going to have bad actors, to think that I, as an owner of a nice home which I make available to others, would encourage or allow anyone to come in and destroy my property, disturb my neighborhood or cause havoc in my community is ridiculous. Not only due to the impact that has on others, but also the impact that it has on me and my rental! Tillamook County should not be in the business of discriminating against a particular class of citizen or business. They should also not be in the business of undue forfeiture of property or property rights, which enacting targeted regulation would effectively do.

The fact of the matter is that things in life change. The population of Oregon has grown to 4.5 million residents, adding over 2.2 million people in the past 50 years. The population of neighboring states which patronize Oregon for tourism and recreation have grown at an even higher rate in those same 50 years. This of course is going to change our communities, our communities are collecting more income than ever before enabling them to enhance or build new community centers, public parks and spaces and improve our roads.

I understand there are challenges with growth, and zoning is a tool that the county has in order to ensure that the county grows in a manner that benefits it, but the county also has to be realistic that growth is going to happen and instead of trampling on individuals rights, lets enforce the current statutes and ensure that there is room to allow for what the future holds for us and our kids.

Thank you,
Tialen

Lynn Tone

From: Public Comments
Sent: Wednesday, November 2, 2022 1:29 PM
To: Lynn Tone
Subject: FW: EXTERNAL: STRs Rules & Regulations - Ordinance #84

Debi Garland | Board Assistant
TILLAMOOK COUNTY | BOARD OF COMMISSIONERS
201 Laurel Avenue
Tillamook, OR 97141
Phone (503) 842-3403 x3303
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-----Original Message-----

From: Angela Romero <antonio13101@yahoo.com>
Sent: Wednesday, November 2, 2022 11:06 AM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: STRs Rules & Regulations - Ordinance #84

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I have a home with a STR permit. Having my family home as an STR, is allowing our family to use the 3rd generation home again, for holidays and family wknds. This year will be our 1st Thanksgiving at our home in years, we are all excited about that. It was a longterm rental for a short period of time (6 years), after I moved away due to work/life changes. Being a STR makes it more affordable, for me to keep my home for personal use. I am a native Tillamook resident, and provided service to the community for years, as a Paramedic and a volunteer firefighter. Not all of us are "absentee owners", I spend endless hours/month working on our house/property. We did a major remodel last year, improving on our home. We are planting trees, and preserving the farmland we are blessed with.

While I understand the need for longterm housing in the community, many of our homes are beyond what most people could afford monthly. Sadly, landlord/tenant laws are horrible. I think my situation is a little different, as I am a native, and very present. None the less, I fall into the "STR permitting debate/argument".

The presence of STR's allow housing for tourism, which helps support our community. There are less than ideal hotel/motels available, that has been the case for 10+ years, maybe 20. Tillamook proper has been improving their store fronts, I imagine summer tourism helps many of the local small business'. As an STR owner, I regularly send people to local restaurants, activities, and other business'. I have a book full of activity ideas and menus from local eateries.

Tillamook was getting run down for quite sometime, it would be unfortunate, if forward progress was stalled, due to less STR available time. Many of my guests are coming into town for work within the community.

I can see by the complaints/concerns, there might be a need for more regulations. I don't want to see a bunch of trash outside my home, or come home to cars using my parking area. There should be significant community respect by the owners, I'm sorry if that's not happening. It's not ok, common neighborly conduct should still fall into play, despite where you reside. We live in a beautiful area, and I hope it remains that way for decades. I do not think I should be punished, because some of the STR owners are less present, and their guests are causing issues. Maybe the owners aren't aware, although there should be a sign with name/phone # visible on the exterior of the property.

Sent from my iPhone

Lynn Tone

From: Public Comments
Sent: Wednesday, November 2, 2022 1:29 PM
To: Lynn Tone
Subject: FW: EXTERNAL: RE: STR Legislation



Debi Garland | Board Assistant
TILLAMOOK COUNTY | BOARD OF COMMISSIONERS
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From: Tialen Kelley <tialen@tialen.com>
Sent: Wednesday, November 2, 2022 11:21 AM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: RE: STR Legislation

[**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 follow up on this with some comments regarding the current status quo and currently proposed floated ideas/changes:

- STRs pay renewal fee of \$250 each year
- STRs now pay \$75/year/occupant for 'workforce housing and public safety initiatives'
 - This is odd to me, as we already pay a TLT tax, it seems to just be piling on taxes
- Homes are inspected for safety & occupancy when licensed and periodically thereafter.
 - This is a fantastic requirement, as there historically have been rentals that are not safe from an egress or firecode perspective. TLT funds should be used for the periodic checks.
- Homes are required to have garbage service, signage, and more-than-adequate parking.
 - We comply with all of this, and we vary our garbage pickup based on time of year, from 1 day per week to up to 3 days per week to ensure that we are good neighbors. We also built the house to accommodate all off street parking as our community does not allow for on street parking. However this is something our HOA enforces.
- Owners or managers are required to respond to neighbor complaints within 20 minutes.
 - This is reasonable
- Owners or managers are required to register, collect and remit TLT tax.
 - We do, and we pay a lot

Proposals that I've seen:

- Percentage based caps on rentals in each community.
 - There are obvious areas in a community that rentals will thrive (near a resource such as the beach) and others will not, I don't see how putting a cap on this promotes anything other than creating haves and have nots, the market determines where people want to be and if a cap were implemented, we would be discouraging housing from being built as people, even if they never intend to rent out a property, may like the piece of mind knowing that they could if they wanted or needed to. Housing production is what brings down housing prices, I fear that we will just have more unlicensed properties which now are not contributing to the TLT taxes and thus funds for community improvement if such a restriction were put in place.
- Non-transferability of permits.
 - This is just property and income forfeiture. If a property is a successful rental, ie bringing in income to the community, the permit should be transferable to not only allow the normal activity to continue but to also allow the owner to benefit from that value created. Someone then has to sell their house at a potentially lower value (which then affects future tax receipts), the new owner then applies for a permit, probably eventually gets one, then then realizes a higher value of ownership without having to pay for it. Or the new owner just illegally rents the property and everyone loses.
- Limiting total nights each year that can be rented.
 - Everyone would just shut their rentals down in the winter, and would vastly negatively impact local businesses, this is completely ludicrous. My house isn't busy in the off seasons, but we do have rentals and that brings people to the beach to patronize the city.
- Limiting number of rentals based on how many rentals are within a certain amount of feet of each other.
 - Again, there are communities that are essentially rental communities. Saying that your neighbor can't do something you can do isn't fair.
- Increasing fines for violations.
 - My understanding is that there aren't many violations to begin with.. I don't see this helping with anything.
- Requiring noise-monitoring devices
 - How would you ever enforce this, and if you can't enforce it, you shouldn't mandate it.
- Limiting occupancy
 - I limit occupancy already, based on the ability to provide a good experience to guests while also not having my house be trashed. Should 20 people be allowed to pack into a 1500 sqft house? No, but does this happen? Should 14 people be allowed to stay in a 3000+ sqft house? Absolutely, that is three families having a nice vacation together.
- Limiting Parking
 - I don't understand this one either, we have codes in the books that specify your impervious surface for a property, etc. if someone wants to pave over their front yard, and they meet building codes and are paying permit fees, that is a discussion with the building department.
 -

My HOA currently creates rules for our community to ensure that things like garbage and parking are taken care of. We don't need the county piling on.

From: Tialen Kelley
Sent: Wednesday, November 2, 2022 10:40 AM
To: publiccomments@co.tillamook.or.us
Subject: STR Legislation

Hello,

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All of this, would not exist without the ability to offer our home up as a short term rental as we could not have afforded to do so without the expectation of being treated in the same way that historically all property owners have been treated, IE, having the right to rent our home out to people we choose.

Most of the public comments I have seen that are for restricting short term rentals are from a small specific class of resident in the community, people who are upset are of course a vocal lot, but they do not in any way shape or form represent the larger community as a whole who are dependent on the jobs that all of our small businesses represent.

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Thank you,
Tialen

Lynn Tone

From: Public Comments
Sent: Wednesday, November 2, 2022 1:29 PM
To: Lynn Tone
Subject: FW: EXTERNAL: STRs Rules & Regulations - Ordinance #84



Debi Garland | Board Assistant
TILLAMOOK COUNTY | BOARD OF COMMISSIONERS
201 Laurel Avenue
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From: Dave Benz <dave.r.benz@gmail.com>
Sent: Wednesday, November 2, 2022 12:09 PM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: STRs Rules & Regulations - Ordinance #84

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Nov. 02, 2022

From:
Jean & David Benz-Owners of our beach home, which we use and rent.
8194 Nehalem Rd
Neahkanie, OR 97231
jeanbenz@gmail.com, Dave.r.benz@gmail.com

Subj:
STR Ordinance Proposal #84
Reading some of the ideas from full time residence's, not all is being stated in a fair or honest manner.
We recently spent a week in October, the weather was perfect sunshine, hardly a breeze, and this brought many to Manzanita and Neahkanie, retail stores and the beach. Some full time residences have stated that the Ocean / Beach road has too many cars parked from STR's.
Jeana and I took a close look at the many cars and especially work trucks parked along the beach.
We saw many work trucks, plates from the county, and those who spent the day from early morning to evening grilling out the back of the vans they were in. These are NOT beachgoers staying at STR's.

Limiting STR owners to a specific number of people using the house, and parking doesn't correlate with those of us as owners having a family reunion, birthday, anniversary or just friends staying. Is Tillamook using this proposal to consider in the future limiting us as owners whether full time, or part time, to the number of friends or family in our house?

Somehow the "problem" with STR owners and guests renting has become beyond the actual "problem" if we as OWNERS and taxpayers actually have a "problem". If but a few STR renters are causing noise, litter, and parking issues, then address those few STR owners.

If those the commission with the County would visit Neahkanie, on a busy summer day or a few weeks ago in Oct. 12-20, 2022 when we enjoyed our stay, you would be hard-pressed to discover where the so called "problem" are that some few full time homeowners are complaining. At our neighborhood in Gig Harbor, WA same thing exists, a "FEW" homeowners have teenagers with many cars parked on the street and sleeping over. A few do make too much noise occasionally. However like Neahkanie, you talk to your neighbor, and resolve the issue(s), without interference from the neighborhood HOA restructuring how one lives!

Respectfully Submitted,

David and Jean Benz-Full-time Owners, who love our beach home and do rent.

Lynn Tone

From: Public Comments
Sent: Wednesday, November 2, 2022 1:29 PM
To: Lynn Tone
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From: Kelli Payne <kelliapayne@gmail.com>
Sent: Wednesday, November 2, 2022 12:33 PM
To: Public Comments <publiccomments@co.tillamook.or.us>
Cc: Nate Potter <nathanielpotter@gmail.com>
Subject: EXTERNAL: STRs Rules & Regulations - Ordinance #84

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To Whom It May Concern,

I'm writing to share my experience as a property owner and short-term rental host in Oceanside, Oregon.

My husband and I have had a dream for several years of owning property at the Oregon Coast to enjoy with our children. We are also middle-class Americans who have both experienced the insecurity of corporate jobs and having to scrape at different revenue sources to save for retirement and our children's college education.

Last year we purchased a weathered residential dome home (originally built by the Oregon Dome Company in the late 80s). We took out a HELOC on our primary residence and completely restored it making it into a fantastic coastal accommodation geared toward families. We enjoy the Dome twice a month and offer it as a vacation experience the rest of the time. What I didn't know was how impactful The Oceanside Dome Home would be for our guests! We have had several guests share that they created treasured memories with loved ones and fell in love with Oceanside. One mother stayed at the dome with her son who is autistic and was mesmerized by the dome shapes and ceiling. Being able to offer these experiences to travelers has been richly rewarding for me. On average, we make around \$2,000 a month which is the cost of my son's daycare. This supplement helps our family tremendously.

If we rented the dome to long-term renters we would not be able to enjoy it. We would not be able to supplement our childcare expenses. We would not be able to offer treasured memories to travelers wanting to experience the awesomeness of the Oregon coast. The Oregon coast is a place to be shared and enjoyed.

Short-term rentals are not the cause of the housing crisis. The housing crisis is a symptom of a bigger problem related to distribution of wealth and the continual disenfranchisement of the lower and middle-class. Short-term rentals are run by mostly middle-class Americans marginally supplementing their incomes while also having access to an appreciating asset, all of which are bringing in money to local tourism and community. I pay lodging taxes. I pay property taxes. I will pay any capital gains when I sell the property. I direct lodgers to dine at Roseanna's and The Schooner as well as taking day trips to Pacific City. I'm investing in my state and country more as a short-term rental host than at any time in my life. It is also a tremendous amount of work creating a desirable short-term rental and the on-going management. The wealthy would not do this work for the returns. The attack on short-term rentals is an attack on the middle-class and will only continue to oppress hard-working Americans sick of scraping their way through life. All the while, the 1% receive the majority of tax breaks and point the finger at short-term rentals for the housing crisis.

There are several reasons why Tillamook residents might not have access to mortgages or leases, none of which would be solved by limiting short-term rentals. I have a friend currently staying in a hotel. They are building their credit and savings to qualify to get a lease. To qualify for a loan you need to show two years of income and have a minimum credit score. For a lease you need a letter of employment or proven income and minimum credit score.

I am helping my friend find the resources they need to get a loan and a home. We have looked into Oregon housing programs and contacted loan officers specializing in first-time home-buyers. They have a credit plan to improve their credit score. These are the resources needed to help residents into homes all over Tillamook county.

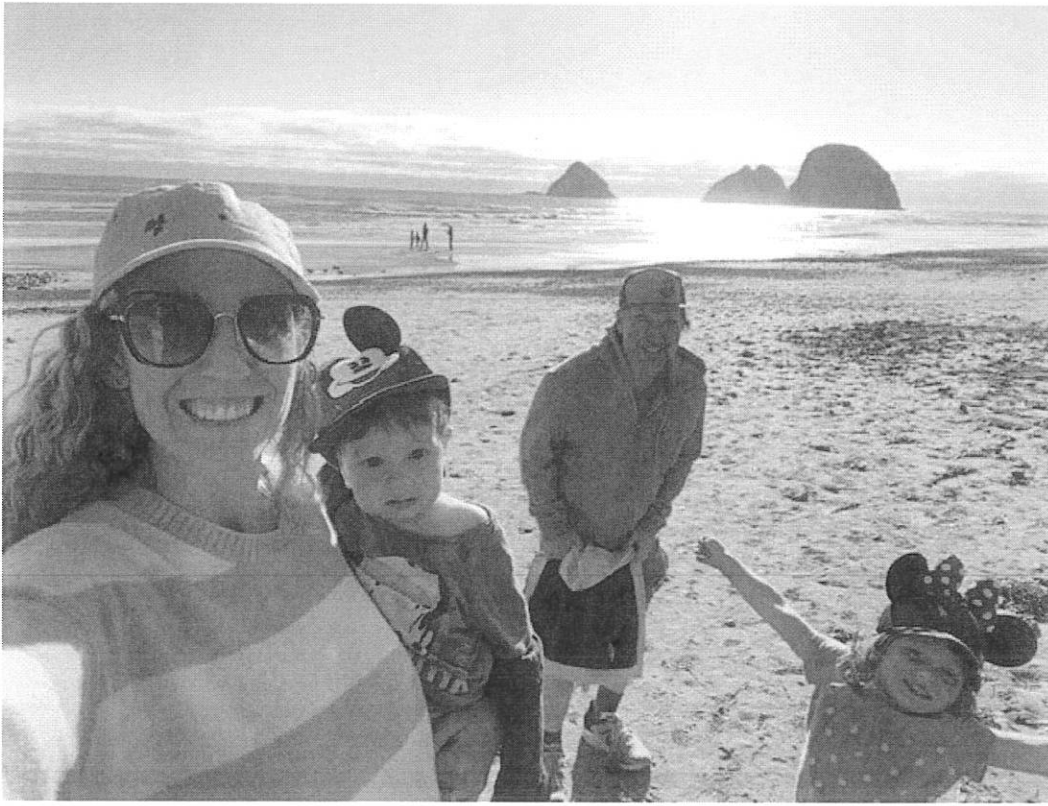
I would like to work together to empower all residents and homeowners in Tillamook county. I hope these conversations encourage community and relationships so that we can work together to build each other up not tear each other down.

Thank you for your time.

Kind regards,

Kelli Payne Potter

Owner, The Oceanside Dome Home



Lynn Tone

From: Public Comments
Sent: Wednesday, November 2, 2022 1:29 PM
To: Lynn Tone
Cc: Sarah Absher; County Counsel
Subject: FW: EXTERNAL: STRs in Tillamook County - Ordinance #84



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From: j.oneal2@comcast.net <j.oneal2@comcast.net>
Sent: Wednesday, November 2, 2022 1:21 PM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: STRs in Tillamook County - Ordinance #84

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Tillamook County Board of Commissioners & STR Advisory Committee,

Short term rentals are vital for the local economy. When purchasing a vacation home, an owner has more affordability when the home can be rented to supplement the mortgage on the property. When a current homeowner is disallowed rental income, the mortgage payments could become cumbersome and result in foreclosure. A vacant home reveals a community that is not thriving and is not attractive for tourists who may want to visit the coast.

Without this sort of revenue, not only will the local community suffer from a loss of tourism, future sales of the homes will be limited with excessive regulations. Short term rentals provide the jobs needed to support tourism. Most tourists are families looking for a home to stay rather than a hotel room. Families could be priced out if they could only stay in a hotel.

Most beach communities are not necessarily designed for full time residents. Full time residents tend to be retired. Retirees typically do not frequent the restaurants and shops as tourists do. The communities need short term rentals to keep the local businesses open and thriving.

Short term rentals provide lodging tax as well as license fees.

My property is a vacation home for my family. I am not able to use the property on a consistent basis and therefore having a local property manager enables me to continue to own the home and to use it on occasion for my family. The property manager is local and does a very good job of screening renters and enforcing rules for the property. I would rather rent my property than let it sit vacant and deteriorate from my inability to closely monitor any repairs and maintenance needed.

Restrictions and excessive regulations would not benefit the community. It would not be a desirable community to live in or to visit.

Please consider not imposing restrictions on short term rentals so that we may have a community that is thriving with tourists, jobs, and livability.

Thanks,

Jane O'Neal

Lynn Tone

From: Public Comments
Sent: Thursday, November 3, 2022 8:25 AM
To: Lynn Tone; Sarah Absher; County Counsel
Subject: FW: EXTERNAL: STRs Rules & Regulations - Ordinance #84

Sorry, one of those was a duplicate – Stephen Lefler's



Debi Garland | Board Assistant
TILLAMOOK COUNTY | BOARD OF COMMISSIONERS
201 Laurel Avenue
Tillamook, OR 97141
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dgarland@co.tillamook.or.us

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From: Terry Sullivan <tsullivan6100@gmail.com>
Sent: Wednesday, November 2, 2022 1:50 PM
To: Public Comments <publiccomments@co.tillamook.or.us>; Terry Sullivan <tsullivan6100@gmail.com>
Subject: EXTERNAL: STRs Rules & Regulations - Ordinance #84

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To whom it may concern:

Following are thoughts and comments regarding STR in Tillamook County.

We live in Pacific City (specifically Kiwanda Shores which has MANY active short term vacation rentals.). We had a STR license for our home for 8 years before we cancelled it due to moving here full time.

We are currently surrounded by vacation rentals so have a broader perspective about what happens in Pacific City with STR.

We rented our home for 8 years and complied with all relevant rules and educated our guests to do the same. Kiwanda Shores has an HOA so we have quiet time rules, parking rules, and other rules that guests need to comply with.

WE NEVER had ANY complaints from neighbors about our guests. (we gave them our phone number before in addition to posting it on the house).

We now live here full time. In my experience (3 years living FT here) the large majority of guests comply with the rules set forth by the HOA (some that mirror the county). IF guests get too loud or park on street, I call the affiliated property

management company (or home owner) and ask that they contact the guests to quiet things down. EVERY TIME I have made this request (6 times in 3 years), My call has been answered on the 2nd or 3rd ring and within 10-15 minutes the noise has been toned down or stopped.

Our experience as a FULL TIME resident here is that the system currently in place is working and there is no need to expand regulations.

I Believe that the property management companies and the individuals who self manage their STR are doing a very good job with the current rules. Any changes by the county should be designed to address ONLY those homes where compliance is consistently an issue.

In my opinion, the county should leave the old rules in place, reopen the process for new licenses and allow property owners the choice to rent their homes or not. We do not need the county imposing more rules or limitations on what property owners can do with their homes.

I also think the county should **back off their increases in licensing fees** as you are providing ZERO added value and/or services to home owners who rent their homes or those of us living among them.

Thank you for listening.
Terry Sullivan
Pacific City Homeowner

Lynn Tone

From: Public Comments
Sent: Thursday, November 3, 2022 8:24 AM
To: Lynn Tone; Sarah Absher; County Counsel
Subject: FW: EXTERNAL: STRs Rules & Regulations - Ordinance #84



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From: Stephen Leflar <thebluedoor1@gmail.com>
Sent: Thursday, November 3, 2022 8:04 AM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: STRs Rules & Regulations - Ordinance #84

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Hello.

We have a two-car garage, built in 1948, in Oceanside that has been converted into a cabin. Over the last two decades, we have gradually fixed it up. We now use it for ourselves and as a short-term rental. It provides us with much needed income, especially helpful in paying property taxes and utilities. We are very thoughtful about our neighbors and have many friends in Oceanside. Please don't think of us as opportunistic entrepreneurs. Please be sensible. (We don't really see how short-term property taxes help us unless the town incorporates as a city.)

Our house is at 1740 Portland Avenue in Oceanside.
We would be happy to visit with you there and show you around.

Thank you.
Stephen and Mary Leflar
3404 SW 1st Avenue
Portland, OR. 97239
503 224 5557

Lynn Tone

From: Public Comments
Sent: Thursday, November 3, 2022 8:24 AM
To: Lynn Tone; Sarah Absher; County Counsel
Subject: FW: EXTERNAL: STRs in Tillamook County - Ordinance #84



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From: kristina stewart <kstewart_ak@yahoo.com>
Sent: Wednesday, November 2, 2022 10:05 PM
To: Public Comments <publiccomments@co.tillamook.or.us>
Cc: kristina stewart <kstewart_ak@yahoo.com>; Chris J. Lawton <chrislawton62@yahoo.com>
Subject: EXTERNAL: STRs in Tillamook County - Ordinance #84

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

Dear Members of the Tillamook County Board of Commissioners & STR Advisory Committee,

Thank you for the opportunity to comment on proposed changes to rules and regulations which apply to Short Term Rentals (STRs). My husband and I own Sundown Vistas in Horizon View Hills (Cloverdale), which currently operates both as our family vacation home and as a STR. We plan to retire to the home in several years. The small and very close nature of our neighbourhood together with our plans to retire to this community perhaps give us a slightly different perspective on being the owners of a busy STR.

We undertook an extensive remodel in 2019 which supported employment of numerous tradespeople from Tillamook and Lincoln Counties, as well as suppliers of every kind of building material and home inclusion. Returning the property to rental service in late 2019 gave us the opportunity to support local even more locals: cleaners, gardeners, septic specialists, and so on. Ace Hardware (PC) and Rosenberg and True Value in Tillamook sees us and our manager regularly. Roby's is our go-to for white goods and furniture, which we have had to replace more frequently than we will when we retire I am sure. We refer our guests to dining and experiences in Neskowin Village and PC, and encourage them to venture up to Nehalem to visit Wild Coast Goods and buy some cheese on their way back. We definitely spend more money with Nestucca Valley Sanitation as an STR that we will as retirees. Our property as an STR's contribution to the Tillamook County economy beyond the TRT is definitely greater than it will be when we retire. If our home were not operating as an STR we would not rent it out long term, and could well be a greater liability to County resources as its regular rental discourages break-in which is more common in infrequently used properties.

That said, we are keenly aware of the impact having a busy rental would be on our neighbours and we actively seek connection and communication with our immediate neighbours and the neighbourhood in total. Every owner in our area has our phone number and email contact, as well as that of our local agent. We do hear from our neighbours on occasion as even the clearest communications are sometimes ignored by selfish and ill-behaved renters who bring too many cars, unauthorised pets, and are too loud past 10pm. We truly regret those rare instances and work closely with our manager and neighbours to attend to those matters promptly.

I support the right of property owners to utilize their home as an STR, but also understand that there are genuine impacts on both immediate neighbours and on the broader community. I support discussing how best to maximize the financial benefit to the community AND the peace.

I support allocating TLT funds to enforcement and would even support an increase in the rate IF that increase were specifically funneled to enforcement.

I support tightening up occupancy maximums but changing the ordinance to refer to "bedrooms" not "sleeping areas" and limiting occupancy to two people per bedroom plus two additional people.

I support requiring and STR to provide one off-street parking space per bedroom and restricting street parking to no more than one car. It seems sensible to me that these regulations would apply to all properties whether STR or not.

I support a percentage cap of STRs (15-20%) within unincorporated Tillamook County in general with the proviso that some communities such as Neskowin Village have a very different ownership profile, and that in some communities condominium developments should be exempt from the density calculations.

I support requiring STRs to install and monitor noise meters, and I support the provision of decibel meters to County Sheriffs .

I do not support an arbitrary cap on number of nights an STR can be rented in a year. Seasonal patterns or rental typically take care of this and such an arbitrary approach would have a significantly negative affect on local business which rely on the visitors who stay at STRs.

I do not support a distance-based limit on STRs as it would arbitrarily disadvantage both STR owners as some full-time residents.

Thank you for considering my comments. I would be happy to discuss or answer any questions.

Sincerely,
Kristina Lawton

Lynn Tone

From: Public Comments
Sent: Thursday, November 3, 2022 8:24 AM
To: Lynn Tone; Sarah Absher; County Counsel
Subject: FW: EXTERNAL: STRs Rules & Regulations - Ordinance #84



Debi Garland | Board Assistant
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From: Nicole Ralston <nicoleralston@gmail.com>
Sent: Wednesday, November 2, 2022 8:52 PM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: STRs Rules & Regulations - Ordinance #84

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Dear Advisory Committee,

My family and another family were ecstatic to become owners of a piece of land on March 17, 2022 in the Dory Pointe neighborhood of Pacific City. We had dreamed of having a beach house for years and vacationing together and were so excited to start building. We were only able to make this happen by pooling our resources and counting on the at-that-time allowed STR permit to help pay some of the bills.

Between dune hazard reports, structural plans, availability letters, county reviews and permit fees we had spent well in excess of \$15,000 and were on our way to building prior to July 1st when STRs came to a halt. We were blindsided and saddened to learn of Ordinance 84.

We are writing in hopes that you might reverse the order and allow for applications. We plan to bring money to the area, both in terms of tourism dollars and through tax revenue, plan to employ locals who live in the area whenever possible, shop locally, and only intend goodwill for the area. We support noise ordinances and bear-proof trash containers. We only intend to rent to families as we have young children and the house would be well set-up with pack 'n plays, high chairs, and the like. This is an opportunity for families to visit Pacific City, which otherwise there aren't many other options to do so without STRs.

We are incredibly saddened to think that after finishing building the house (set to be completed next month) we will have to sell it as we can't afford the house without some STR income. We don't intend to or even have hopes of making a profit, we are solely hoping to offset some of the many costs that come with owning a second home.

We appreciate your consideration and hope you will reconsider new STR permits.

Thank you,
Nicole Ralston

Lynn Tone

From: Public Comments
Sent: Thursday, November 3, 2022 8:24 AM
To: Lynn Tone; Sarah Absher; County Counsel
Subject: FW: EXTERNAL: STRs in Tillamook County - Ordinance #84



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From: Toby White <toby@forensicbuilding.com>
Sent: Wednesday, November 2, 2022 8:20 PM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: STRs in Tillamook County - Ordinance #84

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Tillamook County Board of Commissioners & STR Advisory Committee,

Toby White,

I have been going to Pacific City (PC) for 51 years. I go there the ENTIRE year round. I have family and friends that own houses in PC. I support all the businesses and always have.

We bought a lot in PC in 2021 as part of a dream that has been in the works for 35 years. It is my dream to retire in PC.

We started the permit process to build a house in the flood zone in early 2021 after saving up to by one for years. We purchased the lot with the expectation (and planning after renting STRs for years) that we would generate at least some income as an STR. It took 13 months to get through the FEMA regulations and submit for our permit (dated 3-7-2022). Our permit was issued 5-1-2022. We had no option to submit for an STR permit because the house was not completed by adoption of Ordinance 84. We saw the deadline for acquiring a STR permit, but couldn't submit for it. We near completion of construction soon, but will be severely affected financially because of the new temporary stay on STRs. We do not know what we will do if we cannot offset the costs we've incurred with no income from the new house. We plan on retiring in the house. Now we may have to sell?

This is terrible.



Toby White
Vice President
toby@forensicbuilding.com

Forensic Building Consultants
O: 503.772.1114
F: 503.772.4039

15 82nd Drive, Suite 10
Gladstone, Oregon 97027
www.forensicbuilding.com



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Lynn Tone

From: Public Comments
Sent: Thursday, November 3, 2022 8:24 AM
To: Lynn Tone; Sarah Absher; County Counsel
Subject: FW: EXTERNAL: STRs in Tillamook County - Ordinance #84



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From: Brandon Gray <bgray052299@yahoo.com>
Sent: Wednesday, November 2, 2022 7:20 PM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: STRs in Tillamook County - Ordinance #84

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Tillamook County Board of Commissioners & STR Advisory Committee,

My wife and I purchased a home in Pacific City in 2021 after enjoying camping and renting there for the past 18 years. We are both native Oregonians and have always loved the coast. As much as we would love to be there all of the time, our family life and jobs keep us a little closer to the Clackamas area the majority of the year. So we utilize Meredith Lodging to manage our home. We currently keep it booked out for our selves almost all of the time, but renting a few weeks during the summer makes a huge impact on our ability to pay the property taxes and insurance. We rent to outside people very little, but it makes a big difference for our budget. We pay all utilities, including the new higher rate for STR homes, even though the house is occupied less than 50% of the time, and that includes when we are there about 80 nights per year. That means we barely utilize all of the services we pay for and that surplus income with little effort is a benefit for everyone else utilizing the services.

If you want to make up different tiers for fees and permit costs that could make sense. If there are investors who only rent it out almost 100% of the time I can see they might be able to support a higher fee structure and put more strain on local services, but honestly, there are plenty of rules in place. The county or possibly the management companies should go around and enforce the parking rules and occupancy rules. Set fines for guests and owners/managers if there are parking and occupancy violations. If it turns out there aren't enough violations to support enforcing them, then maybe problems aren't as bad as some would want you to believe?

So far we have been very pleased with the management company. Based on discussions with our neighbors it seems like the house is mostly utilized by nice families enjoying the coast. Increased restrictions and fees will only decrease the

appeal of STRs which will drive down property values and drive away tourists. Our house is checked on nightly basis and all neighbors, especially full time residents, have our cell phone numbers to call if there is ever an issue. We utilize STR's on our vacations and business trips and believe most users are respectful of the community and the rental property. We are not even covering the property taxes and insurance from the rental income. We certainly can't afford more fees and higher rates just because we allow others to utilize the property we purchased.

Thank You for your time,

Brandon Gray
503-869-2985

Lynn Tone

From: Public Comments
Sent: Thursday, November 3, 2022 8:23 AM
To: Lynn Tone; Sarah Absher; County Counsel
Subject: FW: EXTERNAL: New Short Term Rental Permits - Comments



Debi Garland | Board Assistant
TILLAMOOK COUNTY | BOARD OF COMMISSIONERS
201 Laurel Avenue
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From: Nate Lindell <natelindell@yahoo.com>
Sent: Wednesday, November 2, 2022 6:41 PM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: New Short Term Rental Permits - Comments

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Tillamook County STR Committee:

11/1/2022

Unintended Consequences

The purpose of my correspondence today is to respectfully voice my support of Short-Term Rental investments located in Tillamook County. I recently purchased a high-end property located in the Proposal Rock area of Neskowin for investment purposes with the intent of providing high-end, short-term accommodations, which are currently lacking. This transaction was completed via Internal Revenue Service Section 1031 which designated the property as an investment rental property.

To comply with IRS Section 1031, the subject property shall be available to the public as a vacation rental property and limits personal use to 14 days per calendar year. Temporarily Suspending the Processing and Issuance of New Short Term Rental Permits in Unincorporated Tillamook County has very unintended consequences.

In our case, a house that is required to be rent per IRS Rules. A house that cannot be rented per Board Order 22-033, and a house that we cannot us more than 14 days per year. I fully support enforcement of existing regulations and holding homeowners accountable just as other property owners. I also support homeowner rights.

Respectfully,

Nate Lindell
Neskowin

Neskowin Homeowner

Lynn Tone

From: Public Comments
Sent: Thursday, November 3, 2022 8:23 AM
To: Lynn Tone; Sarah Absher; County Counsel
Subject: FW: EXTERNAL: STRs in Tillamook County -Ordinance #84



Debi Garland | Board Assistant
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From: Rachelle <rushphotos1@gmail.com>
Sent: Wednesday, November 2, 2022 3:41 PM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: STRs in Tillamook County -Ordinance #84

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

Tillamook County Board of Commissioners & STR Advisory Committee,

I am a full time resident in South Tillamook County. I was raised here in Pacific City and have lived the majority of my life here. The vacation rental company that I work for has been in business since long before vacation rentals have been the "it" thing. I have worked for this company on and off for the last 20 years. I have been at my current position with the company for 2 years and 4 months. This job as Guest Services Coordinator has afforded my children and I a solid, and comfortable lifestyle, that we struggled to have before working in this field. Vacation Rentals are a MUST HAVE here in this community, and by prohibiting permits and taking away the right to rent would negatively impact my future as well as my children. There is always more work to be done than there are hours in the day, and if I am short or needing more income, there are always jobs and things to be done. This security is priceless. I have countless friends and family members that are in the industry as well and rely on it as their current and for their future.

Vacation rentals are HIGH demand, and to shut down or limit this avenue of accommodations would affect everyone in the area and beyond. Without adequate lodging, our entire economy dies here in this community. Short term rentals DIRECTLY affect every other business in town.

I needed my voice to be heard, so I appreciate your time in reading my letter. Thank you.

Rachelle Morrison

Lynn Tone

From: Public Comments
Sent: Thursday, November 3, 2022 8:25 AM
To: Lynn Tone; Sarah Absher; County Counsel
Subject: FW: EXTERNAL: STRs Rules & Regulations - Ordinance #84

Sorry, one of those was a duplicate – Stephen Lefler’s



Debi Garland | Board Assistant
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From: Terry Sullivan <tsullivan6100@gmail.com>
Sent: Wednesday, November 2, 2022 1:50 PM
To: Public Comments <publiccomments@co.tillamook.or.us>; Terry Sullivan <tsullivan6100@gmail.com>
Subject: EXTERNAL: STRs Rules & Regulations - Ordinance #84

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To whom it may concern:

Following are thoughts and comments regarding STR in Tillamook County.

We live in Pacific City (specifically Kiwanda Shores which has MANY active short term vacation rentals.). We had a STR license for our home for 8 years before we cancelled it due to moving here full time.

We are currently surrounded by vacation rentals so have a broader perspective about what happens in Pacific City with STR.

We rented our home for 8 years and complied with all relevant rules and educated our guests to do the same. Kiwanda Shores has an HOA so we have quiet time rules, parking rules, and other rules that guests need to comply with.

WE NEVER had ANY complaints from neighbors about our guests. (we gave them our phone number before in addition to posting it on the house).

We now live here full time. In my experience (3 years living FT here) the large majority of guests comply with the rules set forth by the HOA (some that mirror the county). IF guests get too loud or park on street, I call the affiliated property

management company (or home owner) and ask that they contact the guests to quiet things down. EVERY TIME I have made this request (6 times in 3 years), My call has been answered on the 2nd or 3rd ring and within 10-15 minutes the noise has been toned down or stopped.

Our experience as a FULL TIME resident here is that the system currently in place is working and there is no need to expand regulations.

I Believe that the property management companies and the individuals who self manage their STR are doing a very good job with the current rules. Any changes by the county should be designed to address ONLY those homes where compliance is consistently an issue.

In my opinion, the county should leave the old rules in place, reopen the process for new licenses and allow property owners the choice to rent their homes or not. We do not need the county imposing more rules or limitations on what property owners can do with their homes.

I also think the county should **back off their increases in licensing fees** as you are providing ZERO added value and/or services to home owners who rent their homes or those of us living among them.

Thank you for listening.
Terry Sullivan
Pacific City Homeowner

Lynn Tone

From: Public Comments
Sent: Thursday, November 3, 2022 1:00 PM
To: Lynn Tone; Sarah Absher; County Counsel
Subject: FW: EXTERNAL: Short Term Rentals



Debi Garland | Board Assistant
TILLAMOOK COUNTY | BOARD OF COMMISSIONERS
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From: Bill Ruecker <billr@baysingerpartners.com>
Sent: Thursday, November 3, 2022 10:13 AM
To: Public Comments <publiccomments@co.tillamook.or.us>
Cc: Maureen Bradley <bradleym04@gmail.com>
Subject: EXTERNAL: Short Term Rentals

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Tillamook County Decision Makers,

Short Term Rentals are a fantastic economic engine that fuels the growth and economy of Pacific City and Tillamook County. Don't ruin it. I

f more short term rental units are required make it easy to build affordable housing.

Wave affordable unit permits and fees. Just get more housing built. Small, simple and affordable worker housing is what is needed. Not short term rental market interference.

No renters can afford the nice view homes and beach homes that are usually used as short term rentals so this would do nothing to increase rent affordability.

Please reconsider any limits on short term rentals. Remember the rule of unintended consequences. Short term rental limits will destroy jobs and income for the very people you trying to help.

Bill



William M. Ruecker | AIA, Principal

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(P) 503.546.1614 | (C) 503.349.2633

2410 N. Lombard Street, Portland, OR 97217

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* Due to the "Stay Home, Stay Safe" order Baysinger Partners is working remotely Mon-Thurs, accessible by phone and email. Our physical office is closed until further notice.

Lynn Tone

From: Sarah Absher
Sent: Wednesday, October 19, 2022 3:20 PM
To: Lynn Tone
Subject: STR Comments submitted for thr Short Term Rental Advisory Committee

Please make copies for the next STR Committee meeting.

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: jadams503 <jadams503@frontier.com>
Sent: Wednesday, October 19, 2022 3:18 PM
To: Sarah Absher <sabsher@co.tillamook.or.us>; bob_mung@aol.com
Subject: EXTERNAL: Comments submitted for thr Short Term Rental Advisory Committee

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Sarah Absher
Director, Community Development
1510-B Third St
Tillamook, OR, 97141

Hello, and thank you for allowing comments from concerned citizens, regarding the possibility of changing Short Term Rental operations.

We live in the Ocean Highlands community. This community, like many other neighborhoods in the Tillamook area, offers a unique living experience – a group of nice homes nestled right in the middle of a forest.

You have the peace and quiet of an isolated country cabin but the safety of a neighborhood of homes.

When we moved here in 2016, we quickly noticed that on a typical evening we could hear nothing but the ocean in the distance, along with the Pacific wind whirring in the trees. We could even view the Milky Way at night.

I would venture to guess that 80% of the people who live in big cities across the U.S. would love to live in a place such as this.

Well, that was before the proliferation of Short Term Rentals. Four or five were added in Ocean Highlands the last summer alone.

Sure, these have caused more traffic, and the occasional parked boat. And sure, there have been a couple of loud parties. But that's not the main issue. The main problem is the new groups of people walking the streets in the evening on a **regular** basis – talking loudly and laughing. Add to that the groups of children playing and shouting, along with the unloading of gear and excited commotion.

The fact is, folks that rent Vacation Houses are here to play and have fun. I'm sure I have done the same in the past. They're not here to take in the sound of the distant ocean and view the Milky Way.

So what's the result of this intrusion: **We, along with the other homeowners here and in other quiet neighborhoods are throwing it all away by allowing the Vacation Rental Industry to take over.**

So, groups of people talking and laughing in the evening - or groups of children playing and occasionally shouting – would not be considered a "nuisance" in most big city neighborhoods. But these activities are definite nuisances in a uniquely silent neighborhood like this – particularly so because **they are all strangers invited here on a regular basis by people and/or companies who don't even live here.**

Further, this activity by investors, Rental Companies, and other people with access to large amounts of cash is driving up the price, and sharply reducing the availability, of homes that could otherwise be purchased by retired folks seeking peace and quiet, or those who have found jobs in the area.

Perhaps the solution is to cap any further Short Term Rentals in "Private Neighborhoods" and allow them only in areas that are already "noisy", such as near highways (101, 131, etc) or near city centers – such as Tillamook, Pacific City, and Manzanita.

Thank you

Jim and Sue Adams

1635 Sundown Dr

Tillamook, OR, 97141

Lynn Tone

From: Public Comments
Sent: Tuesday, October 25, 2022 9:49 AM
To: Lynn Tone
Subject: FW: EXTERNAL: STRs in Tillamook County - Ordinance #84

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

From: Steve Taylor <taylor.steve.janice@gmail.com>
Sent: Saturday, October 22, 2022 11:17 AM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: STRs in Tillamook County - Ordinance #84

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

Tillamook County Board of Commissioners & STR Advisory Committee, I would like to voice what I have noticed with reviews we receive on our Pacific City STR. Almost every review mentions how much they enjoy different restaurants, coffee shops, gift shops and even the grocery store in Pacific City. What a boost to the city's economy these short term rentals must be. The other option for us would be to just rent the house out as a long term rental. Which I am sure would do very little for the city's economy.

Thanks, Steve and Janice Taylor.

Sent from my iPhone

Lynn Tone

From: Public Comments
Sent: Tuesday, October 25, 2022 9:48 AM
To: Lynn Tone
Subject: FW: EXTERNAL: STRs in Tillamook County - Ordinance #84



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: Natalie Daley <daleyns@yahoo.com>
Sent: Saturday, October 22, 2022 9:15 AM
To: Public Comments <publiccomments@co.tillamook.or.us>; Natalie Daley <daleyns@yahoo.com>
Subject: EXTERNAL: STRs in Tillamook County - Ordinance #84

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

Tillamook County Board of Commissioners & STR Advisory Committee,

Over the last few years, many expensive procedures have been instituted that we have done without for the 16+ years that we have owned property in Neskowin. Although I can understand the seeming necessity for some of these, I would like to limit the introduction of still more rules that cost even more.

It becomes an unnecessary money grab from a pool of people being held for ransom while trying to continue to afford the property they own and want to maintain.

Lynn Tone

From: Public Comments
Sent: Thursday, November 3, 2022 1:00 PM
To: Lynn Tone; Sarah Absher; County Counsel
Subject: FW: EXTERNAL: STR input



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: susankpeters@comcast.net <susankpeters@comcast.net>
Sent: Thursday, November 3, 2022 11:34 AM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: 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.]

My input is that an existing STR permit should remain valid when a property is transferred if the existing owner is in good standing. The permit was a right received or obtained on the property and should be transferable. I am also wondering now new applications will be processed...by lottery or in the order of the date of the application? Thank you...Susan Peters, owner of 1260 Tillamook Ave., Oceanside, Oregon.

November 6, 2022

To: Honorable Commissioners Yamamoto, Skaar and Bell
Sarah Absher, Director, Department of Community Development

From: Michael Woodin and Amy Bell of Neahkahnie Beach

Re: ***Comments for November 8, 2022 STR Advisory Committee Meeting***

We have owned 37635 Beulah Reed Rd. in Neahkahnie for over 25 years. For many years owners nearby infrequently rented homes causing little concern in the neighborhood. That's all changed, the pace and frequency of short- term renting has quickened and accelerated. The community, roads and utilities are stressed. Neahkahnie has become more commercial and less residential, more transient and less permanent.

Neahkahnie has a high concentration of short-term rentals now. 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 out of state corporations and investment groups are seeking to acquire and develop similar properties. They have solicited us to do so. These entities target Neahkahnie because short-term rental limits are absent.

Up and down the coast many see these accelerating pressures as an emergency.

SUPPORT PERMIT CAPS

We need a STR permit cap for Neahkahnie. The situation is out of hand. The current number of over 20% of the properties in Neahkahnie is far too high. Halt all new permits in Neahkahnie until the number of properties is under the permit cap.

OPPOSE PERMIT TRANSFERS

STR Permits are really business licenses for permit holders connected to the individuals and not the property.

SUPPORT REALISTIC OCCUPANCY LIMITS

A realistic STR occupancy cap consistent with a residential neighborhood is up to 8. Ask yourself, are our residential homes really built to be occupied by 10, 12, 14, 16, 19 or 20 separate individuals? These are actual permitted short term occupancy limits for older homes in our immediate neighborhood (sounds more like hotels than homes). These homes were never built for such intense occupancy. These intense occupancy levels also turn STR properties into frequently used event spaces. Enacting more realistic occupancy limits will positively impact all the other issues like parking, garbage, noise, complaints and enforcement as well.

THANK YOU

We appreciate your serious effort to examine and revise the county's STR regulations. Our residential community will benefit with balanced STR regulations consistent with a residential environment rather than a business or commercial one. County and community services already stressed by accelerating STR demands also will benefit from your thoughtful work.

Mike Woodin
woodinm@comcast.net

Amy Bell
amybell@comcast.net

Lynn Tone

From: Elaine <ejhanby@nehalem.tel.net>
Sent: Monday, November 7, 2022 8:52 AM
To: Lynn Tone
Subject: EXTERNAL: 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.]

Letter to Short-term Rental Committee
Erin Skaar, Tillamook County Commissioner
Sarah Absher, Director, Tillamook County Community Development

As full-time residents of North Tillamook County, we are following the discussions of the Commissioners regarding updating STR requirements and regulations that are currently in place in Tillamook County.

We believe that Tillamook County is at a critical juncture to protect the long-term, day-to-day-livability of its residents. My input of August 15, describes support decreasing STR permits. I repeat, that given the growing STR industry, Tillamook County's requirements no longer adequately address the increasing pressures that have been exerted on local infrastructure and livability throughout the North Tillamook County region. A residential community inundated with STR's - many owned by out-of-County, out-of-Oregon, investors who are funneling investment returns away from away from the local economy, will ultimately whither from the pressures put on it's already inadequate safety, roads, utilities, and services.

Regarding one of the many points of concern, Neahkahnie Water District is extremely impacted to serve the high percentage of STR's in this area. Many of these STR's routinely rotate reservations over short-stay time periods, essentially operating as commercial businesses. Many allow 10+ guests for each reservation (equalling small hotels??). Each one of those rentals places a great impact on NKN infrastructure.

The Problem IS: There is NO rural Neahkanie infrastructure to accommodate this visitor load, We are dependent on Tillamook County enforcement to regulate the demand, There is no County enforcement program.

The high percentage of STR's (22%) for Neahkahnie community suggest that we not fail;

- cap the number (%) of permits
- limit the number of permits an owner may hold
- ban transfer of permits when properties are sold
- regulate & enforce occupancy (vs. small hotel operations)

The time is now to develop a program that provides Tillamook County with a balance for resident livability that addresses an outdated system of regulating visitor accommodations.

Challenging for our leadership, yes. but a priority at this time.

Thank you,

Tillamook resident, full time since 2006

Lynn Tone

From: jhanby@nehalem.tel.net
Sent: Monday, November 7, 2022 8:40 AM
To: Lynn Tone
Subject: EXTERNAL: STR 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 STR Advisory Committee, Commissioner Skaar and Director Absher:

Elaine and I have been a part-time residents of NKN from 2002 to 2006 and a full time residents since 2006. We never dreamed that short-term rentals would become an issue in this unincorporated community when we purchased our property in 1979 - we were fully aware that it was zoned "single family residential."

It seems to me that high occupancy, short-term rentals are unambiguously businesses. This is particularly the case when the owner is not in residence or may own more than one STR property. These are not "single-family residential." In reality, then, NKN has some significant sized businesses scattered in low visibility throughout its boundaries. Residential expectations such as neighborhoods, parking, neighborhood relations and safety are diminished. For example, would you be willing to go up to a large STR at night, occupied by strangers, and request a toning down of noise and disturbing activities? If not, then who else is there to call on?

I am not advocating for termination of STR's, but for caps and reasonable controls. In my view caps that merit careful consideration are: (1) Percentage of residential structures that are licensed as STR's (NKN's approximately 22% is too high); (2) Distribution of STR's to reduce and eventually avoid high density STR areas; (3) Eventual elimination of multiple ownership of STR units by one person; (4) Eliminate passing along STR licenses with sale of STR properties; and (5) Capping the maximum number of occupants in a single STR unit. Regarding the latter, it may be argued that single family residents do not have a limit on occupants. In looking at our own residence, we do occasionally have a "house full"; that is, all beds are taken. But that may happen only few nights per year - a dramatic contrast to large STR's that may have 10 to 20 occupants on numerous nights during the year.

NKN clearly has STR units that are reasonably small in size (e.g., 6 or fewer occupants) and fit into the community area. I understand that some may even be occupied by the owner as well as by the guests. Such units seem consistent with aspirations for the NKN community and are to be supported. Again, I am not advocating for elimination of STR's.

I would like to make two additional suggestions upon closing:

1. The coastal communities are sufficiently different that specifics (e.g., caps) should be customized as appropriate for each community.
2. Reasonable transition processes and timings will need to be included for moving from current situations to desired future states. We can't do it over-night, but we need to start.

I applaud the process that is underway in addressing STR's. The STR situation has unintentionally gotten out of hand - just as STR's were not even remotely on our "radar screens" when we purchased our NKN property in 1979. Good people are on both sides of the issue. We now have the opportunity to move forward in ways that optimize the magnificence of our coastal communities. The process is not easy but will be rewarding in the end.

Sincerely,
John Hanby, NKN Resident

Sarah Absher
Erin Skaar
Short-Term Rental Advisory Committee

November 7, 2022

Below are my current comments regarding work of the Short-Term Rental Committee.

My name is Mark Roberts, a full-time resident of Neahkahnie.

As an introduction, I'm currently on the Board of two community nonprofits, active with two others, previously served as the Neahkahnie Water District Board Chair for twelve years. I'm on one Tillamook County Commission. I'm scheduled for Tillamook County Jury Duty in January.

Short-Term Rental Caps

Yes. Caps on the number or percentage of short-term rentals are necessary to maintain the public safety and livability of our community.

- Worldwide, communities recognize the need to balance the economic drive to rent property with the community's need for public safety and livability.
- Whether worldwide, across the U.S., or in Oregon, short-term rentals have resulted in communities seeking to better manage and mitigate short-term rental impacts.
- Several municipalities within Tillamook County (e.g., see Manzanita's Ordinances) either cap the number or percentage of short-term rentals or even prohibit them outright. These requirements have no doubt been tested many times ... and are still on the books and enforced.
- Neahkahnie is between two popular municipalities (Manzanita and Cannon Beach) that both have short-term rental caps to maintain their public safety and livability.
- As we've heard at the Short-Term Rental Committee, some short-term rental investors see Neahkahnie as a unique opportunity to avoid both nearby municipal caps as well as other regulations and guidelines.
- As previously testified, many citizens of Neahkahnie see that we have too many STRs now, let alone more – we want caps now! We want them now before our community is further hollowed out as a tourist destination which contributes even less to Tillamook County's economy and civil functions.

Recommendation – Rather than attempt original research as if this question has never been asked and answered before, I recommend the Short-Term Rental Committee request the staff of the Department of Community Development to catalog and benchmark 'best practices' regarding caps and other requirements employed elsewhere.

Let's learn what works and what doesn't from others experience.

Permit Transfers

No. For fairness reasons, Permit Transfers must NOT transfer with the sale of any property. Permits are granted to the Permit Holder on an annual basis, subject to review and approval by the County.

IF there are any property rights associated with STR permits, each property owner in Tillamook County should be availed this same right in an orderly manner.

STRs permits are relatively new to Tillamook County – there has been limited opportunity for all property owners, on an equal basis, to acquire or exercise these rights. IF these rights are merely assigned to the current, 'first movers', we must acknowledge these property owners have no special claim to these rights other than being 'first'.

Thus, it is unfair to limit these rights to the current incumbents who, by merely being 'first', may have acquired these rights during the current period.

These are not some new type of hereditary right.

Rather, IF these are property rights – and limited in number, too, given potentials for caps – an equal opportunity to participate or share in this right is only 'fair' to other property owners.

It's useful to observe that other communities do not enable the transfer of titles when the underlying property is sold. Rather, the next applicant, next in line, is offered the permit, if qualified. Why is that? The recommended cataloging and benchmarking of other communities' practices and experience would provide considerable information regarding this issue.

Purpose

The Purposes of the Short-Term Rental Ordinance are to "...enhance public safety and livability in Tillamook County".

There has been substantial testimony from residents of unincorporated Tillamook County (and others) that STRs reduce and threaten these Purposes:

- The Tillamook Sheriff has testified that there are inadequate resources to adequately respond to complaint calls.
- The ability to contact a live, responding STR agent who reliably communicates with a renter in a timely manner, has been seriously questioned.

- The issues of livability, including noise, ‘hollowing out’ of community members who support community agencies and nonprofits, strangers in the community, garbage, etc. have all been raised by community residents.

In contrast, STR advocates speak of:

- ‘Raising property values’ i.e., increasing housing prices as a primary community “benefit” or
- the personal benefits of renting their property as a commercial enterprise in an otherwise zoned single-family community.

I’m certain that the Department of Community Development, emphasis added, appreciates that their role remains enforcing the stated Ordinance Purposes rather than being distracted by the obvious financial aspects of the Ordinance to both a limited set of Tillamook County’s unincorporated property owners AND the County’s own pecuniary interests.

The Department, no doubt, is sensitive to the value of full-time occupied dwellings in terms of both greater economic value of housing occupied 100% of the time (true, full-time occupants don’t send a stream of TLT monies whenever their dwelling is occupied) and the role that these occupants play in the greater Tillamook community (i.e. how many short-term renters or part-time owners vote, volunteer, participate on County Boards and Commissions, or act as Jurors?)

Balance

Many recent comments have focused on the notion of “Balance” – that is, whatever else this Ordinance is about, keep in mind to ‘balance’ the competing aspects or qualities. For many STRs in Neskowin, this apparently means the percentage of STRs should be able to equal the part-time percentage. I have no comment on this.

Things are different in Neahkahnie – there are still people who actually live in Neahkahnie full-time! And we define ‘Balance’ differently.

We are concerned that a host of investors see Neahkahnie as the best ‘Wild West’-like realty investment opportunity between municipalities to the north of us (Cannon Beach) and to the south (Manzanita, Nehalem, and Wheeler). Unlimited opportunities (but for the current pause) and minimal regulations ... as compared to the strict limits, even prohibition, of STRs In our local ‘Three Villages’ area.

Thus, Balance for Neahkahnie, I believe, is achieved by setting caps and regulatory requirements certainly no greater than, preferably lower than, our neighboring communities (Neahkahnie is far less equipped to manage a high percentage of STRs and their associated utility demands, parking, traffic (vehicular & pedestrian), and other issues than Manzanita.), in north Tillamook County and south Clatsop County.

Need clarity for key parameters

A key parameter regarding Short-Term Rentals is their percentage relative to the legally permitted housing stock of a community. But what, specifically goes into the numerator and the denominator? This is important since the ratio of interest relates to the number of plated, legally established dwelling units.

For example:

-How are 'Auxiliary Dwelling Units' (ADU) treated?

That is, since ADUs may or may not be rented along with their associated Dwelling Unit, are they treated as separate entities? Are ADUs considered in the same fashion as Dwelling Units (DU)? Are they separately permitted? Are separate inspections and fees collected for both DWs and ADUs? Do ADUs count separately in the numerator but NOT in the denominator? of the ratio since the percentage of interest relates to the number of plated, legally established dwelling units?

Recommendation: In addition to Dwelling Units, ADUs should be counted in the numerator of the ratio since the dwelling unit and the ADU may be separately rented to different parties at the very same time. However, ADUs should NOT be counted in the denominator since they are auxiliary to the legally permitted dwelling unit. That is, a dwelling unit with multiple rentable units should count multiple times in the numerator while remaining a single dwelling unit in the denominator.

-How are restrictive HOA requirements factored into this ratio?

For example, the Neahkahnie Meadows gated community in Neahkahnie significantly restricts STRs – a minimum of one week or longer rentals are permitted – NOT any shorter period is permissible. The result of this HOA requirement is only one STRs exist in Neahkahnie Meadows.

Recent statistics from the Department of Community Development (DCD) did not disclose or even footnote recent Neahkahnie community-wide statistics regarding this important quality. Given the number of dwellings in Neahkahnie Meadows, this qualitative distinction and practice significantly impacts a simplistic approach to this calculation.

Recommendation: Where HOA parameters significantly restrict STRs, as in Neahkahnie Meadows, this factor should be both disclosed and the percentage of STRs computed with and without these dwellings.

Mom and Pop Expressions

Many public comments observe that folks are merely trying to cover their mortgage and other expenses as a justification for renting their dwellings.

First, while interesting, sympathetic, and ‘folksy’, these comments are without standing regarding the Tillamook County Short-Term Rental Ordinance. As the Ordinance states, the Ordinance’s only purposes are to “...enhance public safety and livability in Tillamook County”. Tillamook County Commissioners and Department of Community Development do not have the charter, authority, or responsibility to bend County governance to favor these personal interests.

Second, while these sincere comments represent many STRs situations, let’s recall that these individuals are integral parts of a massive, big business, enterprise system. And this is a big, growing even bigger, business.

AvantStay - Manages more than 1,000 properties across 100 cities and assets valued at more than \$2 billion. Recently raised \$500 million to further fund operations

VRBO – Estimated to be worth \$14 billion with 2,800 employees

VACASA – Market capitalization of \$1.6 billion with 8,200 employees

Simply put, the purpose of this Ordinance is to regulate STRs in Tillamook County for public safety and enhancing livability. Let’s stay focused on these purposes, not individual’s business plans.

Paying for Enforcement

Some new comments suggest allocating TLT monies toward the enforcement costs of regulating Short-Term Rentals and their impacts.

I definitely support increasing resources in the enforcement of current regulations and guidelines.

HOWEVER, not from the TLT monies.

TLT monies are aimed at mitigating the impacts of STRs as well as generally underwriting projects aimed at maintaining and even improving public safety and livability in the impacted communities.

Enforcement costs are reasonable and proper costs of administering this program.

Section 8, paragraph d of the Short-Term Rental Ordinance states:

“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, ...”

Resources necessary to enforce, that is, administrate the program, are to be funded from fees collected from STR participants – NOT from monies intended to benefit those impacted by this program.

Otherwise, Tillamook County taxpayers will be called upon, in essence, to pay for the consequences of those property owners who choose to rent their property and the costs they impose upon the County. This is unfair in its totality. Those who cause the needed enforcement should pay for this needed enforcement.

Recommendation: Like any regulatory body, the Department of Community Development should prepare and publish a 'Cost of Service Analysis' (COSA). This COSA would identify ALL costs of administering the Short-Term Rental program, including all staff time, contractor costs, and enforcement costs. These are the administrative costs of the program.

The costs identified in the COSA should, per the Ordinance, be factored into the fee structure that program participants pay. Taxpayers were never intended to foot the bill so that individuals could rent their properties in Tillamook County.

I've previously commented that I suspected that these costs were not completely known ... since this program is new and its requirements unknowable in advance.

For example, in the City of Manzanita, a recent staff analysis of costs and fees necessary to administer the Manzanita program indicated that only 57% of the actual costs were being recovered by the existing fee structure. Adjusting the fee structure so that program participants, rather than their neighbors, pay the full and correct costs of this program.

There is little reason to think that Tillamook County's cost analysis would discover any different outcome. Be sure to check it out.

Thank you,

Mark Roberts
Neahkahnie Resident

Lynn Tone

From: S Wiarda <swiarda@gmail.com>
Sent: Sunday, November 6, 2022 11:43 AM
To: Public Comments
Cc: Public Comments; Sarah Absher; Erin Skaar; Lynn Tone
Subject: EXTERNAL: Neskowin 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,

I have managed two small homes for short term cabins for more than ten years. I am available 24 hours/day for any questions from the guests. The guests are very respectful of our rules, and are grateful for the time they spend in Neskowin.

This income for the owners and the managers is important. It would be a hardship to lose this income, including our cleaners.

The two cabins I manage have just two bedrooms and 4 people maximum. I find that our guests are very respectful of the homes and are grateful for the time they spend in Neskowin.

I hope the committee will consider that the STR's as an important part of our and Tillamook County's revenue.

Thank you for consideration of this important fiscal issue.

Stephanie Wiarda
503-484-7148

Lynn Tone

From: Judith Jones <judithcj1@gmail.com>
Sent: Sunday, November 6, 2022 2:02 PM
To: Lynn Tone
Subject: EXTERNAL: Short term rentals in Neahkanie

[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 strongly support limits on short term rentals in the neahkahnie area. As you know the area already has too high a percentage of rentals. This is a community not a resort . When you get so many rentals it is no longer a community with community spirit. The people who live here value the environment , the social structure, and commitment to the area. Generally we don't appreciate loud noises, parties, traffic with loud mufflers and tires, and inconsiderate road walking . We love the peacefulness , the beauty of nature and quietness with only bird sounds. Limiting the human activity makes it possible to enjoy the animals such as deer, squirrels, rabbits etc.

Thank you for your time and thoughtfulness about this issue . I have lived in neahkahnie for over 20 years and am very committed to hopefully seeing the beautiful environment continue to be strong.

November 5, 2022


Re: Short Term Rentals in Neahkahnie/Nehalem

Dear Tillamook County Board of Commissioners,

I am Jill Beisner, owner of Housekeeping With Care cleaning service. I have lived on the North Coast for 30 years. I have been a housekeeper on the Coast for over 15 years and I take care of vacation rental houses and private homes and we are very proud of our outstanding services. Several of the homes we service are in the Neahkahnie/Nehalem communities, and I have staff that live and work there as well. We have been taking care of rentals there for many years. If short term rentals are banned or severely restricted there, it will greatly impact my income, as well as the income of the people I hire to assist me. We also know many other people employed servicing short term rentals who would lose their jobs and income if these rentals are not permitted.

I am very concerned about the state of the economy and how it will be impacted if short term rentals are banned or severely restricted. We are a small business and we are very dependent on the income we receive from these rentals. We are also a community and we are very dependent on the income we receive from these rentals.

Thank you for your time and consideration.

Sincerely,


Jill Beisner
Housekeeping With Care

Lynn Tone

From: kcj3pdx@gmail.com
Sent: Sunday, November 6, 2022 6:18 PM
To: Lynn Tone
Cc: Sarah Absher
Subject: EXTERNAL: Recommendations for 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.]

To: the STR Advisory Committee:

As a homeowner for over 40 years in Neahkahnie, I want to reiterate my strong support for the STR Committee to recommend that the County Commission enact restrictions to STRs in the County and in the Neahkahnie community.

I'd like to summarize key points of my previous communications and testimony as you conduct final deliberations on this issue, as I am unable to attend your November 8 meeting in person. I believe that regulations on STRs are needed to improve the safety and livability and to recover and maintain the sense of community in the Neahkahnie area. I suggest the following for your consideration:

- Immediately enact a cap on the number or percentage of STRs permitted in the Neahkahnie community, as that area is currently defined. A cap of 17 ½ % seems reasonable and would be consistent with the cap in Manzanita as I understand it.
- Impose a maximum occupancy limit for a STR. The limit should be consistent with a typical single-family home, as the zoning in NHK is essentially all single-family homes. I'd suggest a limit of no more than 10.
- Prohibit the transfer of STR permits, at least until the community is at or under the designated cap.
- Limit the number of STR permits within the NHK community to one per individual. Provisions should be established so that an individual cannot have ownership interest in additional rental properties.
- Limit the number of days per year that a property can be rented in order to discourage operating a rental solely as a business (as our zoning does not provide for operating a business), I'd suggest a limit of 180 days.
- Limit the number of vehicles that are allowed per rental property. I'd suggest that the limit be one vehicle per bedroom or allow a maximum of one vehicle to be parked off the property. Limiting the number of cars would also enhance pedestrian and traffic safety, as there are no sidewalks in the community.

Areas that are zoned residential by definition do not permit businesses such as hotels or motels. STR requirements should uphold the intent of that zoning classification and restrict owners of residential property from operating that property solely as a business.

Finally, I believe that STR regulations in purely residential communities such as Neahkahnie should generally exceed the STR requirements in Tillamook County cities in order to be consistent with the nature of solely residential communities.

Thank you for your consideration of these recommendations.

Ken Jones

FYI, I currently rent my Neahkahnie home for a maximum of 10 weeks a year in order to defray a portion of the costs of home ownership.

November 6, 2022

Comments to the Short-Term Rental Advisory Committee

Commissioner Skaar, Director Absher, STR Advisory Committee Members

Please consider the following comments regarding possible modifications to the current STR regulations in unincorporated Tillamook County.

I have been a full-time resident of Neahkahnie for more than 8 years. I am active as a volunteer in the Nehalem Bay community serving on the Neahkahnie Water Board and on the Board of Directors for the Nehalem Bay Health Center and Pharmacy. In the past I was on the Board of Directors for the Emergency Volunteer Corps of Nehalem Bay, have taught emergency preparedness classes, am a HAM radio operator for emergency communication purposes, am a CERT, and volunteered in County Covid vaccination clinics. I only list these items to give some examples of what full-time residents (and many part-time residents) do to help this community function. Other volunteers provide critical services such as volunteer fire fighting and medical staffing of vaccination clinics. Volunteers also enhance the cultural environment by staffing the Hoffman Center and the Nehalem Valley Historical Society in Manzanita both of which are significant community assets and tourist attractions.

I would like to make it clear that I am fully supportive of having short-term rental units available in our community, including Neahkahnie. During a recent trip to Park City Utah, we stayed in an STR in Baker City and in an STR in Park City. It is a great way to visit a location.

Having said that, Park City, Utah, is a great example of what can happen when there is essentially no limitation on the number of STRs in an area. As of 2020, STR's accounted for 43% of the residential units in Park City. In my experience, there is no sense of community in Park City with it being a totally tourist focused area. Park City like many areas is struggling with affordable housing for the people who provide all the service that the tourists, such as myself, expect. While our area also has affordable housing issues, we have not yet reached the level that areas such as Park City have. However, the loss of community and worsening housing problems are the future of our coastal communities if there are no caps placed on the number of permitted STRs.

I read with a great deal of interest the comments made after the last STR Committee meeting, especially the comments made by current STR permit holders. Many of the permit holder indicated they needed the revenue to meet expenses from owning a second home. Yes, owning a second home is expensive, but I don't view it is the responsibility of the County or the residents of the County to provide a mechanism to make owning a second home affordable.

There were also comments about how much economic benefit the STR owner was providing to the County. Yes, there is obviously an economic benefit to the County in TLT revenue and to local merchants with some purchasing by the transient guests. In speaking with local merchants, many felt overwhelmed this past summer by having too many tourists and not

enough help to serve those tourists. There is a point at which the benefits provided by the STR dollars are outweighed by the costs in decreased community livability and loss of housing inventory. In my view we have gone beyond that point with the current level of STRs.

Finally, many seemed to think that there are no limitations on real property rights and they should be able to do whatever that want with their property. Clearly this is not the case. Every right, including property rights, can be reasonably limited for the public good. This is always a balancing act. So far the balance has been heavily toward the STR owner.

I would like to point out that the vast majority of the STR permit holders do not reside in Tillamook County. However, they do want to influence the STR regulations that the County implements. Out of curiosity, I looked at the STR regulations in communities where some STR owners reside. Here is a sample of relevant STR restrictions in other communities, note all recognize that an STR is a business by requiring a business license:

1. **Portland:** Considered a tourist destination (at least by the Chamber of Commerce). Licensed STRs are listed as an “accessory STR” permit to indicate the primary use of the structure is as a full-time residence. Owner must live in the structure at least 270 days each year and show proof of actual residency to obtain a permit.

2. **Lake Oswego:** (see ordinance 2815) Requires the owner of the lot containing an STR to have their primary residence on the lot. No other commercial uses are allowed in conjunction with or accessory to a short-term rental. The short-term rental shall not be marketed for group events such as weddings, classes, or similar events, for example. The use does not alter the residential character of the neighborhood nor infringe upon the right of residents in the vicinity to the peaceful enjoyment of the neighborhood.

3. **Seattle:** Currently limits an owning entity to two STR units with one being the owner’s full-time residence.

4. **Florence, OR:** Apparently currently studying whether to cap the number of STRs. Based on their 2017 number for STR bedrooms and the number of water hook ups, they had less 2% STRs (vs Neahkahnie which is currently between 20 & 22%). Here is a link to a memo prepared in May, 2022 regarding their effort and providing data from other areas, including Tillamook County.

Florence STR Memo

One Table provides the following data:

Location:	<u>Gerhart</u>	<u>Newport</u>	<u>Lincoln City</u>	<u>Bandon</u>	<u>Tillamook County</u>
Restrict Location	Y	Y	Y	Y	N
Restrict # permits	Y	Y	Y	Y	N
Occupancy Limits	Y	Y	Y	Y	N

5. **Hood River:** For new (non-legacy) hosted homeshare or vacation home rentals, licensed use permitted when accessory to full time residence and limited to a total of 90 days per year.

Clearly locations where many STR owners actually live have very strict limitations and requirements to obtain an STR license/permit. However, in looking at many of the comments of the STR owners, they are advocating for few if any restrictions on their operation of an STR business in our neighborhoods---where they don't have to live!

In my opinion the guiding principle in formulating reasonable STR regulations is that set forth in Lake Oswego regulations: “The use does not alter the residential character of the neighborhood nor infringe upon the right of residents in the vicinity to the peaceful enjoyment of the neighborhood.”

Many of the suggestions by STR permit holders who have had family vacation residences in our area for many years are reasonable. For example, caps on occupancy, actual enforcement of regulations, requirement that STR operators have appropriate trash pickup, and prompt response and accountability for complaints.

To avoid the character of our neighborhoods being irreparably changed, there must be modification to the existing regulations to provide:

1. A cap on the number of STRs permitted. One size does not fit all regarding caps. An average percentage cap across the whole County is not appropriate. Each neighborhood is different. For example, Neahkahnie is a residential community with an owner-occupied B&B and an owner occupied AirBnB. The operative words are “owner-occupied”. Currently Neahkahnie has 20-22% STRs (depending on the denominator used). This is too high for our community. Other communities may have commercial areas that are more appropriate for higher densities. That is not true in a purely residential community. STR density must be taken into account in setting caps. In our area, STRs are concentrated close to the beach which creates problems with parking and emergency access/egress since we have only one access road. Manzanita, Neahkahnie's neighbor to the south has capped their permitted STRs at 17.5% of the number of residences. In my opinion Neahkahnie, which does not have the commercial areas that Manzanita does, should be limited to no more than 15% of the actual residences (that would be approximately 58 vs the current 83 based on actual water hook ups).

2. There must be a limit on occupancy. A majority of the complaints regarding STRs involve the STR “hotels” that have the type of commercial activities prohibited by Lake Oswego, e.g. business retreats, weddings, etc. Having 12 to 23 people crowded into an unfamiliar building is a disaster waiting to happen and is irresponsible on the part of the County in permitting this. Since these are single family homes, a reasonable occupancy cap would be no more than 10 people staying overnight. This assumes there are the appropriate number of bedrooms for this large a group. Note that Portland permits a maximum of five bedrooms.

3. Regulations must be enforced. Saying there is currently no problem with STRs since there are few if any recorded complaints ignores that the current reporting and enforcement mechanism is defective. As has been discussed, a dedicated way to file a complaint that is recorded along with the resolution of that complaint is a necessity. There

should be dedicated personnel whose job is to enforce the regulations. Setting up and maintaining such a system should be at the expense of the STR owners due to the nature of their business. I understand that one STR management operator said it was too dangerous for their personnel to address complaints with the transient guests----is it less dangerous for residents to deal with such issues?

4. There should be no transferability of an STR permit. Having an STR permit may (or may not) be a property right, but since it must be renewed, it should not be considered a transferable property right. If the transferability is not extinguished, there can be no effective cap on the number of STRs in a neighborhood. Even if the STR permit is considered a transferable property right, it should extinguish upon the first transfer. Once a cap is established, a first-in, first-out or lottery system for issuing new permits should be established so new STR permits can be fairly issued. The new permits should have a finite life, e.g. 5 years, to more easily allow cap adjustments in the future.

5. Number of permits per owning entity should be limited to one. This is Manzanita's approach of allowing only one STR permit per owning entity regardless of the percentage of ownership or the type of owning entity. Since the County dropped the ball on this issue from the beginning, the current problem of investment entities owning multiple STRs in a neighborhood will take some time to correct. This assumes that the County can't limit the number of STR permits for existing holders----competent counsel should advise on this. However, now is the time institute a limitation going forward stop this type of business investment.

Turning to the proposed changes to Ordinance #84, Amendment #2, here are comments for some sections:

Section 5 (D): "Dwelling Unit": drafting comment----don't define "dwelling unit" by using the term "dwelling unit" ----"A lawfully established building comprising one or more rooms occupied or intended for occupancy as separate living quarters, and containing cooking facilities, a toilet and two or more of the following:
(a toilet is more important than a garbage disposal)

Include definition for "Bedroom", e.g. "a room designed, equipped and primarily used for sleeping"

(E) "Maximum Occupancy" . For any Dwelling Unit the overnight occupancy shall be no more than 2 adults per Bedroom.

(O) eliminate "Sleeping Area" and replace concept with "Bedroom"

Section 6:

(C) "attempting" to contact is insufficient-----requirement, attempt to contact by phone within 10 minutes of receipt of a complaint and if unsuccessful, travel to the STR within 20 minutes of receipt of complaint

(D) current signage is insufficient----sign with all required information should be on the easement readily visible from the street

(H) there should be reasonable landscaping for each house----having only parking as some of the "hotels" negatively impacts the appearance of the neighborhood (see Newport's requirements for residential areas!!)

Emergency supplies: every STR should have an emergency "Go Bag" equipped as specified by the County for each permitted occupant

(V) prohibiting Off Property / On-Street Parking---depends on the neighborhood---in Neahkahnne, the On-Street Parking can interfere with emergency & regular traffic and poses a danger to walkers

Fire pits should not be allowed!! They are too dangerous in our environment.

Fixed propane tanks (not the 5-gallon portable ones) should be appropriately restrained (tied down to prevent movement in an earthquake) and have a seismic shutoff valve installed. I am amazed that the County does not currently require this.

In closing, the STR Advisory Committee has a lot of work to do. At this point, I have not seen tangible results other than Sarah's proposed revisions. Hopefully the Committee will begin to make some specific proposals. I realize this is a complicated process with opposing viewpoints and interests. I think the language from the Lake Oswego regulation given above is a good guidepost to follow. Not full-time residents, part-time residents or STR owners who care about our communities benefit from the current situation.

Hopefully you will carefully consider my comments.

Sincerely,
David Boone
Dave_boone@comcast.net

Lynn Tone

From: Sarah Absher
Sent: Sunday, November 6, 2022 10:58 PM
To: Lynn Tone
Subject: Fwd: Comments for 8 November 2022 for STR Advisory committee Meeting

Sent from my T-Mobile 5G Device
Get [Outlook for Android](#)

From: Gregory Hightower <ghightower70@gmail.com>
Sent: Sunday, November 6, 2022 10:21:03 AM
To: Sarah Absher <sabsher@co.tillamook.or.us>
Cc: Jacki Hinton <hintonjacki56@gmail.com>
Subject: EXTERNAL: Comments for 8 November 2022 for STR Advisory committee 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.]

Director Absher,

I would like to express my concerns about the number and capacity of STRs in the Neahkahnie community.

I have owned property in Neahkahnie since 1986 and have certainly seen many changes in the neighborhood over the years. The most alarming change is the number and capacity of STRs in this community. I think we are reaching a tipping point for the community feel because of the over abundance of STRs in Neahkahnie. We are changing from a community of permanent and second home owners to a vacation hot spot where the current infrastructure was not made for nor can accommodate.

Let me site a few examples of what I am talking about.

Beulah Reed Road which is a main dead end arterial for Neahkahnie is increasingly becoming a pedestrian path, biking path, dog walking path, baby stroller path, running path, etc., not a vehicle road because of the density of STRs and vacationers. I fear it is just a matter of time before a severe accident occurs. There are several blind curves on Beulah Reed Road. One thing I have learned since moving here full time is when people are on vacation they do things that they would never do at home. Why? Because they are on vacation and normal rules don't apply. A perfect example is people walking up or down Reed road taking up the whole road. Why? Because they are with their friends and family having a good time on vacation. Then when you try pass them you get weird looks or nasty comments. Would they take up both lanes of the road at home? NO. The above is not a occasional occurrence. it is a common occurrence now.

I know two families in our neighborhood that are considering moving because they now are surrounded by STRs and feel they have lost any sense of community and feel uncomfortable with the constant influx of different people, strangers not neighbors, moving in and out all the time..

The water district is now concerned about water use in the Neahkahnie Water District. One factor they have never considered historically was that there would be so many full time STRs. This was never even a plausible consideration years ago. In the past several years the water district has asked residents to limit water consumption because of low water tables. When I pass large capacity STRs with 12 cars in and around the building I'm thinking I don't think the twenty plus tourists staying there are

not taking showers or using the toilet to conserve water. Residences where the home owners historically came only on weekends are now rented 365 days a year.

One of the things we've always loved about living here was the real sense of community. Most of the programs we enjoy and need in this part of the coast only exist because of the hard work of volunteers, full-time and part time community members. The Hoffman Center for the Arts, the library, the Emergency Management effort, the Pathway to the Pacific (and the big wheeled wheelchairs), the Historical Museum, the Pine Grove community center, etc. etc. etc. These are not a result of any tourist volunteers, but of community members. The fewer houses used for full-time or second homes, the fewer volunteers. We are in danger of losing our community to a vacation resort.

I'll stop here but there are many more examples of why the number and capacity of STRs should be limited in the Neahkahnie community. From the October 4th STR Advisory Committee Meeting I understood several communities in Tillamook County are historical vacation meccas like Pacific City and Neskowin. This is certainly not the case in Neahkahnie. Neahkahnie is and I hope it remains primarily a bedroom community.

Greg Hightower

Via Email

Re: Vacation Rentals – Unincorporated Tillamook County
Date: November 6, 2022
To: Tillamook County Board of Commissioners
STR Advisory Committee

In response to your request for public comment, **we are writing to express our support for vacation rentals in our communities along the Oregon coast in Tillamook County.** We own a home in the Neahkahnie neighborhood near Manzanita.

Positive Economic Benefits – As short-term rental homeowners, we provide vital economic resources to our broader Tillamook community – we recently renovated our home, spending hundreds of thousands of dollars with local contractors, electricians, plumbers, and local businesses in Manzanita, Wheeler, Nehalem, and Tillamook. Every year, our guests spend thousands of dollars in Manzanita grocery stores, restaurants, and establishments in Tillamook County. Every year, we send thousands of dollars to our county government for property taxes, STR permit fees, and transient lodging taxes. We support our schools, local environmental groups, and Tsunami evacuation safety efforts, and provide numerous employment opportunities. The Tillamook Coast Visitors Association provided data showing millions of dollars in economic contributions from vacation rentals, and an outstanding program in the county of awarding grants from lodging taxes that flow back into local neighborhoods.

A Family Gathering Place - Our Neahkahnie home is a gathering place for our extended family. We have a tradition of family gatherings at the coast that goes back to the 1940s – it is an important part of our family life, traditions, and history. Purchasing this family home was possible because of the income generated from vacation rentals. Our home also provides more affordable options in a residential setting for families and coastal visitors coming from a wide range of economic backgrounds. Vacation rentals, properly regulated, are a win-win for Oregon, Tillamook County, and our neighbors.

Good Neighbor Policies - Like other vacation rental owners we know, we respect our neighbors, and we ask our guests to do the same. We require our guests to follow Covid protocols, observe good neighbor policies - including quiet time hours - and park on-site. We restrict the number of guests we allow and do not permit parties or special events. Over many years of observing these guidelines, we have never heard a single complaint from our neighbors.

Vacation rentals contribute to the economic vitality of our communities. We recognize regulations are important. At the same time, we need to balance that with the vitality and contributions of a strong vacation rental presence, all the while protecting the property rights of those who own homes in Tillamook County.



John and Maria Meyer
Neahkahnie Beach House, Nehalem

Lynn Tone

From: Erin Skaar
Sent: Monday, November 7, 2022 7:28 AM
To: Sarah Absher; Lynn Tone
Subject: FW: EXTERNAL: [Erin Skaar] County Considerations re Short-Term Rental Ordinances



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: Tillamook County OR <tillamookcounty-or@municodeweb.com>
Sent: Sunday, November 6, 2022 5:19 PM
To: Erin Skaar <eskaar@co.tillamook.or.us>
Subject: EXTERNAL: [Erin Skaar] County Considerations re Short-Term Rental Ordinances

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Mark Thompson (markthomps@msn.com) sent a message using the contact form at <https://www.co.tillamook.or.us/>.

November 11, 2022

To: Tillamook County Board of Commissioners
From: Mark and Janelle Thompson

Re: Tillamook County consideration of changes to Short-Term Rental ordinance

Dear Commissioner Bell,

Thank you for your service, and desire to serve the Tillamook County community. We are writing to express concern about some of the things we have heard about proposed changes to the county's approach to short-term rentals in the unincorporated areas of Tillamook County. About 9 years ago, we were fortunate enough to realize a dream of buying a modest home in Nedonna Beach. We did this with the express desire to make it a place where young families could vacation in the area, and share in the wonder and beauty of the Oregon coast, which has always enriched our life as we visit from the Tualatin area. We also visit with our children at least once a month. We love the Oregon coast, the Nedonna Beach area and community, we have friends there, and we have successfully helped hundreds of young

families and other visitors enjoy their experience there. We pride ourselves in running a clean house, hosting courteous guests, and being a “value add” to the community.

We offer the following comments for your consideration, and will look forward to engaging more as you work on this important topic.

1. We direct our guests to local businesses, including restaurants, shops, and entertainment, which helps support local jobs and business. Our guests often share with us their visits to local restaurants that we guide them to. We know that this provides important support for the community and jobs. Our guests ride the train in Rockaway Beach, visit the Rail Riders, eat at local restaurants and shop at the local stores. I hope that you will seriously consider how changes to the short-term rental would harm these businesses.

2. We invest in our home, using local contractors and products, and help keep it in good condition and safe. Because we aim to have happy guests, we keep our house painted, decorated, maintained, and often receive comments on how it lifts peoples’ spirits. We hope that you will consider that homes offered for short-term vacations contribute to the beauty and vibrance of a neighborhood that may otherwise sit somewhat unoccupied throughout the rest of the year if rentals were not allowed. We also hope that you’ll consider how the investments in the house using local contractors and products helps support the economy in the area.

3. We love the friendships and community in the area, and promote it. We attend community events such as the 4th of July Celebration, the Kite Festival, visits to the Garibaldi Boathouse and other community events, and encourage our guests to do the same. We visit local church congregations and show up to support the Tillamook Community wherever we can. We hope that you will consider that these things add to the community, and do not detract from it. We are able to participate because we have run a successful rental property that keeps us connected to the community. We also often hear from our guests that they have done the same.

4. The Oregon coast is a gem, and an important part of the state that all Oregonians have the right to visit. Although I understand the temptation to keep others out when you’re lucky enough to live in a beautiful place, I hope that you will consider that many people in the state and region want to experience the beauty and peace of the coast. Oregon is unique in having almost all of its beaches open to the public. I hope that you will consider that short-term rentals that offer a place for a whole family to stay are an important part of enabling Oregonians to visit their coast.

5. We enforce good behavior through agreements with our renters. Although I am sure that some of the county’s concerns about short-term rentals comes from some instances of poor behavior or a failure of some renters to abide by good etiquette, we certainly try to avoid any such behaviors at our property by vetting renters and having them agree to good behaviors. We have never had any instances of complaint about our renters from others, and we routinely talk with our neighbors to make sure that no bad behaviors happen. We believe that owners can take actions to avoid poor guest behavior, and the county could enforce these actions. If the County is interested in avoiding certain behaviors or forcing renters to take certain actions, they could work on forcing permit holders to enforce those actions.

6. The County should be very clear about what the problems are, and take actions aimed at those behaviors. The County should not simply be trying to appease people who may want to keep people from visiting the coast and staying in the County. It appears that there are various proposals for how the County should change its permitting approach. Some of these seem non-sensical or to even work against each other. For example, some argue that the county should concentrate rentals in certain areas. Others argue they should disperse rental units farther apart. This leads me to think that the only common theme may be that people want to limit the ability of people to visit the coast in Tillamook County, because they may believe it is better to avoid having non-residents visit. I believe that this would be short-sighted and discriminatory, and counter to property owners’ rights. I hope that the County will make sure that it analyzes what the problems really are, and tailors any action narrowly to address those problems. Please do not impose overly-broad and harmful regulations on homeowners, guests, or your own citizens who make a living in the industries that are supported by short-term rentals in the County.

7. The County's actions should mirror the cities'. I understand that part of the reason that the County is considering taking new action is because of a perception that short-term rentals are moving to the unincorporated areas, due to less regulation than in the cities. If this is true, I'd ask that you review proposals to make sure they are consistent with the cities' approaches. This would result in parity, rather than the County pushing people to the cities or vice versa. Before the city acts, we would also ask that you be certain that the county areas (unincorporated areas) are really the source of problems, and that those problems are not more concentrated in the incorporated areas in any event.

8. If enforcement of rules and regulations is the problem, please consider using the revenues from rental taxes to invest in enforcement officers, a new department, or funds provided to the county sheriff to hire an additional officer. I expect that the truth is that most renters are very good, contribute to the neighborhood and community spirit, and spread the joy of the Oregon coast. There may be some that, unfortunately, cause issues. If that is the case, I believe that the real investment and change should be to make enforcement better. I know you may not currently have resources to do that. Please consider either using existing funds, or even increasing funds from taxes, to be able to enforce action in the rare instances that are problematic. Actions could be taken against homeowners, or guests, or both. We would support this, and the provision of resources to the County that help with enforcement, and perhaps help increase officer resources that can benefit the County in additional capacities as well.

Thank you for considering these comments. We truly hope to engage in productive ways to make sure that the Short-Term Rental approach in the County works. Please take only actions that are well-reasoned and tailored to address demonstrated issues—not actions that are arbitrary, too broad, and intended to only try to satisfy citizens who may have the desire to limit others' ability to visit the wonderful community that we are all privileged and responsible for preserving.

Regards,

Mark and Janelle Thompson
503-706-0434

Lynn Tone

From: Elizabeth ARCH <elizabeth.arch@gmail.com>
Sent: Monday, November 7, 2022 11:21 AM
To: Lynn Tone
Subject: EXTERNAL: Help with 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.]

My family has had a house in Neahkahnie for almost 40 years and we have spent every minute we can there. I have written to the STR Advisory committee before and the points made still hold. I wanted to add one thing. The increase in rentals is obvious, with traffic, lights even at night, and more noisy parties. People should be able to come down here and enjoy the peace and beauty, but not at the expense of what makes the place so wonderful. There must be some limits to preserve our community. The map that Jacki Hinton created showing the number of STR is telling. Instead of a coastal community we have become a place where wealthy investors can make money. Neahkahnie, and the other unincorporated area, need help from the county since at this point the investors can overwhelm any local votes. Please revise Ordinance 85 to institutionalize the rules that other communities such as Manzanita have put into place to protect what makes our coast so desirable.

Please direct my plea to the STR Advisory Committee.

Thank you.

Elizabeth Arch
37737 Treasure Hunter Lane
NeahKahNie.

Lynn Tone

From: Margaret Page <margaret@coast-pros.com>
Sent: Monday, November 7, 2022 2:08 PM
To: Lynn Tone
Subject: EXTERNAL: Public comment: STR moratorium

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I speak in favor of allowing Short Term Rentals without crippling regulations for the following reasons:

- 1) Fewer short term rentals will not provide more long-term housing solutions. Folks do not buy second residences in coastal communities with the objective of renting or leasing them out full-time. They purchase them to enjoy them with friends & family periodically.
- 2) The transient lodging tax is a huge income stream for the County.
- 3) Tillamook County does not have enough hotel & motel rooms to support a burgeoning tourism industry.
- 4) Draconian limits on the number of STRs results in significant loss of value for coastal homes (e.g. a home in Cape Meares my team had listed lost three interested buyers once they found out they could not offer it as an STR in any near future.)
- 5) Limiting how someone chooses to utilize their privately-owned property in this way in my opinion constitutes an illegal taking. What's next? Limiting how many family members you can have over for the holidays?

I understand that there have been parking abuses, trash problems & noise issues. Rather than limiting the number of STR's in a community, instead use some of that Transient Lodging Tax to pay for an Enforcement Officer. If the "guests" have to pay significant fines, I believe the abuse will stop.

Margaret Page
Principal Broker
COAST REAL ESTATE PROFESSIONALS LLC
P.O. Box 1315
Manzanita, OR 97130
503-842-0101
503-400-6062 (fax)
503-801-3603 (mobile)
www.coast-pros.com
Margaret@coast-pros.com

*"If I were asked the chief benefit of the house, I should say: The house shelters dreaming, the house protects the dreamer, the house allows one to dream in peace."
Gaston Bachelard*

Lynn Tone

From: Becky Kirkendall <becky@shorepineproperties.com>
Sent: Monday, November 7, 2022 2:29 PM
To: Lynn Tone
Subject: EXTERNAL: Comments for 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.]

To Whom It May Concern:

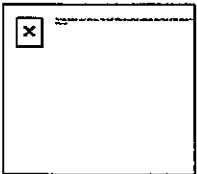
My name is Becky Kirkendall and I am a local resident and own a real estate company in Pacific City and my husband is a local contractor. Thank you for allowing public comment and feedback.

We have both had upset clients and friends due to the vacation rental pause and the possibility of this right being taken away. People research zoning and CC&R's prior to purchasing a property to see if this fits with their plans. Changing this and taking this right away has been very upsetting for many.

Properties with rental permits that are currently transferrable tend to sell more quickly and at a higher price point than those that do not have this permit. Properties that are locally owned or have been second homes for families that are not permitted are suffering an unfair disadvantage.

Please do not place caps on nightly rental permits and please make these permits transferable. Our local economy depends on it. We fully support common sense policies regarding parking, noise, garbage, and livability. We have pushed to the extreme when we change or add policy that negatively impacts the value and the personal property rights of our neighbors and community. We have seen this first hand in Lincoln County after changes to these policies and the lawsuits following these changes along with tax increases. We love and value our community and want everyone who owns property in our county to be treated just and fair.

Becky Kirkendall
Shorepine Properties
Owner/ Oregon Real Estate Principal Broker
Cell 503-701-1103
Office 888-965-7801



www.shorepineproperties.com
"Real Estate with a Reason"

[Initial Agency Disclosure Pamphlet](#)

publiccomments@co.tillamook.or.us <publiccomments@co.tillamook.or.us>;

Thank you for the opportunity to comment on the proposed changes to regulations governing STRs in Tillamook County.

We are the owners of 8155 Neahkahnie Road, in Nehalem. Like many of those who have previously submitted written comments, we purchased our home there because we love the Oregon coast. We are among the sometime residents/visitors who support the local economy, not only by having purchased our house, but also by shopping in local stores and dining in local restaurants. And, like many of the previous commenters, we were able to acquire our house at the price we paid because there was a possibility that we would be able to acquire a short-term rental permit, which we have now done.

As required by our local planning authority, contact information is posted on the outside of our home, easily visible from the street.

We agree with many of the comments that have been submitted:

- Short-term visitors support the local economy, spending money on goods and services. Without the visitor population, it is likely that many businesses – including those of critical importance to year-round residents, such as grocery stores, and those that enhance local life, such as informal eateries – would not have sufficient customer bases to survive.
- Short-term rentals support local government by paying transient lodging taxes and yearly licensing fees.
- Short-term visitors occupy housing units that would likely remain vacant for weeks or months at a time, inviting not only decay but also the potential for vandalism.
- Short-term rentals are unlikely to displace (or potentially displace) people who work in the local economy, as the purchase prices are beyond affordability for most local workers.
- Short-term rentals provide employment for some local workers, including housekeepers, gardeners, and construction workers as well as workers in eateries, retail, and local services.
- Limiting the number of days that short-term rentals may be made available to visitors – either by requiring minimum stays or restricting the total number of days per year – is likely to have adverse consequences, such as crowding all of the visitors into the already-busy summer months (when higher nightly rents are obtainable) or making it too costly for families (because the minimum stay will push the vacation stay out of financial reach).
- Requiring STRs to obtain conditional use permits would be onerous: it would add a discretionary approval process to what is currently an administrative process, increasing the cost and time required to obtain a permit (if a permit is to be granted at all). STRs are already inspected for safety before licenses are approved. There seems to be no reason why the conditions that would be imposed with a conditional use permit – such as limiting the number of guests and limiting the number of cars as well as regulations about noise and other behaviors that disturb

neighbors (whether resident or visitor) – could not be imposed as part of the process that is now in place.

- We are concerned that the creation of a public countywide directory of STRs would be both redundant and costly to maintain. Moreover, a public directory would invite phishing, as well as both identity and home theft at a time when these particular problems are growing at unprecedented rates. STRs are already required to post contact information for the unit in a place visible from the street, and to post additional information about a permit number, county complaint line, maximum occupancy and number of cars allowed inside each unit..

We recognize that some visitors – whether housed in short-term rentals in residential neighborhoods or in hotels/motels – can and have been inconsiderate of their neighbors (whether those neighbors are permanent or short-term residents), and we agree with those commenters who suggest that addressing these behavioral issues is a better course of action for the communities as a whole than imposing limits on the number of short-term rentals. These problems are not restricted to STRs; owner-occupied residences can and have been equally inconsiderate of those around them.

We are not opposed to limiting the number of occupants to two per bedroom, nor to limiting the number of vehicles to the number that can be parked on the property, especially if these limitations are imposed globally, rather than solely on STRs. We are strongly opposed, however, to limiting the percent of housing units that can be STRs, the proximity of STRs to each other, and lengths of stay (as indicated above). And we agree that TLT revenues should be used in the areas in which they were collected.

We also note that there is some interest in exempting condos/apartments/townhomes from percentage caps on STRs. We believe that such an exemption would be counterproductive if there is sincere interest in maintaining the potential stock of housing units that are affordable to local workers.

Thank you for your careful consideration of this issue.

Sincerely,

Roberta Lampert
James Piper
Suzanne Lampert

8155 Neahkahnie Rd.
Nehalem, OR 97136

Lynn Tone

From: Public Comments
Sent: Monday, November 7, 2022 3:59 PM
To: Lynn Tone; Sarah Absher; County Counsel
Subject: FW: EXTERNAL: STRs in Tillamook County - Ordinance #84



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: John Leigh <leighj2717@gmail.com>
Sent: Friday, November 4, 2022 1:19 PM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: STRs in Tillamook County - Ordinance #84

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

Tillamook County Board of Commissioners & STR Advisory Committee,

A little over a year ago my wife and I bought a small vacation home at Cascade Head Ranch and began to rent it out as a STR. We did not buy the house in order to rent it out, but to provide a vacation home opportunity to ourselves and our family. The STR just allows us to recoup some of the expenses of owning the home. From the comments we get, people love to come to the house and enjoy the peace and quiet and beautiful natural surroundings. In the year we have had the STR, we have never had any problems with noisy tenants or the like. Without the STR, many people who come would not otherwise be able to enjoy this beautiful area, and the house would just sit empty most of the time.

We support STRs for the unique opportunity they provide to those who wish to visit the beautiful Oregon coast, as a boon to the economy, and as a financial enabler to those who wish to own a vacation home.

We also support reasonable regulations to assure that STRs are not disruptive to the community.

Thank you for the opportunity to comment.

Sincerely,

Lynn Tone

From: Public Comments
Sent: Monday, November 7, 2022 3:59 PM
To: Lynn Tone; Sarah Absher; County Counsel
Subject: FW: EXTERNAL: STRs in Tillamook County - Ordinance #84



Debi Garland | Board Assistant
TILLAMOOK COUNTY | BOARD OF COMMISSIONERS
201 Laurel Avenue
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From: Kimberly Newell <kimberlypnewell@gmail.com>
Sent: Friday, November 4, 2022 2:17 PM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: STRs in Tillamook County - Ordinance #84

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

Dear Tillamook County STR Advisory Committee,

We feel fortunate to be a part of Tillamook county. We own a home in Neskowin a couple streets back from the coast and a beachfront home in Tierra Del Mar. Both are STRs and managed by a management company. In the beachfront home you are further from town and can feel more isolated, and it may draw more groups. In Neskowin our home is in a community and has walkability. We are lucky to be in an area where homeowners are so active in preserving the charm of the community we love. We are happy to voice our support and opinions on these new proposed standards.

We believe it is critical for management companies act in place of the owner by responding to complaints, handling garbage accumulation, keeping track of complaints and not renting to those individuals again. The cleaning personnel need to communicate to the management company when they find the home in disarray. The companies should be the first line of defense for those who have it managed. Their number is located on the outside of the homes. They have a responsibility to the neighborhood as well.

We DO NOT SUPPORT new rules which only apply to STR use when activity of non-STR guests use is present with the exact same issues can occur for instance: noise, pet waste, parking issues.

We SUPPORT TLT funds dedicated to enhanced enforcement.

We SUPPORT PROPERTY RIGHTS, including an owner's right to rent their property, whether it be short or long term. Multiple recent court cases have proven that although the occupants of STRs may shift more frequently than some neighbors would like, there is no doubt that these tenants are using the homes for residential purposes. The use does not depend on why the property is owned.

We SUPPORT reducing max occupancy by limiting to bedrooms instead of sleeping areas.

We SUPPORT the transferability of STR permits.

We DO NOT SUPPORT an annual limit on the number of nights rented. 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.

We DO SUPPORT a reasonable percentage cap on the number of STR permits between 35-50%.

We DO NOT support proximity based permit limits.

We hope these homeowners and ourselves are not penalized for the wrongdoings of the misbehaving public. We feel we are doing good in our communities by supporting local businesses and updating properties. We would like to hold onto our current STR permits and hopefully be able to earn some money to offset all the construction, repairs, updates we've done.

We have had no complaints from our neighbors at both places.

Kimberly Lane
Part owner- Tierra Del Mar

Lynn Tone

From: Public Comments
Sent: Monday, November 7, 2022 3:59 PM
To: Lynn Tone; Sarah Absher; County Counsel
Subject: FW: EXTERNAL: We support STRs!

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

From: Ann VAUGHN <annlv@comcast.net>
Sent: Saturday, November 5, 2022 4:11 PM
To: Public Comments <publiccomments@co.Tillamook.or.us>
Subject: EXTERNAL: We support 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.]

Don't run them out of town! Tourism supports the community!

Lynn Tone

From: Public Comments
Sent: Monday, November 7, 2022 4:00 PM
To: Lynn Tone; Sarah Absher; County Counsel
Subject: FW: EXTERNAL: In favor of Short Term Rentals



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

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From: Ann Vaughn <vaughn.ann03@gmail.com>
Sent: Saturday, November 5, 2022 3:45 PM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: In favor of 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.]

To Whom It May Concern:

It is the tourism dollars that help sustain and maintain the Tillamook area. Without tourism, who will populate the beautiful new breweries and restaurants, the fabulous new Tillamook Cheese Factory Visitors Center, the upscale new square and shopping area in downtown Tillamook? Without tourism, what are these locations for? Without tourists, who will support these local businesses? Tourism brings in money that allows the county to build new bridges, new roads and new parks. Tourists spend money at gas stations, grocery stores and local shops. Without the dollars from visitors, what will happen to so many of these upgrades made in recent years?

The goal of the State of Oregon for decades has been to encourage tourism in communities that have lost their industry. To encourage and replace the source of community pride and bring an income where one was lost.

Chasing STRs out of the neighborhood goes against this very ideal.

Crippling the STR field will severely limit the income brought in by visitors. Imposing exorbitant fees and severe restrictions on owners will create hardships for STR owners and create bad relations. Many will withdraw their homes from the market. For those homes able to survive, nightly fees will be raised, chasing many visitors away as well.

We would see a return of the recession that existed after the logging companies closed down.
How sad to think that this community, once looking so encouragingly towards the future, will be backsliding into possible oblivion.

Lynn Tone

From: Public Comments
Sent: Monday, November 7, 2022 4:00 PM
To: Lynn Tone; Sarah Absher; County Counsel
Subject: FW: EXTERNAL: NO - business license fee

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

From: Jodi Nelson <jodiconelson@peak.org>
Sent: Saturday, November 5, 2022 4:51 PM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: NO - business license fee

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

Hello,

Please do not enact more costs on small businesses.

As a small business owner, this state is making it harder and harder to be in business (state tax rates; personal property/business taxes; wages; sick time; liability insurance; housing costs to name a few)!

Let's enable small businesses to remain in Oregon and employ people in the private sector by reducing tax burdens, bureaucracy, regulations and costs, NOT enacting more.

Thank you for considering my opinion.

Best regards,

Jodi Nelson
Pacific City, OR

Lynn Tone

From: Public Comments
Sent: Monday, November 7, 2022 4:00 PM
To: Lynn Tone; Sarah Absher; County Counsel
Subject: FW: EXTERNAL: In Support of STRs

From: David Vaughn <Vaughn.David@outlook.com>
Sent: Saturday, November 5, 2022 4:51 PM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: In Support of STRs

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

Hello,

As a person who was born (in Roseburg) and grew up in Oregon (Stayton) and transplanted to New York for work, I am an STR owner in Oceanside Or., and very concerned with the upcoming possible limits on short-term rentals. As an average wage earner, our STR has enabled us to buy a house for our retirement and provide a place to vacation and see my parents, kids, and grandkids. I would think that our visits (along with my parents, children, and grandkids who all come to see us when we visit) and our guest's visits bring additional income to the community. Not just to the really cool breweries (Pelican and de grade) and restaurants (Blue Agate and Schooner inn) but also to the local appliance and furniture stores (Roby's) as we upgrade the furniture and appliances more often than we would if it was just our living house. Also, we have done flooring and painting upgrades that support the community as well (Kephart).

My thought is limiting STRS will have a negative impact not only on us but the community at large and especially on small businesses that need our support during non-traditional touristy months (think of the breweries and restaurants).

Also, an added point, there are two grocery stores in Netarts that we, and our guests, visit when we are there and end up spending thousands on beer, eggs, milk, etc. If we were locals we would just go into town and buy our groceries at the chain store.

Another point is that our house and other STRs provide local jobs not just for the aforementioned restaurants and breweries but also jobs for cleaners, managers, and maintenance people that support the STR's.

Please keep the STR community strong and available. Our house is in a beautiful community that would be negatively impacted by these new rules.

Thank you.

David Vaughn

2814 Reeder St.
Oceanside OR
516-512-4698

PS you will also lose the \$1200+ fee (that really sucks) for operating an STR.

Lynn Tone

From: Public Comments
Sent: Monday, November 7, 2022 4:00 PM
To: Lynn Tone; Sarah Absher; County Counsel
Subject: FW: EXTERNAL: Positive support for Short Term Rentals

From: annlv@yahoo.com <annlv@yahoo.com>
Sent: Saturday, November 5, 2022 4:54 PM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: Positive support for 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.]

Don't regulate the STRs out of existence!
They bring income and jobs to the community!

Money spent by guests and owners; at local businesses, restaurants, shops, grocery stores and gas stations.

Jobs created for locals; housekeepers, managers, handymen, plumbers, painters and employees of local businesses

Lynn Tone

From: Public Comments
Sent: Monday, November 7, 2022 4:00 PM
To: Lynn Tone; Sarah Absher; County Counsel
Subject: FW: EXTERNAL: Ordinance #84 Concerns

From: b goalsby <brenda_goalsby@hotmail.com>
Sent: Saturday, November 5, 2022 10:10 PM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: Ordinance #84 Concerns

[**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 members -

Thank you for your time and interest in evaluating Tillamook County standards with a goal of refining the STR guidelines. This topic is so important to all citizens of the Tillamook County community. Striking the right balance is often difficult to obtain when evaluating what at times might appear conflict interests and priorities.

My husband and I are property owners of an incorporated townhome in Manzanita. We appreciate the need to provide commercial enterprise and tax revenue while also protecting the livability for Tillamook County residents. Our request is to consider the needs of property owners who have invested heavily in Tillamook County and rely on rental revenue income as a primary source of retirement income. It is difficult to unwind the rental enterprises that make up a source of primary rental income and secondary source of business and tax revenue from visitors coming to the beautiful Oregon Coast. Please pursue a balanced approach to your assessment and any changes to the STR Ordinance 84 and guidelines.

Regards,

Brenda & Gregg Goolsby

Lynn Tone

From: Public Comments
Sent: Monday, November 7, 2022 4:01 PM
To: Lynn Tone; Sarah Absher; County Counsel
Subject: FW: EXTERNAL: Comments on revisions to Ordinance 84

From: steve@duncanlabs.com <steve@duncanlabs.com>
Sent: Sunday, November 6, 2022 5:22 AM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: Comments on revisions to 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.]

I am a senior citizen who has short-term rental permit for my property in Neahkahnie beach.

When I started renting out my place over 25 years ago, I worked with a local mom and pop agency based in Manzanita. I now manage it myself.

I frequently use my home for personal use and occasionally rent it out to supplement my fixed income.

I urge a fair and balanced approach to the regulation of Short-Term Rentals (STR) in unincorporated Tillamook County. Revisions to Ordinance 84 should guarantee no community receives a disproportionate number of STR permits.

I would favor a cap on STR permits of 20% for each distinct community, not a countywide cap that could result in any single community exceeding the 20% cap. (e.g., one community ends up with 10% STR permits while another ends up with 30%).

Limiting STR permits to 1 in 5 homes seems fair.

Neahkahnie has a current STR rate of 22%. This would exceed my recommended 20%. I recommend grandfathering in all current STR permit owners.

Permits should be issued to the owner and not be automatically transferable upon sale. By doing so this would allow longer term homeowners who are currently not permit holders to acquire STR permits when STR permitted properties change hands and become available.

The Neahkahnie area is zoned exclusively for single-family dwellings. Very limited commercial activity is allowed.

This zoning designation has served our area well and helped to retain the unique character of our small community. I believe my approach of mostly personal use with occasional rental activity is in keeping with the zoning limitations. It is not primarily a commercial endeavor.

The past few years have seen a substantial increase in what can only be described as commercial short term rental activity in Neahkahnie.

People have been buying homes, and developing properties, with the sole intention of turning them into revenue generating short term rentals.

This trend is increasing the occupancy rate of our community and is stressing our limited water system.

This is my primary concern; the impact increased occupancy has on our already challenged infrastructure.

A glaring example of this is the fact that we have been trying to get potholes filled on our street for over two years to no avail.

I respectfully request the county not adopt a "one size fits all approach" to all the unincorporated areas. Distinct communities such as Neahkahnie should be treated as separate jurisdictions.

Thank you for your consideration.

Steve Duncan

Lynn Tone

From: Public Comments
Sent: Monday, November 7, 2022 4:01 PM
To: Lynn Tone; Sarah Absher; County Counsel
Subject: FW: EXTERNAL: STRs in Tillamook County - Ordinance #84

From: Jonathan Hager <jhager@gmail.com>
Sent: Sunday, November 6, 2022 9:10 AM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: STRs in Tillamook County - Ordinance #84

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

Tillamook County Board of Commissioners & STR Advisory Committee,

Tillamook prides itself on being business friendly. And a Short Term Rental is just that, a business.

In 2008, Tillamook County overwhelmingly supported measure 49 with a final vote tally of 5,841 to 3,981. This Oregon measure provides, "Just compensation for unfair burdens caused by land use regulations." Our southern neighbor, Lincoln County, attempted to completely ban short term rentals. However, the land use portions of Lincoln County's Ballot Measure 21-203 measure were struck down on August 8, 2022 due to it violating ORS 215 (5). As a result the idea to "ban STRs" just is not practical.

I would like to give practical evidence on the value of minimizing red tape and regulations for Tillamook County businesses. This includes short term rentals.

Based on the number of housing units, the average rental expenses, and average tourist dollars spent per a vacation an estimated 33% to 50% of Tillamook County's economy is supported by the tourism industry. This number includes the direct support for property management, tourist destinations, house cleaners, builder supply stores, utilities, other property maintenance and restaurants. It also includes indirect support such as support for teachers due to the school tax basis being distributed among both property owners that live in the county and short term rental business owners.

In 2014, when we began identifying a location for our short term rental, we looked up and down the Oregon coast. Netarts was not the first choice. However, when investigating the options, we uncovered rumblings that Lincoln City was considering banning short term rentals east of 101. The city had once embraced tourism – the County was the home of Pixieland Park, the Disney Land of the Northwest. Just the threat of business hostility towards short-term rentals dissuaded us from investing in that area. Lincoln County's loss was Tillamook County's gain.

Prior to breaking ground we calculated a projected internal rate of return (IRR). The existing regulations with ordinance 84 and the projected IRR influenced what was ultimately built. For example, four bedrooms was projected to have \$2,200 more in revenue each year than a three bedroom. Also, five parking spots would be needed to allow for the desired max occupancy. Determining if a short-term rental should be built was also regulated by the hurdle rate. What other viable opportunities for investment are there? In 2020, the T-Bill rate was essentially 0, making any investment a low hurdle. In November 2021, mortgage rates were at a low 3.3%. Now t-bill rates are 4% and mortgage rates are over 7%. Making any investment in a short-term rental or business a much higher hurdle.

As the 2020 covid-19 pandemic halted many activities, we worked alongside multiple Tillamook citizens to break ground and build the short term rental. We used Rosenberg Building Supplies for the material. Now in its second year, the rental we built operates at a loss. However, it has annually contributed over \$30,000 in economic activity. This is in addition to the over \$300,000 poured into Tillamook County's economy to build it in 2020 and early 2021.

In comparing the 2020 US census data for Tillamook and Lincoln county the percentage of people in poverty is 10.8% vs. 14.4%. As a more radical county, Lincoln County has placed restrictions and regulations to disincentivize business investment. This has resulted in poorer outcomes for their economy and citizens.

Similar evidence can be found north in the City of Gearhart. When the city passed ordinance 901, it had a small grocery store and very few commercial vacancies within the town. After the restrictions were placed on STRs, the small grocery store and many locally-owned small shops went out of business. The local population was not adequate to support these jobs. As of late 2019 there were a lot of commercial vacancies.

Let's work together to identify the root of any concern, identify amicable solutions, and maintain the wondrous Tillamook County without creating more bureaucracy for short term rentals.

Sincerely

Jonathan and Carol Hager

Lynn Tone

From: Public Comments
Sent: Monday, November 7, 2022 4:01 PM
To: Lynn Tone; Sarah Absher; County Counsel
Subject: FW: EXTERNAL: STRs Rules & Regulations - Ordinance #84

From: Scott Hohensee <hohenseescott@gmail.com>
Sent: Sunday, November 6, 2022 9:53 AM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: STRs Rules & Regulations - 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.]

Tillamook County STVR Comments1
11/6/2022

In January of 2020 my wife and I (Robyn Sturgis and Scott Hohensee) purchased an undeveloped lot in Kiwanda Shores. Over the course of the following year we built a vacation home for friends and family. To afford such a home depends on funds generated from short term vacation rentals. I will address motivations and goals in the next round of comments but I would first like to present a look at our initial and ongoing financial involvement in Tillamook County.

Initial Investment - \$413832

First Year Property Expenses (taxes, fees, ins, etc.) - \$8165

First Year Kiwanda Coastal Properties Management Costs - \$14225

First Year non property related expenditures (food, gas, recreation, etc.) - \$2562

That is a total first year investment of \$438784 in Tillamook County. Assuming no future cost fluctuations, we will have a continued yearly input of approximately \$25000 into the local economy from my family alone. That yearly input does not include the additional spending from our STVR guests. As stated above our ability to afford the home and our contributions to the local economy depend on STVR income. Please don't create additional STVR rules and fees that jeopardize our ability to keep the home and its contribution to the local economy.

Regards,

Scott Hohensee

Lynn Tone

From: Public Comments
Sent: Monday, November 7, 2022 4:01 PM
To: Lynn Tone; Sarah Absher; County Counsel
Subject: FW: EXTERNAL: STRs in Tillamook County - Ordinance #84

From: Katie McLoughlin <katesbookkeeping8@gmail.com>
Sent: Sunday, November 6, 2022 10:03 AM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: STRs in Tillamook County - Ordinance #84

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

Tillamook County Board of Commissioners & STR Advisory Committee:

We operate a STR in the Neahkahnie area located in the unincorporated area of Tillamook County.

Our STR has never received any complaints from our neighbors. We know our neighbors by name and have their contact information. There are cameras on the outside of our STR home. We have pride in ownership and actively manage our home to make sure there are no parties, that all guests are respectful, and follow the STR rules. We are onsite often for maintenance, landscaping, and cleaning.

We are not making a profit on our home but merely covering the mortgage, taxes, and costs. We hope to retire and make this home our permanent residence in the next 8-10 years. We could not afford to have this home without the ability to offer it as a short-term rental.

Our thoughts and opinions:

1. STR allows many families and groups from all over the country to enjoy the Oregon Coast.
2. We do not support limiting the number of rental days or some sort of cap. That would distort the local economy to be heavy during the summer months and very sparse off season. We think that would put a burden on the community with local jobs that depend on a steady cash flow year-round.
3. We do support limiting the number of homes that can be used as STRs. What the percentage should be is unclear to us. 20% seems to be a number often used.
4. We understand that selling a home registered as a STR is a popular selling feature. We suggest that the STR status of a home does not carry over to the new home buyer. Let the new home buyer register to be a STR and/or get on the waiting list to become a STR.
5. We ask that Tillamook County leadership be thoughtful, deliberate and govern by common sense. Our concern is that there are a few reactionary loud voices that have the "not in my back yard" mentality.
6. We would hate to see 5% of the problem STRs in the large area of Tillamook County ruin it for the remaining STR owners that manage their property responsibly and without complaints or issues.
7. We pay for year-round garbage service from Recology Western Oregon. We are so grateful for their service. Garbage is not an issue in our neighborhood.
8. We understand parking can be an issue at larger homes in densely populated neighborhoods. We support addressing those concerns that apply to the STR as well as the entire surrounding homes in that community.

9. We would hate to see the coastal areas become retirement and vacation communities to the very wealthy.
10. Many STR owners are disenfranchised to vote in Tillamook County since they are still working in other areas, yet they provide more tax revenue to the county than most of the full-time residents. As a STR owner we have to trust that Tillamook County leadership is making well informed decisions for the entire county.

Thank you for your consideration.

Jon and Katie McLoughlin

9200 Dewolf Road

Nehalem, OR 97131

Lynn Tone

From: Public Comments
Sent: Monday, November 7, 2022 4:02 PM
To: Lynn Tone; Sarah Absher; County Counsel
Subject: FW: EXTERNAL: STRs in Tillamook County - Ordinance #84

From: Pam Kniffin <pamkniffin1@gmail.com>
Sent: Sunday, November 6, 2022 11:07 AM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: STRs in Tillamook County - Ordinance #84

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Tillamook County Board of Commissioners & STR Advisory Committee,

I have a home in Tierra Del Mar that is a family home/Rental. I have rented since 2019 and I have not ever had a complaint from a neighbor.

I have room to park 4 cars and they are not allowed to have more than that. Again, no neighbor complaints about cars. There are more cars who park illegally on our street to use our beach access than from the rental homes.

Please consider the owners who must rent their homes to cover the cost of ownership. It is not cheap to own a home at the beach and to keep it maintained. My dad bought our family beach house in 1998 and I now own the home.

Pam Kniffin, Salem, Oregon

Lynn Tone

From: Public Comments
Sent: Monday, November 7, 2022 4:02 PM
To: Lynn Tone; Sarah Absher; County Counsel
Subject: FW: EXTERNAL: STRs in Tillamook County - Ordinance #84

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

From: Janell Dixon <janell.dixon@yahoo.com>
Sent: Sunday, November 6, 2022 11:32 AM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: STRs in Tillamook County - Ordinance #84

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

Tillamook County Board of Commissioners & STR Advisory Committee, I own a small cottage in unincorporated Rockaway near Camp Magruder. It's my family's vacation home that I rent out in order to be able to afford it. Most owners do the same thing. Sure, there are a few who can afford 2 homes and leave one closed up, but most cannot. I'm concerned that a few noisy people complaining about things they don't really understand could do harm to a lot of us. First I'm always seeing rants on Facebook about how STR's are the cause of no affordable rental homes. This is ridiculous. Most STR owners would tell you if they couldn't use their homes as STR's they would never rent long term since they wouldn't be able to use it themselves plus they don't want to have their home destroyed, they'd rather sell. I certainly would. If I list my home for \$550K how does that help the rental home shortage? If you want to live and work in a tourist town you need to have some skin in the game. I built my home here because there were no homes in my price range in 2017. I needed something for under \$300K that wasn't falling down. So I purchased a lot and had a house built on it. I didn't even take a home off the market, I created one. People think you have to be a millionaire to build a home at the beach. You don't. You need to invest some time and effort. Mine came to \$270K and was finished in 2018. I use it as an STR so it can pay for itself.

Janell Dixon

Lynn Tone

From: Public Comments
Sent: Monday, November 7, 2022 4:02 PM
To: Lynn Tone; Sarah Absher; County Counsel
Subject: FW: EXTERNAL: STRs Rules & Regulations - Ordinance #84

From: Kathleen Ruby <kathleenruby216@gmail.com>
Sent: Sunday, November 6, 2022 11:54 AM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: STRs Rules & Regulations - 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.]

Hello,

As a full-time resident of Neskwin, I would like to emphasize what I feel are the important issues to be considered as commissioners seek to outline a fair and equitable ruling on short term rentals.

* Community, and community support is integral to the well-being of any town. Full-time community members provide the scaffolding on which a town or community is built. Please ensure a ruling that keeps this scaffolding in place and healthy.

*While short term rentals owned as second homes are important to families, homes owned and rented only as investments are hotels. Investment owners have little understanding, or commitment to the lifeblood of a community. Such licenses should be severely limited in a town the size of Neskowin. They are a travesty and produce a majority of the STR problems and issues. Keep hotels in commercial zones!

* A realistic limit to STR's needs to be enforced. This needs to be a multi-layered approach. For example, perhaps only 20% of the neighborhood's homes should be STR's. STR's ought to be limited by how close they are to each other to avoid surrounding full-time community members with STR's. The number of days a house can be rented, also ought to have limits. Permits are needed to control these issues.

*Owners need to be responsible for their guests if problems arise. There needs to be a mandatory way for neighbors to report problems as they arise, and there ought to be penalties for those owners who do not comply.

* If additional tax and fees are collected by the county from STR's, a major portion of the money collected from Neskowin ought to benefit Neskowin. For example, perhaps an enforcement officer could be assigned to Neskowin and paid primarily from those funds.

This committee has the future of small beach communities in its hands and will hopefully take this seriously. If such towns are to continue to exist as both healthy communities and beautiful places to visit, short term rentals need to be regulated, managed, and clearly defined. The well-being of the communities, and the people in them need to be considered as we move forward. Careful, judicious planning can ensure a growing, thriving community.

Thank you.

Kathleen Ruby

Kathleen Ruby
49850 S. Beach Rd.
Neskowin, OR. 97149
208-310-6196

Lynn Tone

From: Public Comments
Sent: Monday, November 7, 2022 4:03 PM
To: Lynn Tone; Sarah Absher; County Counsel
Subject: FW: EXTERNAL: Short term rentals

From: Frantz Coe <coastercoe@gmail.com>
Sent: Sunday, November 6, 2022 3:27 PM
To: Public Comments <publiccomments@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.]

STR committee members,

As a 30 year Neahkahnie home owner and former STR permit holder, I feel STR permits should be capped. The impact of too many rentals is definitely impacting the local community. Too many cars for available street parking, huge impact on water use in the summer, large overflow of garbage on the beach and dog waste cans with piles of green bags just dropped in the sand are becoming the new summer norm.

Please cap the number of STR permits.

Frantz Coe
37295 1st st.
Nehalem Or 97130

Lynn Tone

From: Public Comments
Sent: Monday, November 7, 2022 4:04 PM
To: Lynn Tone; Sarah Absher; County Counsel
Subject: FW: EXTERNAL: STRs Rules & Regulations - Ordinance #84

From: nanette stevenson <nanettestevenson@hotmail.com>
Sent: Sunday, November 6, 2022 4:36 PM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: STRs Rules & Regulations - 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 Whom it may concern,

We would like to make a public comment in support of STR's in Tillamook County. We have a home in Neahkahnie, Or. and have had no trouble with our surrounding STR's. It's still a very quiet neighborhood, there's plenty of parking and garbage cans are serviced weekly. We see it as a plus for the community(Lots of revenue for roads, schools and small businesses). Manzanita's small businesses need the revenue from visitors, as they are already struggling (Many are closed Monday-Wednesday). I believe most or all road maintenance costs are paid by STR's fees, permits and taxes. That's substantial. We support the current rules and regulations within the Tillamook County guidelines.

Sincerely,

Nanette and John

Lynn Tone

From: Public Comments
Sent: Monday, November 7, 2022 4:04 PM
To: Lynn Tone; Sarah Absher; County Counsel
Subject: FW: EXTERNAL: STR Ordinance 84

From: Heidi Ball <hball5@yahoo.com>
Sent: Sunday, November 6, 2022 4:43 PM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: STR Ordinance 84

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

Dear Tillamook County Advisory Committee members,

It has come to my attention that the county is currently reviewing STR Ordinance 84 and guidelines for unincorporated Tillamook County. We are property owners in Manzanita as of August 2021. Our vacation home is part of what we hope will be a portion of our retirement income as well as a place for us to use with our family. The two things that are most concerning to us that are possibly being considered are:

- 1) Limiting the number of nights allowed annually on a STR
- 2) Distance or proximity based limits

We would ask that consideration be given to property owners as many currently rely on the STR income to allow them to keep their beach home as well as provide for them in retirement. We want to be good neighbors and strive to do so. Certainly changes need to be made and considered for the benefit of all parties. Many coastal communities are in the process of these reviews, and we appreciate your concern and care for these communities.

Thank you for the work you are doing to address these concerns-

Heidi Ball
Tigard, OR

Lynn Tone

From: Public Comments
Sent: Monday, November 7, 2022 4:04 PM
To: Lynn Tone; Sarah Absher; County Counsel
Subject: FW: EXTERNAL: STRs Rules & Regulations - Ordinance #84

From: BRIAN LIPPY <BLIPPYTV@msn.com>
Sent: Sunday, November 6, 2022 5:01 PM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: STRs Rules & Regulations - 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.]

Hi,

We have owned a home in Falcon Cove, Oregon since 2010. We discovered the house initially as a rental and ended up buying it! We lived there for a couple years and then moved onto a farm property in Nehalem. We operate our Falcon Cove home as an STR, which it has been for just under 20 years, if records from the old owner are accurate. We know all our immediate neighbors and have never had a problem. Most the homes in Falcon Cove are 2nd homes, only recently have more full-time residents started moving into the neighborhood. We keep the house in good condition, which on the coast takes a lot of money, so we mostly break even on some years, and enjoy a little income for our family on other years. Either way, it's a revenue stream that we count on as part of our income.

Please let me know how we can contribute to the conversation.

Cheers,
Brian Lippy, Sarah Reese, and Fiona Lippy

Lynn Tone

From: Public Comments
Sent: Monday, November 7, 2022 4:04 PM
To: Lynn Tone; Sarah Absher; County Counsel
Subject: FW: EXTERNAL: STR comments

From: Christopher Johnson <cmj11235@gmail.com>
Sent: Sunday, November 6, 2022 5:13 PM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: STR 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 committee members,

Thank you for your service to the people of Tillamook County. Our family has owned a home in Neahkahnie for 60 years and three generations. As you begin to develop your final recommendations regarding Ordinance 84 and short-term rentals in the county, I wanted to share my thoughts and concerns.

Distinct communities such as Neahkahnie should be treated separately with regard to any caps on STR permits and not subjected to a one-size-fits-all approach such as a county-wide cap on the number of permits. I believe that STR permits should be issued to the homeowner and should not be automatically transferable when a property is sold. High-occupancy STRs with multiple parking spaces should be required to conform to local zoning regulations, since they are commercial ventures.

We have seen the impact that the proliferation of STRs have brought to Neahkahnie in particular, with stresses to water supply, roadway infrastructure, and emergency services.

I believe that sensible regulation can both preserve the special, unique character of our community and the north coast.

Yours truly,
Christopher M. Johnson

November 11, 2022

To: Tillamook County Board of Commissioners

From: Mark and Janelle Thompson

Re: Tillamook County consideration of changes to Short-Term Rental ordinance

Dear Commissioners,

Thank you for your service, and desire to serve the Tillamook County community. We are writing to express concern about some of the things we have heard about proposed changes to the county's approach to short-term rentals in the unincorporated areas of Tillamook County. About 9 years ago, we were fortunate enough to realize a dream of buying a modest home in Nedonna Beach. We did this with the express desire to make it a place where young families could vacation in the area, and share in the wonder and beauty of the Oregon coast, which has always enriched our life as we visit from the Tualatin area. We also visit with our children at least once a month. We love the Oregon coast, the Nedonna Beach area and community, we have friends there, and we have successfully helped hundreds of young families and other visitors enjoy their experience there. We pride ourselves in running a clean house, hosting courteous guests, and being a "value add" to the community.

We offer the following comments for your consideration, and will look forward to engaging more as you work on this important topic.

1. **We direct our guests to local businesses, including restaurants, shops, and entertainment, which helps support local jobs and business.** Our guests often share with us their visits to local restaurants that we guide them to. We know that this provides important support for the community and jobs. Our guests ride the train in Rockaway Beach, visit the Rail Riders, eat at local restaurants and shop at the local stores. I hope that you will seriously consider how changes to the short-term rental would harm these businesses.
2. **We invest in our home, using local contractors and products, and help keep it in good condition and safe.** Because we aim to have happy guests, we keep our house painted, decorated, maintained, and often receive comments on how it lifts peoples' spirits. We hope that you will consider that homes offered for short-term vacations contribute to the beauty and vibrance of a neighborhood that may otherwise sit somewhat unoccupied throughout the rest of the year if rentals were not allowed. We also hope that you'll consider how the investments in the house using local contractors and products helps support the economy in the area.

3. **We love the friendships and community in the area, and promote it.** We attend community events such as the 4th of July Celebration, the Kite Festival, visits to the Garibaldi Boathouse and other community events, and encourage our guests to do the same. We visit local church congregations and show up to support the Tillamook Community wherever we can. We hope that you will consider that these things **add to the community, and do not detract from it.** We are able to participate because we have run a successful rental property that keeps us connected to the community. We also often hear from our guests that they have done the same.
4. **The Oregon coast is a gem, and an important part of the state that all Oregonians have the right to visit.** Although I understand the temptation to keep others out when you're lucky enough to live in a beautiful place, I hope that you will consider that many people in the state and region want to experience the beauty and peace of the coast. Oregon is unique in having almost all of its beaches open to the public. I hope that you will consider that short-term rentals that offer a place for a whole family to stay are an important part of enabling Oregonians to visit their coast.
5. **We enforce good behavior through agreements with our renters.** Although I am sure that some of the county's concerns about short-term rentals comes from some instances of poor behavior or a failure of some renters to abide by good etiquette, we certainly try to avoid any such behaviors at our property by vetting renters and having them agree to good behaviors. We have never had any instances of complaint about our renters from others, and we routinely talk with our neighbors to make sure that no bad behaviors happen. We believe that **owners can take actions to avoid poor guest behavior, and the county could enforce these actions.** If the County is interested in avoiding certain behaviors or forcing renters to take certain actions, they could work on forcing permit holders to enforce those actions.
6. **The County should be very clear about what the problems are, and take actions aimed at those behaviors. The County should not simply be trying to appease people who may want to keep people from visiting the coast and staying in the County.** It appears that there are various proposals for how the County should change its permitting approach. Some of these seem non-sensical or to even work against each other. For example, some argue that the county should concentrate rentals in certain areas. Others argue they should disperse rental units farther apart. This leads me to think that the only common theme may be that people want to limit the ability of people to visit the coast in Tillamook County, because they may believe it is better to avoid having non-residents visit. I believe that this would be short-sighted and discriminatory, and counter to property owners' rights. I hope that the County will make sure that it **analyzes what the problems really are, and tailors any action narrowly to address those problems.** Please do not impose overly-broad and harmful regulations on homeowners, guests, or your

own citizens who make a living in the industries that are supported by short-term rentals in the County.

7. **The County's actions should mirror the cities'.** I understand that part of the reason that the County is considering taking new action is because of a perception that short-term rentals are moving to the unincorporated areas, due to less regulation than in the cities. If this is true, I'd ask that you review proposals to make sure they are consistent with the cities' approaches. This would result in parity, rather than the County pushing people to the cities or vice versa. Before the city acts, we would also ask that you be certain that the county areas (unincorporated areas) are really the source of problems, and that those problems are not more concentrated in the incorporated areas in any event.

8. **If enforcement of rules and regulations is the problem, please consider using the revenues from rental taxes to invest in enforcement officers, a new department, or funds provided to the county sheriff to hire an additional officer.** I expect that the truth is that most renters are very good, contribute to the neighborhood and community spirit, and spread the joy of the Oregon coast. There may be some that, unfortunately, cause issues. If that is the case, I believe that the real investment and change should be to make enforcement better. I know you may not currently have resources to do that. Please consider either using existing funds, or even increasing funds from taxes, to be able to enforce action in the rare instances that are problematic. **Actions could be taken against homeowners, or guests, or both.** We would support this, and the provision of resources to the County that help with enforcement, and perhaps help increase officer resources that can benefit the County in additional capacities as well.

Thank you for considering these comments. We truly hope to engage in productive ways to make sure that the Short-Term Rental approach in the County works. Please take only actions that are well-reasoned and tailored to address demonstrated issues—not actions that are arbitrary, too broad, and intended to only try to satisfy citizens who may have the desire to limit others' ability to visit the wonderful community that we are all privileged and responsible for preserving.

Regards,

Mark and Janelle Thompson
503-706-0434

Lynn Tone

From: Public Comments
Sent: Monday, November 7, 2022 4:05 PM
To: Lynn Tone; Sarah Absher; County Counsel
Subject: FW: EXTERNAL: STRs in Neskowin

From: Mark Gibson <magibby@gmail.com>
Sent: Sunday, November 6, 2022 5:39 PM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: STRs 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.]

Tillamook County - Board of County Commissioners and STR Advisory Committee:

Greetings,

Like many residents along the Oregon Coast, I was a visitor before buying a home here. I am writing to show support for balanced regulations regarding STRs. We bought our home in Neskowin back in 2015, but did not rent it regularly until 2020. We like to visit frequently, but work, school, and life get in the way and instead of having our cottage sit empty between our frequent, yet short stays, we enjoy sharing it with other visitors when we aren't able to enjoy it ourselves. We are not "outsiders", "investors", nor "absentee owners" and the same holds true for so many fellow homeowners who also welcome guests into their homes via permitted use as an STR.

- Through 2020-2022 there have been nominal STR ordinance violations in all of Unincorporated Tillamook County (8 in 2020 & 13 in 2021)
- In Neskowin only 11% of properties are stand-alone homes with STR permits (21% including condos etc.)
- STR guests eat at the local cafe, shop at the local market & play golf at our local course - benefits of which are difficult for me to quantify, but surely have a positive impact for our entire community
- I recognize that there is room for improvement with enforcement of current regulations & there are some valid complaints
- I would like to see improvements at enforcing the current ordinance before adding new restrictions
- I value and respect many full-time residents, however one person's opinion is not more important than another person's opinion when both are part of the community
- Bad behavior in the community can be attributed to a number of groups - the fingers always seem to point at the STRs, though often misguided

- Calculate maximum occupancy per bedroom - not sleeping area
 - Do not require more than 6 parking spots - let owners preserve their landscaping in favor of less parking (fewer vehicles allowed per permit)
-
- STR permits follow the home & not the owner, therefore all currently issued permits should maintain transferability until any future owner chooses to close their permit
 - 2020 Neskowin's Regional Sanitary Authority said our sewer system is "more than adequate"
-
- 2017's *Creating a Healthy Housing Market for Tillamook County* shows that Neskowin is entirely within the "coastal" housing market with a higher cost of housing
 - 2019's *Tillamook County Housing Needs Analysis* classified Neskowin as a "resort" town due to 69% seasonal home ownership
 - A balanced percentage cap for STR permits accounting for Neskowin's high rate of seasonal home ownership would be 35%-50%
-
- Any limit on annual number of nights rented is too restrictive & may unintentionally turn Neskowin into more of a ghost town off season when businesses rely on the slow, yet steady presence of guests
 - Any proposal to require a 30 day minimum rental is essentially a ban on STRs, which are all under 30 days by definition
 - There are no hotels in Neskowin - STRs are integral to the diversity of our community and accessibility of the coast for a wider group of people

Thank you for your consideration as you work to find a balance between all of the various perspectives and facts.

Sincerely,

Mark Gibson

Neskowin Village Homeowner

Lynn Tone

From: Public Comments
Sent: Monday, November 7, 2022 4:05 PM
To: Lynn Tone; Sarah Absher; County Counsel
Subject: FW: EXTERNAL: STRs Rules & Regulations - Ordinance #84

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

From: Mark Everett <meverett1958@gmail.com>
Sent: Sunday, November 6, 2022 5:47 PM
To: Public Comments <publiccomments@co.tillamook.or.us>
Cc: Hillary Gibson <hillary.gibson@me.com>
Subject: EXTERNAL: STRs Rules & Regulations - 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.]

Hello,

We have been doing STR in Neskowin since 2015. Never a complaint, paid all fees and followed all regulations every year. We open our house to people who want to visit wonderful Neskowin and the Oregon Coast...no hotels in Neskowin. If restrictions are put in place limiting our STR use we will do a combo of long term rental, letting friends and relatives stay and using it ourselves. We won't sell and we won't rent at a working wage, because the market bears higher than the working wage rental rate... it's a resort area. We are doing LTR now, for a period of time.

I implore the county to do what is reasonable, garbage requirements...yes, noise requirements....yes, parking requirements...yes, limiting number of people in STR's....yes, safety inspections....yes, percentage cap....yes at 35%-40%, three strikes for those not following the rules....yes. Limiting days...no, restricting transfer of STR permit....no, not allowing any STR's....strong no!

This community is for everyone, not just those that live there full time. Restricting access by way of limiting STR's is wrong, shortsighted and in the end is not good for economics in Tillamook County. We can work together to craft something reasonable. That is my hope.

Respectfully
Mark Everett STR owner in Neskowin

Lynn Tone

From: Public Comments
Sent: Monday, November 7, 2022 4:05 PM
To: Lynn Tone; Sarah Absher; County Counsel
Subject: FW: EXTERNAL: Public Comment Re: Our STR

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

From: Desiree Ius <desireeius@gmail.com>
Sent: Sunday, November 6, 2022 6:13 PM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: Public Comment Re: Our 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.]

Our public comments:

My husband and I have owned & operated our short term rental in Rockaway/Nedonna for over 5 years now. We've managed to jump through all of the hoops, red tape, and hurdles that have been put in place by the county and followed everything accordingly. We've rolled with new fees being pushed upon us. We pay all of our taxes, processing fees etc.

Contributions—We purchased our beach home, largely, because we know it's a tourist place to go. My husband and I grew up going to Rockaway, visiting our relatives beach homes with our cousins. Some of our fondest memories were made in this sweet sleepy beach town. We knew we wanted to own a beach home one day and share it with our kids too. So, we did just that.

STR—We opted to become a STR, so that we could #1 afford to have our second home and #2 so we could SHARE our home with other families—just as we used to do through family/friends growing up. I, myself, manage & clean our beach property in between guests. It's become my job while being a SAHM, staying busy through Covid, etc. We have invested a lot into our property and much of that goes directly into the county. I loathe that owning a STR has become so stigmatized. It's unfair that we're being demonized by (what appears to be) disgruntled locals, who (mostly) don't practice what they're complaining about or what they are trying to bestow upon the STR community. It feels like folks are more concerned with having "short-term neighbors" and they aren't looking at how we're all contributing to the local economy. Our guests have come from all over the world! They spend their money at local restaurants, markets, shops, etc.

Parking—I'm not sure why STR have to have these restrictions, especially when locals don't even park in their own designated driveways. We have 2 neighbors that consistently park on property that isn't even theirs. Instead they intrude on our narrow road to our beach cottage. Do we complain? No. This is incredibly hypocritical to say "do as we say... but not as we do." Our guests have never disobeyed our rules in regards to parking. They are always parked in our driveway. We do have an exterior camera to ensure that our guests are being respectful of our rules and neighbors alike, which is outlined in our house rules that our guests have to sign off on before booking.

Privacy—we are confused as to why it is necessary for our names/phone numbers need to be posted and visible from 10 ft. away? If it is for emergency purposes (as it was explained to me by the county), then I propose ALL-homeowners (short term/long term/full-time residents) post this information. Again, I would love to know what occurred in order for this to be included in the ordinance? As a homeowner and just as a citizen of the United States, it feels like an

infringement of privacy. There's far too much identity theft, phishing, etc. This rule opens us up for not only home theft, but also identity theft. It announces that our home IS a STR and therefore passerby's would know when it was occupied or not. We would love to find a compromise. All of our nearby neighbors have our contact information in the event of an emergency or issue with a guest. All of our neighbors were made aware that our beach cottage would be a STR. Zero issues. We have NEVER received a call for any issue in 5 years! Perhaps this rule could be more realistic and safe, like having 2 or 3 neighbors sign off on having shared contact info? I digress. It's distressing, nonetheless.

Noise—Any noise issue in our quiet neighborhood has come from long-term renters (or full-time residents), who routinely air out their dirty laundry by having domestic disputes after over-serving themselves in the middle of the night. Local authorities have been called on them at least 5x in the past few years. Are these disputes being looped into STRs? I sure hope not. Again, where is the data?

Garbage—this has been a zero issue for us, which I believe is the case for most responsible STR owners.

Capping Nights—we are absolutely against capping the number of nights a STR owner can offer, as for some, this is their livelihood! We rent our beach home 10.5 months out of the year to folks who just wish to get away and reset. If we cap it, we all as STR's will have to increase our pricing and that will put us all out, as guests will look elsewhere.

Capping % of STR—we are not opposed to capping the # of STR in a given beach town/area, as we also want to stay afloat and not be a flooded market. 25-30%?

Property Maintenance—We have hired local contractors and landscapers to help us maintain our property throughout the years. Many full-time properties (who do not rent out) are often left vacant and not maintained. The truth is, prior to purchasing our beach home, was one of those vacant, neglected homes. These neglected properties have yards that are overgrown, paint chipping, roofs leaking, etc. Our neighbor's home was also neglected for years and had severe water damage. After their purchase, they had to take the home down to the studs and it cost a small fortune to rebuild it. By having our STR, we maintain our property (probably) better than our own full-time residence. It is spotless! The proof is in our listing's ratings. STR all want 5 star reviews. Cleaner properties make the area cleaner and thus more valuable.

STR's deserve far more credit than we're being given. Tillamook County has made far more money (millions!) through the STR revenue we bring in. Punish those who don't obey the rules or have repeat complaints! Not those of us, who are law abiding and rule abiding citizens.

Before any changes are enforced, I suggest we see concrete data of the legitimate complaints. Someone needs to provide the facts as to where the complaints are coming from (city, etc.), but most importantly, I would like to see the comparisons between full-time resident complaints v. short term owner complaints. I also agree with other STR owners that the rules within the ordinance cannot be a one size fits all. Not all beach towns/areas/neighborhoods are alike. It can't be one-sided. Please understand that we all want to be successful STR, but we also want mutual success for Tillamook County.

Sincerely,
Desirée & Dustin McMEnamin
Oyster Haus

Via Email

Re: Vacation Rentals – Unincorporated Tillamook County
Date: November 6, 2022
To: Tillamook County Board of Commissioners
STR Advisory Committee

In response to your request for public comment, **we are writing to express our support for vacation rentals in our communities along the Oregon coast in Tillamook County.** We own a home in the Neahkahnie neighborhood near Manzanita.

Positive Economic Benefits – As short-term rental homeowners, we provide vital economic resources to our broader Tillamook community – we recently renovated our home, spending hundreds of thousands of dollars with local contractors, electricians, plumbers, and local businesses in Manzanita, Wheeler, Nehalem, and Tillamook. Every year, our guests spend thousands of dollars in Manzanita grocery stores, restaurants, and establishments in Tillamook County. Every year, we send thousands of dollars to our county government for property taxes, STR permit fees, and transient lodging taxes. We support our schools, local environmental groups, and Tsunami evacuation safety efforts, and provide numerous employment opportunities. The Tillamook Coast Visitors Association provided data showing millions of dollars in economic contributions from vacation rentals, and an outstanding program in the county of awarding grants from lodging taxes that flow back into local neighborhoods.

A Family Gathering Place - Our Neahkahnie home is a gathering place for our extended family. We have a tradition of family gatherings at the coast that goes back to the 1940s – it is an important part of our family life, traditions, and history. Purchasing this family home was possible because of the income generated from vacation rentals. Our home also provides more affordable options in a residential setting for families and coastal visitors coming from a wide range of economic backgrounds. Vacation rentals, properly regulated, are a win-win for Oregon, Tillamook County, and our neighbors.

Good Neighbor Policies - Like other vacation rental owners we know, we respect our neighbors, and we ask our guests to do the same. We require our guests to follow Covid protocols, observe good neighbor policies - including quiet time hours - and park on-site. We restrict the number of guests we allow and do not permit parties or special events. Over many years of observing these guidelines, we have never heard a single complaint from our neighbors.

Vacation rentals contribute to the economic vitality of our communities. We recognize regulations are important. At the same time, we need to balance that with the vitality and contributions of a strong vacation rental presence, all the while protecting the property rights of those who own homes in Tillamook County.



John and Maria Meyer
Neahkahnie Beach House, Nehalem

Lynn Tone

From: Public Comments
Sent: Monday, November 7, 2022 4:06 PM
To: Lynn Tone; Sarah Absher; County Counsel
Subject: FW: EXTERNAL: STRs Rules & Regulations - Ordinance #84

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

From: BONNIE MATSON <bmatson_1@msn.com>
Sent: Sunday, November 6, 2022 6:59 PM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: STRs Rules & Regulations - 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 whom it may concern on the STR's
Committee

The Voters in Tillamook County voted in the TLT tax to promote and support Tourism. Which has been very successful in creating over 32 million dollars in revenue. We have planned new restrooms new and additional parking, sidewalks, walking trails, addition to the skate park and boat ramp. These community improvements can be utilized by the tourists and local residents.

Adding more restrictions, taxes and fees seem unnecessary and punitive. We already police ourselves, pay more for utilities and now additional cost just to operate our rentals.

As a whole there are no real complaints other than people who just don't want any tourists in their town.

We have added value to this community by creating first a huge revenue source, as well as creating jobs for cleaning services, handymen, buying local and supporting local restaurants and stores with tourist money.

If you don't want tourists in this county then stop promoting it. We voted in the TLT to encourage growth, to beautify our towns and road improvements. Well along with that comes housing needs and you can't get the mass of tourists into a few hotels and motels.

If you want the money we create then don't penalize us for doing what we do to earn it.

Tourism requires housing.

Sincerely,
Bob and Bonnie Matson
Pacific City,
3 STR's & a Bed & Breakfast

Sent from my iPhone

Lynn Tone

From: Public Comments
Sent: Monday, November 7, 2022 4:06 PM
To: Lynn Tone; Sarah Absher; County Counsel
Subject: FW: EXTERNAL: short term rental comments

From: Michael Johnson <mjsefue@gmail.com>
Sent: Sunday, November 6, 2022 8:11 PM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: short term rental 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 Commissioners:
To whom it may concern:

My family has owned a home (and resided in) Neahkahnie for more than 50 years.

Increasingly the homes around us are not owner occupied (even part time) and instead are primarily rentals that are leased out through Vacasa, AirBnB, etc. Some of them even claim to be able to sleep 20 people!! This was once a community of residents who supported each other with rentals or part time residents as part of that community. That's over. It is evolving into a resort community with blocks of empty homes that are hotels Wed - Sunday.

The impact on the community is significant. Housing prices are no longer affordable. Businesses cannot find employees. Water usage has increased dramatically...as have loud weekend gatherings. All of this in an area without its own fire department or law enforcement and with a spring-fed water supply.

As you consider this issue, please implement a cap on the number of STR permits that are issued and consider having the permit belong to the owner, not the house, so it doesn't transfer with a sale. I also think it's important to recognize that this cap may need to be adjusted based on various factors. Towns and communities are all unique and some may be able to accomodate more or less than others. The number of permits in Neahkahnie is ridiculous.

Thank you

Lynn Tone

From: Public Comments
Sent: Monday, November 7, 2022 4:07 PM
To: Lynn Tone; Sarah Absher; County Counsel
Subject: FW: EXTERNAL: STR owner comments

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

From: James Thompson <jimpatthomp@gmail.com>
Sent: Sunday, November 6, 2022 8:54 PM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: STR owner 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.]

Hello,

I own a house in Cloverdale, and we rent it sometimes through Air BNB. Our reviews have been so positive, as to the area, our house and the ability to have a group vacation with either friends, or family.

We have hosted people from all over the United States, and some from Europe, and the general consensus we have picked up on; is there are not enough hotel rooms, and the hotel rooms are too expensive.

Our Air BNB, allows everyone to have access to a house to rent, as a group can split the cost, where hotel rooms have too many rules, and wind up being way too expensive. We provide an experience for guests to the area, to cook for themselves, grill, bring their pets, etc, and not become overexposed to price gauging, with every extra being an added cost; making a trip to the coast out of reach for many people, and only the affluent able to afford an Oregon beach vacation.

Our STR brings in a lot of revenue to the county! We have trash service, we recycle, we have a bear proof trashcan, our yard is fenced in, so dogs can be safe outside, and we have a security camera on the driveway entrance, so we can confirm who is supposed to be there is accurate.

I grew up in Tillamook on the weekends and summers, my grand parents house was where the new library is, Glenn and Eileen Hurd, and my uncle Don was the mayor at some point in the 70's.

My interest is in preserving our land, but with the right legislation, we can make it available to everyone who wants to come and enjoy it, and I think we are a long way from having too many houses and apartments for all walks of life to come and enjoy, and spend their money.

Thank you,

Jim Thompson.

Lynn Tone

From: Public Comments
Sent: Monday, November 7, 2022 4:08 PM
To: Lynn Tone; Sarah Absher; County Counsel
Subject: FW: EXTERNAL: Short Term Rentals: Ordinance #84

From: M BARNES-TERRERI <mariasangria@msn.com>
Sent: Sunday, November 6, 2022 9:05 PM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: Short Term Rentals: 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.]

November 5, 2022

Dear Tillamook Country STR Advisory Committee

In consideration of Ordinance #84, impacting Short Term Rentals, I would implore the committee to utilize the objective facts and available data in making any decision. In Neskowin, this issue has become contentious, filled with drama and subjective viewpoints. Save Our Neighborhoods argues that the community of Neskowin, is the privy of full-time residents. I would argue that shareholders, encompass a much larger group. Invested entities are comprised of property owners, community businesses, visitors, and perhaps the entire coastal area, as action taken in Tillamook County will likely extend an impact to the surrounding areas. Consequently, utilizing caution and long ranging considerations for any decisions, seems essential.

For the last 7 decades, our family has been spending summers and holidays in Neskowin, in our cabin (now a modern home). Neskowin has always existed as a resort, tourist town, artist haven, with a few full-time residents. A coastal community that thrives on tourism, local galleries, amusement parks, and restaurants. Generations of families reconnect each summer on holidays and play catchup, on the golf courses, village streets or little store, where I once spent my allowance to purchase seashells glued into animal shapes with googly eyes.

Heartbreakingly, the Short Term Rental debate is pitting neighbor against neighbor, as misinformation is used to hold STRs accountable for everything from rising property values, local bears ransacking the garbage, potholes in the roads, traffic on Highway 101, and community streets, etc. One member in opposition, repeatedly calls STRs "illegal hotels" or "unlicensed businesses" even though these rentals are inspected,

permitted and licensed. STR owners typically care for their homes in a manner displaying pride of ownership, maintaining property values, not just for their residences, but the surrounding neighborhoods.

Domestic tourism has increased significantly during the pandemic, as well as Oregon's population expanding during the last decade. All vacation destinations have experienced an increase in visitors, some arriving with little regard for the communities they impact. STRs are not singly responsible for this issue, but tend to be the recipients of the blame. Regardless, tourism funds many local businesses and coastal retailers, allowing them to remain in operation, serving full time inhabitants, as well as the transitory population.

Restricting the percentage of residences, that can operate as short term rentals, seems reasonable, promoting a stable but in Neskowin, the absence of hotels, and presence of rental condominiums/townhouses, complicates the statistics, skewing the percentages. Additionally, restricting the number of nights a STR can be guest occupied, will likely result in a chaotic and frantic summer season, with some people choosing to misrepresent their occupancy, and the county/state losing available revenue. If you want people to do the right thing, make it easy for them to do the right thing.

Neskowin activist group, Save Our Neighborhood, members declare that the current STR regulations are of no value, because they cannot be enforced. Therefore, any expectation that regulations are a reasonable way to mitigate negative impacts of Short Term Rentals is unreasonable. I would argue that enforcing current regulations, is not only reasonable, but essential in amalgamating our communities and moving forward to navigate the short term rentals.

Tillamook County is at the precipice of facing this challenge, representing the interests of full time, part time, and transitory residents, and especially considering safety for all the stakeholders. Focusing on evidence, data, and objective viewpoints, with consideration of short term and long term consequences will be imperative in the success in this endeavor.

With appreciation for your time and attention in this matter and representing the interests of all involved.

Maria McGarry-Barnes
5260 Grandview Street
Neskowin, OR 97149
mariasangria@msn.com
541-778-1430

Lynn Tone

From: Public Comments
Sent: Monday, November 7, 2022 4:08 PM
To: Lynn Tone; Sarah Absher; County Counsel
Subject: FW: EXTERNAL: STRs in Tillamook County - Ordinance #84

From: Doris Rodrigues <doriskrodrigues@gmail.com>
Sent: Sunday, November 6, 2022 9:47 PM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: STRs in Tillamook County - Ordinance #84

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

Tillamook County Board of Commissioners & STR Advisory Committee,

Dear sirs,

Ordinance #84 is already restrictive enough! Please don't make more changes to hurt the use of short term rentals in Tillamook County. They are good for the economy.

Lynn Tone

From: Public Comments
Sent: Monday, November 7, 2022 4:08 PM
To: Lynn Tone; Sarah Absher; County Counsel
Subject: FW: EXTERNAL: STRs in Tillamook County - Ordinance #84

the intended recipient, please send a reply e-mail to let the sender know of the error and destroy all copies of the original message.

From: Carol Horton <cmg.horton@gmail.com>
Sent: Monday, November 7, 2022 9:12 AM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: STRs in Tillamook County - Ordinance #84

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

Dear Tillamook County Board of Commissioners & STR Advisory Committee:

I support common sense regulations for Short Term Rentals in unincorporated Tillamook County; ones that balance the interests of **residents**, non-resident **property owners** including **STR operators**, and **visitors** to Oregon beaches.

I am the third generation in my family to own Oceanside property since my grandfather purchased his first lot from the Rosenbergs in 1929. While I am not a resident, Oceanside has been part of my life for over 65 years. For the last 20 years, I have owned and rented as a STR the home my parents built in 1983. I and my family visit as often as possible. I know my neighbors. I am active in the local Citizen Participation Organization (Oceanside Neighborhood Association). I care about this community.

For many past decades, a large proportion of improved properties in Oceanside have been private vacation homes, left vacant for long periods of time. The small number of full time residents, many of whom are retirees, have been blessed with a very quiet "small" town. Oceanside has always been a beloved destination for visitors, and its popularity blossomed in the last decade leading to higher property values, increased vacation rentals and more day-visitors. As a result, Oceanside has changed; it is busier and louder and more crowded, and many full- and part-time residents are not happy about this change. (But perhaps this situation should have been anticipated, with millions of dollars from the 2014 Transient Lodging Tax used to promote tourism.)

I support STR regulations that ask visitors to treat our homes and communities with respect. Regulations should include:

- **Enforceability:** First, via timely interactions with the owner/manager, but, if not resolved, using TLT-funded agents who can impose consequences that could lead to fines or loss of rental privileges.
- **Parking:** regulate to keep narrow roads in Oceanside from being restricted or blocked. Do not allow on-road parking to qualify for a STR permit.
- **Noise:** regulate nuisance sound (time and decibel limits); have night-time quiet hours.
- **Garbage:** uniform guidelines applying to ALL homes for containing garbage and how to handle issues.
- **Apply** to ALL improved properties, not just STRs.

I also support:

- A reasonable **cap** on the percentage of improved properties that can be STRs.
- **Re-qualifying** a STR to bring it up to current regulations when property ownership changes. If it cannot meet current standards, a permit should be denied.

It is my belief that STRs have been unfairly blamed for the following:

- **Lack of affordable housing.** Eliminating or limiting STRs will not make Oceanside property more affordable, nor will second/vacation homes be rented to low income wage earners.
- **Lack of “families with children”.** STRs bring families with children to our town. However, for full-time residents, well-paying jobs local to Oceanside have been difficult to find for decades, and this is why most full time residents are retired, and the non-residents are second-home owners. Eliminating or limiting STRs will not change this. In fact, many Tillamook county residents depend on STRs and their visitors for employment (construction and other trades, home maintenance and remodel, retail sales, service in food/management/housekeeping/auto).

As commissioners, you should consider the needs of:

- **Residents** (you depend on their **vote**, and if they own property, on their **taxes**.)
- **Non-resident property owners** (you have access to their **taxes** but they have **no vote** to represent their interests.)
- **STR property owners** (you have access to their **property taxes, TLT taxes, and Operator License Fees**. They support the local **economy** via building and service industries, their License Fees help **support low income housing**, but they are typically disenfranchised from the right to vote in Tillamook County.)
- **Visitors** to the Oregon Coast (they support the local **economy**, and indirectly provide **TLT income** as well as **STR Operator License Fees**).

Please consider the interests of ALL stakeholders and taxpayers when debating the future of STRs in unincorporated Tillamook County, not just those that are Local and Vocal.

Thank you for your attention in this matter.

Carol Horton
 Owner - Oceanside OR
 Resident - Portland OR

Lynn Tone

From: Public Comments
Sent: Monday, November 7, 2022 4:08 PM
To: Lynn Tone; Sarah Absher; County Counsel
Subject: FW: EXTERNAL: Discussions regarding changes to current STR guidelines in Tillamook County

From: JIM HORTON <jamesahorton@comcast.net>
Sent: Monday, November 7, 2022 9:32 AM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: Discussions regarding changes to current STR guidelines 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 Tillamook County Board of Commissioners & STR Advisory Committee:

I support common sense regulations for Short Term Rentals in unincorporated Tillamook County; ones that balance the interests of **residents**, non-resident **property owners** including **STR operators**, and **visitors** to Oregon beaches.

My wife is the third generation in her family to own Oceanside property since her grandfather purchased his first lot from the Rosenbergs in 1929. While we are not full-time residents, Oceanside has been part of her life for over 65 years and mine for almost 45 years. For the last 20 years, we have owned and rented as a STR the home her parents built in 1983. We bought this property with the expressed intent of using it as an STR, in order to allow us to afford it and keep it in the family.

Our family visits as often as possible. We know our neighbors and many other locals. We are active in the local Citizen Participation Organization (Oceanside Neighborhood Association). We care about this community and its future.

For many past decades, a large proportion of improved properties in Oceanside have been private vacation homes, left vacant for long periods of time. The small number of full time residents, many of whom are retirees, have been blessed with a very quiet "small" town. Oceanside has always been a destination for visitors, and its popularity blossomed in the last decade leading to higher property values, increased vacation rentals and more day-visitors. As a result, Oceanside has changed; it is busier and louder and more crowded, and many full- and part-time residents are not happy about this change. (But perhaps this situation should have been anticipated, with millions of dollars from the 2014 Transient Lodging Tax used to promote tourism.)

I support STR regulations that ask visitors to treat our homes and communities with respect, but also protect the property rights of all Oceanside landowners and taxpayers. Regulations should include:

- **Enforceability:** First, via timely interactions with the owner/manager, but, if not resolved, using TLT-funded agents who can impose consequences that could lead to fines or loss of rental privileges.
- **Parking:** regulate to keep narrow roads in Oceanside from being restricted or blocked. Do not allow on-road parking to qualify for a STR permit.
- **Noise:** regulate nuisance sound (time and decibel limits); have night-time quiet hours.
- **Garbage:** uniform guidelines applying to ALL homes for containing garbage and how to handle issues.
- **Apply to ALL** improved properties, not just STRs. STR owners should not be separated out and treated as a different class than any other landowners/taxpayers.

I also support:

- A reasonable **cap** on the percentage of improved properties that can be STRs.
- **Re-qualifying** a STR to bring it up to current regulations when property ownership changes. If it cannot meet current standards, a permit should be denied.

It is my belief that STRs have been unfairly blamed for the following:

- **Lack of affordable housing.** Eliminating or limiting STRs will not make Oceanside property more affordable, nor will second/vacation homes be rented to low income wage earners.
- **Lack of “families with children”.** STRs bring families with children to our town. However, for full-time residents, well-paying jobs local to Oceanside have been difficult to find for decades, and this is why most full time residents are retired, and most non-residents are second-home owners. Eliminating or limiting STRs will not change this. In fact, many Tillamook county residents depend on STRs and their visitors for employment (construction and other trades, home maintenance and remodel, retail sales, service in food/management/housekeeping/auto).

As commissioners, you should consider the needs of:

- **Residents** (you depend on their **vote**, and if they own property, on their **taxes**.)
- **Non-resident property owners** (you have access to their **taxes** but they have **no vote** to represent their interests.)
- **STR property owners** (you have access to their **property taxes, TLT taxes, and Operator License Fees**. They support the local **economy** via building and service industries, their License Fees help **support low income housing**, but they are typically disenfranchised from the right to vote in Tillamook County.)
- **Visitors** to the Oregon Coast (they support the local **economy**, and indirectly provide **TLT income** as well as **STR Operator License Fees**).

Please consider the interests of all stakeholders and taxpayers when debating the future of STRs in unincorporated Tillamook County, not just those that are "Local and Vocal".

Thank you for your attention in this matter.

Jim Horton

Owner - Oceanside OR

Resident - Portland OR

Lynn Tone

From: Public Comments
Sent: Monday, November 7, 2022 4:09 PM
To: Lynn Tone; Sarah Absher; County Counsel
Subject: FW: EXTERNAL: STRs in Tillamook County - Ordinance #84

From: Sharon Hammel <slh.hammel@gmail.com>
Sent: Monday, November 7, 2022 12:03 PM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: STRs in Tillamook County - Ordinance #84

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

Tillamook County Board of Commissioners & STR Advisory Committee,

My parents bought our cabin in Neskowin in the early 1970s. When my mother died in 1986 my father made a gift to the four of us of the cabin. My husband and I have owned it ourselves for the last 10+ years. we have always rented it out to friends. And it was a struggle because it is hard to get cleaning people for random cleaning times. Finally, about 5 years ago we hired Meredith Lodging, a local rental management company, and they have been taking care of the rentals and cleaning since then. It has been a positive experience for all. My kids, nieces and nephews, brother and sister in law, sisters and close friends use it and we charge them the cleaning fee. Additional people have been renting it also and we've seen a big bump in rentals since Covid. People want to stay for a few days come rain or shine, winter or summer.

we maintain the cabin and have had to put in a new refrigerator and dishwasher, which I bought from a local, Lincoln City, provider. I've had the windows replaced in the kitchen and again hired a local. Any work we do on the cabin is done by local people, including mowing the grass, etc. We pay our utilities and taxes on time. Our mortgage has to be paid out of our other assets but at least the utilities and taxes are paid from the rentals. We try to be good neighbors and last winter bought a bear-resistant garbage can as it is messy when they get in but also it is not safe for the bears or humans to have us in close contact.

We love the beach, Neskowin, and our cabin is in the village. I have become aware that people are considering all kinds of NEW rules and regulations surrounding short term rentals. This seems entirely unnecessary. Neskowin has always been a vacation place for Salem/Portland families. If people want to be at the beach year round that seems good for the store and restaurants in town. It will also help the golf club and get together as a community. I have never had a negative experience in Neskowin. If there are specific homeowners where there is a complaint then the County needs to deal with the complaint as it would any complaint about a property owner. Don't put more restrictions on rentals. We are now living in a very tense time and people may need to vent their frustrations, and they can do that without it meaning we need more government oversight. Perhaps neighborhood groups would be a better venue for clearing the air, instead of the government trying to solve this issue - if indeed it is an issue.

Thank you and please contact if you have anymore questions. SH

Sharon Hammel (she/her)
slh.hammel@gmail.com
206.437.8991

Lynn Tone

From: Public Comments
Sent: Monday, November 7, 2022 4:09 PM
To: Lynn Tone; Sarah Absher; County Counsel
Subject: FW: EXTERNAL: STRs in Tillamook County - Ordinance #84

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

From: Lyn Frisch <whoagirl5@comcast.net>
Sent: Monday, November 7, 2022 12:35 PM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: STRs in Tillamook County - Ordinance #84

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

Tillamook County Board of Commissioners & STR Advisory Committee,

I am an owner of a STR in the Neahkahnie Neighborhood, within unincorporated Tillamook County. I have had this STR for 6 years, and to my knowledge have not any complaints or issues with our neighbors. I support the STR issue being evaluated to meet the needs of the community and the owners of STR. I'm not sure the general public understands or knows about the numerous requirements for STR's to function safely and within all ready set regulations, plus the cost of maintaining a STR and yearly licensing and bi-yearly inspections and fees that support STRs.

I agree that new regulations should be supported by data, not a few negative complaints. I do not believe that STRs should be held to the same standards as hotels/motels. If our home was not a STR I would not be renting it out, so would not be helping the community housing shortage.

I always make sure our immediate neighbors have the correct phone numbers of our management company (VACASA) to call if there are any concerns regarding our rental.

Thanks for you time and interest in this topic,

Lyn Frisch
Coastal Cottage at Neahkahnie

Lynn Tone

From: Public Comments
Sent: Monday, November 7, 2022 4:09 PM
To: Lynn Tone; Sarah Absher; County Counsel
Subject: FW: EXTERNAL: STRs Rules & Regulations - Ordinance #84

From: Michael Vawter <bonmikepdx1@gmail.com>
Sent: Monday, November 7, 2022 12:51 PM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: STRs Rules & Regulations - 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.]

I own a home in Netarts tower that we rent on a short term basis.
The house has been there for many years and is not a detriment to additional housing in Tillamook county. On the contrary, renting it does provide jobs: management and related positions in addition to bringing guests to Tillamook county where they spend money supporting local businesses .
I am opposed to placing further limits on my ability to rent my home.
Michael Vawter

Lynn Tone

From: Public Comments
Sent: Monday, November 7, 2022 4:09 PM
To: Lynn Tone; Sarah Absher; County Counsel
Subject: FW: EXTERNAL: STR comments

From: Sarah Johnson <sarahaveryjohnson@gmail.com>
Sent: Monday, November 7, 2022 1:43 PM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: STR 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 Commissioners:

I write to express my concern about the proliferation of short-term rental housing in the community of Neahkahnie, a unique community, zoned by the County for single-family residential housing, that today has a density of short-term rentals that exceeds the national average. It's true that Neahkahnie is but one small corner of the County, but clearly it is being more heavily impacted by the increase in short term rental properties than much of the rest of Tillamook County.

As you debate the issue of capping of STR permits for the County as a whole, I urge you to recognize that a county-wide cap on permits will clearly result in some communities being far under the cap and others far over it. No single community should be disproportionately affected by a cap. The solution might well be that you carve out those distinct communities like Neahkahnie and treat them separately in order to prevent disproportionate impact on them.

Much has been said to you about the impact of the increased availability of short term rentals in this community.. Our spring-fed water system is stressed with increased daily use, especially in the summer with its high volume of rental activity. The added traffic is no friend to our narrow crumbling streets. And the overflow parking on those narrow streets is most often related to the high occupancy dwellings that resemble hotels rather than single family residences.

Finally, I urge you to assure that STR permits are issued only to homeowners, not to their properties. Attaching a permit to a piece of property simply institutionalizes it as a rental property and ignores Tillamook County's initial planning intent for single-family residential housing.

Thank you for the good work that you do.

Sarah Johnson
37395 Second Street
Neahkahnie

Sarah Avery Johnson
direct: 503-799-3063

Lynn Tone

From: Public Comments
Sent: Monday, November 7, 2022 4:10 PM
To: Lynn Tone; Sarah Absher; County Counsel
Subject: FW: EXTERNAL: STR comments

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

From: laurie coe <lauriecoe60@gmail.com>
Sent: Monday, November 7, 2022 4:06 PM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: STR 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.]

I am concerned about the impact of short term rentals in my community and I hope you will cap the number of permits issued.

There are too many rentals in Neahkahnie which use too much water. Some of the rentals are huge with multiple people and cars. Thank you for your help with lessening the impact on our community by capping the number of permits.

Laurie Coe
37295 1st Street

Lynn Tone

From: Public Comments
Sent: Monday, November 7, 2022 4:10 PM
To: Lynn Tone; Sarah Absher; County Counsel
Subject: FW: EXTERNAL: STR Comments

May be a duplicate

From: NANCY GOSS <nancygossduran@comcast.net>
Sent: Monday, November 7, 2022 2:50 PM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: STR 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.]

My husband and I are part owners in the home at 37305 First Avenue. While we have four owners in total we are an owner-occupied house almost all of the time. One of the pleasures of having this home is the community in which we find ourselves. Friendly neighbors, people we have come to know and enjoy over the many years, and the feeling of a neighborhood even as we are only there 13 weeks a year. Increasingly homes are being occupied by renters who have no sense of neighborliness, no sense of community and no vested interest in either of those. They use water and power indiscriminately and park cars everywhere or have mini-parking lots. And the noise - sometimes it is quite raucous.

So we are in favor of STR caps, but no individual area should be affected by a cap more than others. Areas like Neahkahnie where we live should be treated as the separate community it is and not have the same cap as every other community in the county. This is not one-size-fits-all.

We know you are trying to do the right thing, but please consider how you do that right thing.....thank you for this opportunity.

Nancy and Ross Duran
503-201-2362

Lynn Tone

From: Thomas Ayres <jta@nehalem.tel.net>
Sent: Monday, November 7, 2022 11:43 PM
To: Lynn Tone
Subject: EXTERNAL: 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.]

Dear STR Advisory Committee Members and Staff,

My wife and I are full time residents of Neahkahnie and this has been our full-time (and only) residence for over forty years. I am writing today to express our opinions about the explosion of Short Term Renting of what had previously been homes in Neahkahnie.

We think STRs should be strictly limited or disallowed in Neahkahnie. STRs erode the residential character of the neighborhoods and the community. Residents no longer know who is living next door. Neighbors are no longer able to look out for each other. STRs are commercial ventures and should not be allowed in the Residential Zones NKN-7.5, NKN-15 and NKN-30. Because STRs are commercial investments they distort property values and make it increasingly difficult for anyone who works in the community to afford to live here. This further exacerbates the housing crisis in Tillamook County.

I served on the committee that created the present Neahkahnie Zoning. At that time the community clearly expressed their desire that the only commercial vacation rentals that should be allowed were very small, owner occupied Bed and Breakfast establishments. STRs are essentially hotels without any staff and should not be allowed in Neahkahnie's residential zones. There are no Motel or Hotel Zones in Neahkahnie.

If STRs must be allowed in Neahkahnie it should only be with limits and restrictions such as these:

- 1) A maximum of 5%, or perhaps 10%, of the houses in Neahkahnie can be licensed as STRs at any given time. This will help our neighborhoods maintain a residential character where neighbors know who is living next door.
- 2) STR licenses should be for a maximum of 4 years. After 4 years the owner would lose their license and need to reapply and get on the bottom of the waiting list for a new license. This will help to lessen the inflationary effect of short term renting on property values and insure that all property owners who wish to rent will have an equal opportunity to do so. Existing STR licenses would expire 4 years after the enactment of these new regulations. Those owners could reapply and get on the bottom of the waiting list.
- 3) STR licenses should be non-transferable. If a property is sold, the license would not go with the property. The new owner would have to reapply and get on the bottom of the waiting list. This will help to lessen the inflationary effect of short term renting on property values.
- 4) Every STR should be identified with a sign clearly visible and readable from the street (minimum 3" high letters) with the names and phone numbers of the Owner and the Local Manager. Either the owner or the manager must live within a 15 miles from the STR and be able to respond to emergencies or disturbances in 20 minutes or less (24 hours a day, 7 days a week, any time the STR is rented.)
- 5) Every STR shall have a Local Manager who's office is within 15 miles of the STR and the Manager or their employee(s) must live within 15 miles of the STR and be able to respond to emergencies, disturbances and other needs within 20

minutes (24 hours a day, seven days a week, whenever the STR is rented). The Owner may be the Local Manager if they live within 15 miles of the STR and they are able to respond to emergencies, disturbances and other needs within 20 minutes (24 hours a day, seven days a week, whenever the STR is rented). This should help to make up for the fact that these STRs are essentially motels without a staff. This will also provide local employment and insure that the local economy shares in some of the economic gain generated by these rentals.

6) STRs shall be licensed for a maximum occupancy of six persons over the age of 16 and six persons age 16 and under. This should help to insure that these are rental **houses**, not purpose built hotels and party venues.

We hope that these thoughts and ideas will help guide you in your deliberations. We have discussed these matters with many of our friends and neighbors here in Neahkahnie and have found that most of them agree with the ideas expressed in this letter.

Sincerely,

Tom Ayres and Barbara Temple Ayres

Lynn Tone

From: Thomas Mock <tbmock2002@yahoo.com>
Sent: Monday, November 7, 2022 11:44 PM
To: Lynn Tone
Subject: EXTERNAL: STR to 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.]

I've lived on 9354 Nehalem rd for 15 years and traffic has only two options to access the STR in Neahkahnie. The amount of traffic of those who are not familiar with where they're going and the amount of walkers with pets and children that walk regularly on Nehalem rd represent a serious accident waiting to happen. We all ready have too much pressure on our infrastructure to consider any increase in volume with additional STR. We need to take the time to evaluate the damage that's already been done to our area and how to cope with it. Thanks for listening. Tom and Betty Mock

Sent from Yahoo Mail for iPhone

Lynn Tone

From: Helena Birecki <helenaster@gmail.com>
Sent: Tuesday, November 8, 2022 2:31 AM
To: Public Comments; Lynn Tone
Cc: info@neskowincac.org
Subject: EXTERNAL: Yes to a 18 - 20% cap and common sense rules: re 11/8 Tillamook County Short-Term Rental Advisory Committee 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.]

Dear Tillamook County Commissioners and STR Committee Members,

I am a full time resident of Neskowin, and in considering STR regulations I am mindful of 2 things:

First, Neskowin's water supply comes from local Hawk Creek, which is prone to flooding in the winter but whose volume dwindles in the hot dry summers that are becoming more common... just when visitor numbers are highest.

Second, I and others live here and visitors choose to visit because of the stunning natural surroundings— the beach which is full of life with seabirds and tidepools and the old forest with its multiple layers of plants and wildlife.

People overburdening the environment will lead to a shortage of water and nature, at which point tourists will go somewhere else. I don't want to see a boom and bust in Neskowin, and I do want residents and visitors alike to be able to enjoy this beautiful place, now and for generations to come.

Therefore, I am in favor of:

1. A cap on the number of STRs in Neskowin at or slightly above the recent historical average of 18%:
I favor a cap of 18 - 20 %, with all current permits— standalone homes and condos alike— included and grandfathered in.
2. Common sense health, safety, and sustainability rules that apply to all homes - whether STR, long term rental or owner occupied -
 - a) **Garbage:** Bear proof cans that are put out only on the morning of pick-up; no overflow of garbage outside. Encourage recycling cans, bottles, and paper. I oppose a x times per week "check the box" pickup requirement, because as others have said, the amount of garbage produced varies widely with occupancy and personal habits.
 - b) **Parking:** Limit parking area; limit on street parking to one car per household and encourage more area around homes to be left unpaved to reduce flood risk by allowing for more water absorption into the ground.
 - c) **"Dark skies*":** reduce brightness and encourage appropriate angling of lighting to save energy, allow residents to sleep better, and protect birds
 - d) **Energy and Water efficiency:** require or encourage as allowed by law in new buildings:
 - 1) low flow toilets,
 - 2) low flow faucets and shower heads
 - 3) heat pumps instead of gas heaters or electric resistance furnaces,In addition, I encourage Tillamook County to put together an easy to read list of:
the rebates that will be available through the Inflation Reduction Act and the State of Oregon for some of these appliances/fixtures, and
the expected yearly energy/water and utility cost savings of each, so that existing building owners have the information they need to decide when it makes sense to change out their less efficient appliances/fixtures for more efficient ones.

Thank you for stewarding the land and waters we live on,
Helena Birecki
54110 S Beach Rd

* For a quick description of dark skies see: <https://mcdonaldobservatory.org/darkskies>

Lynn Tone

From: Doug Coates <doug.coates@coatesassociates.com>
Sent: Tuesday, November 8, 2022 7:08 AM
To: Lynn Tone
Subject: EXTERNAL: STR Discussions

[**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 Lynn,

Please provide the following comments about STR regulation to the STR Advisory Committee at there meeting today, if possible. Thanks.

I've recently been informed that the county is reviewing their Short Term Rental regulations again, and that some are proposing new regulations, such as Caps on the number of STRs in an area, or limiting the number of guests owners can have per month.

- Density caps could be a tolerable change, if not retroactive, and if the retroactivity doesn't go away when the ownership changed. It would probably increase the value of the remaining VRs. But caps would be disruptive to the market, and have direct negative impacts on Transient Lodging Tax revenues to the county. Caps would limit the growth of STRs in the county, while at the same time the county is spending lots of money promoting tourism. Where does the county think the tourists are going to stay?
- Limiting rentals to one guest per 2 week period would require me to put one or both of my houses on the market. I would expect others would do the same. And it won't do a thing to address the affordable house crisis. And here again such a change would dramatically reduce TLT revenues to the county, even more than Caps would.

Rental owners were mostly silent when the county proposed lodging taxes for vacation rentals, because many of use realized that the county needed the money to promote tourism and to update infrastructure. We don't think it makes sense to go backwards.

I think county activity is already disruptive to tourism and tax revenues. The compromise STR ordinance that was approved and implemented between 2008 and 2010 seemed to address county concerns about STRs with minimal impact on rentals and tourism. Since then there seems to be a need to revisit concerns about STR's over and over again. Continuing clamor for more and more regulation would be disruptive to any business. Think about what the impact would be on farmers and the creamery if there were ongoing discussions about severely regulating the dairy industry's activity in the county.

Owners like myself are already limiting their investment in the county, because we don't know how we will be regulated from one year to the next.

Give the excellent track record of STRs in Tillamook County since we agreed to regulation, and the growth in tourism that as resulted from county efforts and the efforts of STR owners, I can't figure out what benefit the county thinks it will achieve by pushing for more regulation over and over again.

Doug Coates
Three Capes Vacations

503 320 1133

Doug.coates@threecapes.com

Lynn Tone

From: Laurie McCray <mccrayla7@yahoo.com>
Sent: Tuesday, November 8, 2022 7:44 AM
To: Lynn Tone
Subject: EXTERNAL: Revised -- Neahkahnie STR Comments to be directed to the 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.]

November 8, 2022

Comments resubmitted with the addition of my address

To Whom it Might Concern Regarding Short Term Rentals in Neahkahnie:

I am a full time resident in Neahkahnie, this is my only residence. In the past few years, the character of my neighborhood has changed dramatically with the rapid increase in Short Term Rental (STR) properties. When I moved back to Tillamook County in 2015, I was not aware of any STRs on my street. The circumstances have changed and I am now surrounded them, it has negatively impacted my enjoyment of my property and my life here in Neahkahnie, particularly during summer months and holidays.

These STRs are either the second homes for people I rarely see or were recently constructed as commercial enterprises in this residential area. These are designed and operated for visitors to the area, I highly doubt that any family will ever reside in these "residences". This disrupts the ability to function as a cohesive community based on developing relationships with neighbors. The residents to STRs are not invested in this community and are in no way, "neighbors".

Particular issues I have encountered resulting from the constant turnover of visitors to these properties include the following:

-In the summer of 2021, the Neahkahnie Water District restricted outdoor water use due to a diminished supply from the springs that provide water to this neighborhood. I expect this situation to repeat in the future. I have a vegetable garden that provides much of my food in summer. This restriction included hand watering my garden while the STRs were overfilled with visitors using large volumes of water. This was unfair.

- We are having an issue with animals getting into garbage cans. Residents understand how to manage their garbage so it doesn't end up strewn around the streets. It is not uncommon for renters of STRs to overfill the garbage cans that are left unsecured. When this results in garbage on the street, I have called the STR management company and received no response nor did anyone come to address the situation.

-Living next to a STR that is occupied by different groups of people, not neighbors, is disruptive. I have a dog that I try to keep from barking but it is impossible with different dogs next door. Last summer, a renter's dog dug under my fence and my dog escaped.

-STRs disrupt the sense of community that I sought and was present before the numbers of STRs increased. This is important because the Neahkahnie/Manzanita area needs a critical mass of volunteers invested in their community to support the many organizations that make this place so appealing for full time residents (in particular) e.g. the Emergency Volunteer Corps, Library, NCRD, food bank, cultural activities, etc.

- Loss of enjoyment of my outside property. The STR behind my home has no draperies and a light on their deck (that could not be closer to the required setback) that often stay on all night. Because of the way the rental house was designed, it means I cannot go outside without being in full view of strangers.

-The vast numbers of visitors to Neahkahnie Beach in summer, many coming from STRs, result in an increase in garbage and plastics on the shoreline. In the summer of 2022, there was no portable toilet at Neahkahnie Beach as there had been previously, with the obvious unsanitary consequences.

Other issues I have experienced from STRs include excessive noise, speeding cars on narrow roads, and dog waste.

I believe that a reasonable number of STRs can be easily accommodated in Neahkahnie, however, it should be limited to be proportional to the owner occupied residences. STRs that continue to operate need to be managed as the commercial properties that they are, with greater accountability from the owners and property managers.

Thank you for the opportunity to comment,

Laurie J McCray
37365 3rd St
Nehalem, Oregon 97131

Lynn Tone

From: Michael Maginnis <mmaginnis007@gmail.com>
Sent: Monday, November 7, 2022 5:10 PM
To: Lynn Tone
Subject: EXTERNAL: Please forward to 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.]

To Whom it May Concern,

My wife Tela Skinner and I live in Neahkahnie. We are very concerned about the proliferation of short term rental properties in our area.

Although we understand that some homeowners may have a financial need to offer their homes up for short term rentals, that need should be balanced with the impact of these neighborhood hotels upon our community. Some of these rentals (one is two houses away from us) house as many as 10 or more short term renters.

Needless to say, these renters are here to enjoy the beach and our environment. We can't blame them, we live here for some of the same reasons. When it becomes problematic - loud parties, many parked cars and extra traffic - the permanent residents suffer the consequences.

Can we limit the permits for STR and maybe limit the number of rentals by one owner (corporate or otherwise) in Neahkahnie?

We are not here to pull the gates shut and prevent visitors from enjoying the area. Can we simply ask for some tighter regulations to prevent disruptions?

Often weekend visitors have no awareness or interest in the local community - there does not seem to be recognition that we are a neighborhood. I see this daily in out-of-towner driving habits, parking habits, etc.

Thank you for the work you are doing, and we look forward to eventual resolution.

Sincerely,

Michael Maginnis
Tela Skinner
8055 Kahnie Trail Loop
Neahkahnie

Lynn Tone

From: Sarah Johnson <sarahaveryjohnson@gmail.com>
Sent: Monday, November 7, 2022 5:15 PM
To: Lynn Tone
Subject: EXTERNAL: Fwd: STR 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.]

Sarah Avery Johnson
(h) 503-368-5452
(c) Direct: 503-799-3063

----- Forwarded message -----

From: Sarah Johnson <sarahaveryjohnson@gmail.com>
Date: Mon, Nov 7, 2022 at 1:43 PM
Subject: STR comments
To: <publiccomments@co.tillamook.or.us>

Dear Commissioners:

I write to express my concern about the proliferation of short-term rental housing in the community of Neahkahnie, a unique community, zoned by the County for single-family residential housing, that today has a density of short-term rentals that exceeds the national average. It's true that Neahkahnie is but one small corner of the County, but clearly it is being more heavily impacted by the increase in short term rental properties than much of the rest of Tillamook County.

As you debate the issue of capping of STR permits for the County as a whole, I urge you to recognize that a county-wide cap on permits will clearly result in some communities being far under the cap and others far over it. No single community should be disproportionately affected by a cap. The solution might well be that you carve out those distinct communities like Neahkahnie and treat them separately in order to prevent disproportionate impact on them.

Much has been said to you about the impact of the increased availability of short term rentals in this community.. Our spring-fed water system is stressed with increased daily use, especially in the summer with its high volume of rental activity. The added traffic is no friend to our narrow crumbling streets. And the overflow parking on those narrow streets is most often related to the high occupancy dwellings that resemble hotels rather than single family residences.

Finally, I urge you to assure that STR permits are issued only to homeowners, not to their properties. Attaching a permit to a piece of property simply institutionalizes it as a rental property and ignores Tillamook County's initial planning intent for single-family residential housing.

Thank you for the good work that you do.

Sarah Johnson
37395 Second Street

Neahkahnie

Sarah Avery Johnson

direct: 503-799-3063

Lynn Tone

From: Barbarry <bbusybees@yahoo.com>
Sent: Monday, November 7, 2022 5:20 PM
To: Lynn Tone
Subject: EXTERNAL: short term rental 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.]

Having lived in this community for over 30 years, I am very concerned with the spread of short term rentals. A few are fine, maybe even 10% of the total houses.

I have attended at least two of the zoom meetings and have not commented as I agree with the previous comments. There is not a lot new to be said, and meetings do get long. I understand that people with commercial interests will be over represented at these meetings. Most of our community members care about this too but are busy in their lives, want a livable community, and don't really know of these meetings.

But this is a cancerous spread of commercial hotels in our residential neighborhoods.

We have zoning to control uses. And we have licensed commercial houses in our residential neighborhoods despite the violating of that zoning.

It used to be that some of our neighbors rented out their homes when they weren't using them in the summer. Now we have investors buying houses or building them to rent them short term. This is a commercial activity, managed by commercial companies, local or large.

We depend on each other for support in emergencies, or just occasional trials. We have respect for neighbors. This is being diluted or destroyed by the flood of strangers. Many are good people, but they don't know this place, are unconnected, are here briefly.

Our local water system has very limited water with little prospects of finding more. We are bumping up against the limits and the vacation homes use much more than residents do, partially because of the number of people in those houses. We almost ran out last year, and will during a drought. Vacation rentals are consumptive, of water, in traffic on the roads, in generation of garbage. And they're noisy.

I urge the county to limit the number of short term rentals, and to reduce it in the coming years through attrition.

Please help.
Barry Marshall

Lynn Tone

From: Paula Sansum <psansum@gmail.com>
Sent: Monday, November 7, 2022 5:28 PM
To: Lynn Tone
Subject: EXTERNAL: Neahkahnie STR concerns

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

We respectfully request the following issues/concerns be addressed at the committee meeting scheduled for November 8th, 2022.

- 1). Please extend the moratorium on New/renewed STRs to three years. One year is nowhere near enough time to gather information, assess the impacts on neighborhood livability in our small coastal communities. Good decisions do not happen rapidly.
- 2) increased traffic flow at all hours of the day create safety issues as Neahkanie is a rural residential area with no sidewalks and sparse lighting. We have a mostly senior population here. Many with limited mobility and many residents outside walking & caring for pets.
- 3) Law enforcement in Tillamook county is already stretched. Issues involving STR users cannot be adequately addressed in a reasonable amount of time. Residents are left having to address issues on their own. Another potentially dangerous situation.
- 4) Our limited water supply seems waning in the height of tourist seasons. We have been asked to ration/limit our individual usage, while just down the road, STRs are bulging with six or more vehicles parked out front.
- 5) Numerous homes owned by the same entity or person are STRs. Seems like a 'boutique hotel' set up without the business fees/taxes.
- 6) These past few years, outside investors seem to have discovered our area and purchased many homes with the sole intent of making money. These folks have little to no interest in our community and do not contribute to its livability. Please do not allow STR to 'roll over' to each new owner. We are wanting to decrease their impact on our community. That would help slow things a bit. Over flowing and excess garbage can be seen strewn along many of our roads, especially during high tourist season. Animals and rodents can often be seen accessing feasting off of the refuse adding to the overall lack of sanitation it creates.
- 7) we have lived in Neahkahnie for 34 years. We have attempted to weather the changes that come with growth and development. However, the number of STRs in our rural residential community is negatively impacting our neighborhood. Quality of life and our natural resources are being stretched to the max. Many who come here do not understand or respect that we do have a year round population here and there needs to be some level of respect and order so that we can continue to effectively contribute to and enjoy our year round quality of life as well.

Please, please lend us your support and consideration so that Neahkahnie can continue to be a viable contributor to Oregon coast communities livability for many years to come.

Thank you for your time and considerations.

Paula & Robb Sansum

Lynn Tone

From: Lloyd Lindley <lloydlindleyasla@gmail.com>
Sent: Monday, November 7, 2022 6:39 PM
To: Lynn Tone
Subject: EXTERNAL: STR Advisory Committee Meeting 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.]

Commissioner Skaar, Director Sarah Absher and STR Advisory Committee members:

I am a long time Tillamook County property owner now living in Neahkahnie. Over the past 15 years we have seen a marked increase in short term rentals (STR's) in our neighborhood and across our community. Rental properties are predominantly advertised and managed by large regional and national rental companies. The bundles of single family properties are acting as Motels; "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." Tillamook County zoning code prohibits Motel uses in residential zones for the exception of the High Density Urban Residential Zone (CR3).

The NEAHKAHNIE URBAN RESIDENTIAL ZONE (NK-7.5, NK-15, NK-30), is not a "high density urban environment". The Neahkahnie zoning designation goal is to permit uses that "are those that appear most suitable for a coastal community that wishes to maintain a primarily single-family residential character." For example, we have seen 10 years of an accumulation of STR's along Beulah Reed Road. Along the ocean front on Beulah Reed Road, as many as five contiguous properties representing approximately 52 person occupancy are under commercial short term rental management. These units fit the Tillamook County definition of a Motel. Additionally, there are as many as 24 more STR's spread elsewhere along Beulah Reed Road with more than 164 person occupancy.

Parking has become problematic. Some of the units along Beulah Reed Road have inadequate parking and often clog the roadway creating traffic conflicts between parked cars, pedestrians, bicycles and moving vehicles. There is not adequate parking for Neahkahnie Beach access, STR's, pedestrians and moving vehicles. This alone does not support the goal of a "coastal community that wishes to maintain a primarily single-family residential character."

Recommendations:

Conduct a carrying capacity analysis for infrastructure including sewer, water and transportation.

Review the 1997/1998 zoning code for Neahkahnie in consideration of significant growth over the last 25 years and revise to meet the needs of the community.

Establish limits to STR's to meet the goal of sustaining "a coastal community that wishes to maintain a primarily single-family residential character."

Lynn Tone

From: Katie LaRosa <katie.nordt@gmail.com>
Sent: Monday, November 7, 2022 6:51 PM
To: Lynn Tone
Subject: EXTERNAL: Public comment on my behalf

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

Hello Lynn,

I was told I could reach out to you to see if you would leave a public comment for me for tomorrow's meeting on short term rentals in Tillamook county.

I just wanted to present why limiting the number of rental days per month would cause problems for my family and others who depend on the income from our rental.

My family was fortunate to purchase a home for a short term rental in Oceanside in 2021 as a small business but also as a place for friends and family to gather. We practically lived at Rosenberg's in Tillamook as we renovated and just fell in love with the area. With quite a bit of blood, sweat, and tears (literally!), we were able to renovate our vacation rental for people from all over to enjoy. We had visitors from all over the country who shared with us how much they loved the Oregon coast, especially Tillamook, and who plan to visit again.

Limiting the number of days per month that we could rent out our house would be a hardship for not only my family, but also our cleaning team who really were the backbone of this operation. While we live an hour and a half away, but cleaning team is truly local. I hate to imagine their income being depleted because of extra regulations.

We're a hardworking family with young children who put in many hours and invested so much of our savings into the local economy. This small business we are running was our dream, and it would be extremely disappointing for the rules to change so early in the game for us. We are just one family, but I'm sure other homeowners feel the same way.

Thank you so much for your time and service to Tillamook.

Katie LaRosa
195 Netarts St.
Oceanside, OR 97141

Lynn Tone

From: Pam Greene <pam.s.greene@gmail.com>
Sent: Monday, November 7, 2022 7:37 PM
To: Sarah Absher; Lynn Tone
Subject: EXTERNAL: Additional document in support of STR limits

[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 Commissioner Skaar and Director Absher,
I am submitting the following document that includes proposals for preserving the health, safety and livability of our community of Neahkahnie, these include proposals for capping the percentage and occupancy limits of STRs.

Respectfully submitted,
Pam Greene,
Neahkahnie resident

83 STRS IS TOO MANY LIMITS FOR LIVABILITY!
CAPS = COMMUNITY APPROPRIATE PERCENTAGES

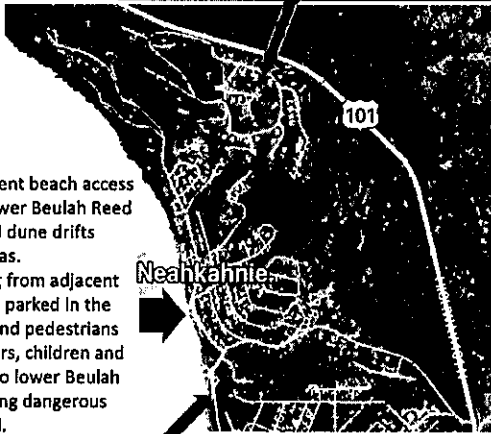
22% STRs is way too high.

Proposed:

Our limited-access
limited -infrastructure
community
can only
support 10%

The residences within the HDA community of the Meadows should not be counted when calculating percent of homes for the STR CAP because they allow ZERO STRs within their boundary.

There is insufficient beach access parking along lower Beulah Reed Road. Thick sand dune drifts limit parking areas. Cars overflowing from adjacent STRs, visitor cars parked in the roadway, bikes and pedestrians with their strollers, children and dogs spill out into lower Beulah Reed Road causing dangerous conditions for all.



Neahkahnie has only 2 entry/egress roads for 79 of the 83 Permitted STRs. All vehicles servicing STRs zip back and forth along these routes.

There are no sidewalks in these neighborhoods. In some places along the high traffic roads such as Beulah Reed and most of Nehalem Rd. there is not even room for a footpath due to ungraded terrain and because Tillamook county does not cut back encroaching vegetation in a timely manner. Pedestrian pathways along these roads were impassable all summer and fall. Pedestrians dodging vehicles with nowhere to get off the road except into blackberry thickets is unsafe. (Tillamook crews only cut back the blackberries along Nehalem Rd in the last few weeks - late October.)

Lynn Tone

From: Mike Cook <mikerusts@gmail.com>
Sent: Monday, November 7, 2022 8:18 PM
To: Lynn Tone
Cc: Linda
Subject: EXTERNAL: Re STR policy

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

We live in a neighborhood, 1st and Beulah Reed between Nehalem and Neahkahnie, where we are the ONLY full-time residents, with some 13 STRs, nearly 50% of us, and the balance part-time - ALL in the tsunami zone. We hear some frustration with some visitors. But, we enjoy life in our little community. We and our part-time neighbors have block parties, socialize, train and prepare for emergencies. It is the kind of community that was intended in our zoning, that our infrastructure was designed for, and as it turns out, that is essential for our survival. Now, in preparing for Cascadia we see the threat of a wave of our neighbors without the basic food, water, sanitization required for 3 months, few with even a go bag for the first 3 days.

We enjoy the benefits of services and shops we wouldn't have without the support of STRs. But, that was true 20 years ago, when we moved here, when there were fewer rentals. Today new STRs drive up housing values reducing workforce housing availability and undermining those very services.

Warning labels show up on everything these days, plastic bags, window blind strings...yet no warning to visitors of the wild beauty of our beach communities...sneaker waves, tsunamis, wildfire, cougar and bear.

Some sort healthy balance is required in building this unique shared, but at risk, community: a considered ratio, not a banning of all; respect for our unique NKN exclusively single family zoning; financial support for the added STR impacts on infrastructure, enforcement administration, emergency supplies and; promotions that help prepare visitors for their adventure.

Above all we urge a focus on community values as embedded in our NKN zoning and a realistic recognition of the importance of emergency preparedness for our visitors.

Thank you for your work.

Respectfully,
Mike & Linda Cook
37335 1st. St.
Nehalem (Neahkahnie)

Lynn Tone

From: Laurie McCray <mccrayla7@yahoo.com>
Sent: Monday, November 7, 2022 8:36 PM
To: Lynn Tone
Subject: EXTERNAL: Neahkahnie STR Comments to be directed to the 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.]

To Whom it Might Concern Regarding Short Term Rentals in Neahkahnie:

I am a full time resident in Neahkahnie, this is my only residence. In the past few years, the character of my neighborhood has changed dramatically with the rapid increase in Short Term Rental (STR) properties. When I moved back to Tillamook County in 2015, I was not aware of any STRs on my street. The circumstances have changed and I am now surrounded them, it has negatively impacted my enjoyment of my property and my life here in Neahkahnie, particularly during summer months and holidays.

These STRs are either the second homes for people I rarely see or were recently constructed as commercial enterprises in this residential area. These are designed and operated for visitors to the area, I highly doubt that any family will ever reside in these "residences". This disrupts the ability to function as a cohesive community based on developing relationships with neighbors. The residents to STRs are not invested in this community and are in no way, "neighbors".

Particular issues I have encountered resulting from the constant turnover of visitors to these properties include the following:

-In the summer of 2021, the Neahkahnie Water District restricted outdoor water use due to a diminished supply from the springs that provide water to this neighborhood. I expect this situation to repeat in the future. I have a vegetable garden that provides much of my food in summer. This restriction included hand watering my garden while the STRs were overfilled with visitors using large volumes of water. This was unfair.

- We are having an issue with animals getting into garbage cans. Residents understand how to manage their garbage so it doesn't end up strewn around the streets. It is not uncommon for renters of STRs to overfill the garbage cans that are left unsecured. When this results in garbage on the street, I have called the STR management company and received no response nor did anyone come to address the situation.

-Living next to a STR that is occupied by different groups of people, not neighbors, is disruptive. I have a dog that I try to keep from barking but it is impossible with different dogs next door. Last summer, a renter's dog dug under my fence and my dog escaped.

-STRs disrupt the sense of community that I sought and was present before the numbers of STRs increased. This is important because the Neahkahnie/Manzanita area needs a critical mass of volunteers invested in their community to support the many organizations that make this place so appealing for full time residents (in particular) e.g. the Emergency Volunteer Corps, Library, NCRD, food bank, cultural activities, etc.

- Loss of enjoyment of my outside property. The STR behind my home has no draperies and a light on their deck (that could not be closer to the required setback) that often stay on all night. Because of the way the rental house was designed, it means I cannot go outside without being in full view of strangers.

-The vast numbers of visitors to Neahkahnie Beach in summer, many coming from STRs, result in an increase in garbage and plastics on the shoreline. In the summer of 2022, there was no portable toilet at Neahkahnie Beach as there had been previously, with the obvious unsanitary consequences.

Other issues I have experienced from STRs include excessive noise, speeding cars on narrow roads, and dog waste.

I believe that a reasonable number of STRs can be easily accommodated in Neahkahnie, however, it should be limited to be proportional to the owner occupied residences. STRs that continue to operate need to be managed as the commercial properties that they are, with greater accountability from the owners and property managers.

Thank you for the opportunity to comment,

Laurie J McCray

Lynn Tone

From: Ann Morgan <morgnann1950@gmail.com>
Sent: Monday, November 7, 2022 8:43 PM
To: Lynn Tone
Subject: EXTERNAL: Comments for STR Adv Comm. mtg. Nov 8

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

Hello - I live in Neahkahnie next door to a STR. The yard was drastically remodeled 2 years ago when the new owners took over. The resulting lawn and patio are watered daily year round. I say the patio is watered because on dry days I can see a large area that is wet after the 7:00am (approx.) watering.

Some of the renters at this house walk their dog on the beach and don't pick up the dog poop.

They also put bottles in a garbage can thinking we have curbside recycling, which we do not. I can hear the breaking glass when the garbage truck empties the can.

Renters at this house also drive up Beulah Reed Road at way over the 25 mile speed limit. This is a problem not just with renters. We really need more speed limit signs on Reed Road.

There is a house on the flat section of Beulah Reed Road that was remodeled 10 years ago or so, and can accommodate 15+ people. I think the address is 37395. Last weekend there were 9 cars in the parking 'lot' on the property, and 3 cars parked across the street on the west side of Reed Road for 3 days. There should be a limit on the number of cars a renting party can bring.

Some suggestions for additions to the STR ordinance on what should be brought to renters' attention:

- 1 - dogs should be leashed unless on the beach, and poop picked up from the beach, road shoulders, and private property;
- 2 - no fireworks used on the property, in the street, or on the beach;
- 3 - obey signs on the beach during the summer about fires on the beach;
- 4 - obey all posted speed limits;
- 5 - leave recyclables (provide a list) indoors for the cleaning people to take care of.

These houses should be considered businesses, as the owners are making money by renting them. NKN is a residential area, and those of us who make our homes here do not make money off of them. The owners should be charged at commercial rates for water, sewer, and electricity.

Ann Morgan
37990 Beulah Reed Road
mailing address: PO Box 291, Manzanita OR 97130

Lynn Tone

From: Barbarry <bbusybees@yahoo.com>
Sent: Monday, November 7, 2022 10:27 PM
To: Lynn Tone
Subject: EXTERNAL: Neahkahnie 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 Sarah Absher and STR Committee,

We have lived in the area for 30+ years, built our house in Neahkahnie and have watched the area change. We have loved living here and still do.

Our communities are under stress due to the new business model of *Residence as Hotel*. Though we seem to have adequate infrastructures for now, services were built around the concept of R1 zoning i.e. single family residences. They are not necessarily equipped 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.

- Our streets are frail.
- Our sewers are designed for single family use.
- Water 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 is used over a residential usage?
- The Tillamook County Sheriff lacks coverage for increased problems.
- We lack walkways out of the paved lanes for walkers and their dogs, strollers, kids etc.
- Short term rentals threaten to over-run both public and private domains if left unchecked. They reduce the availability of long-term rentals or affordable housing for local working folks.
- We need a **reasonable cap** on the percentage of houses permitted to this **commercial** use in our neighborhoods. 10% max.
- Houses should have a **limit on the number of occupants allowed in an STR** ... these are R1 zoned neighborhood houses and not hotels or multifamily units.
- Need for a **reasonable expiration time for permits** — NO permits in perpetuity.
- **When property ownership changes, STR permits should be terminated** — NO automatic transfer of STR permits when properties sell.

Neahkahnie residents DO care about how change will happen in their neighborhoods.

Thank you for making this opportunity available. Please limit the number of short term rentals before we lose our cherished and unique community.

Sincerely,

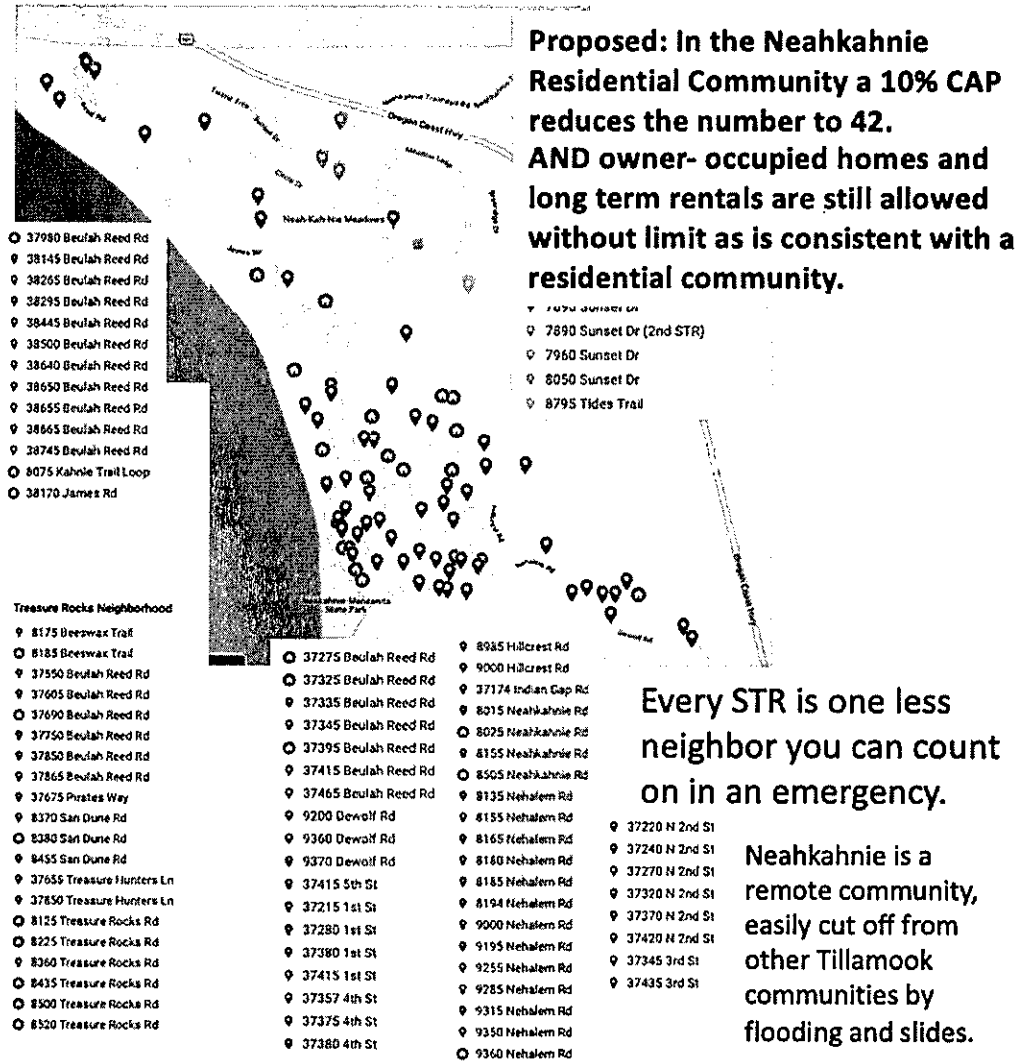
Barbara Rippey

83 STRS IS TOO MANY

LIMITS FOR LIVABILITY!

Neighbors Need Neighbors

CAPS = COMMUNITY APPROPRIATE PERCENTAGES

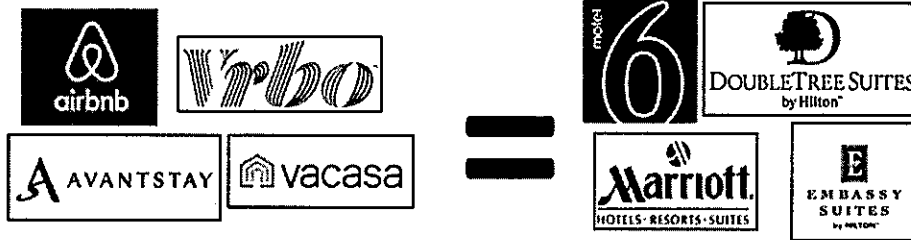


Who will take care of these people in a largescale emergency? How many are there at any point in time ? Where are their emergency supplies?

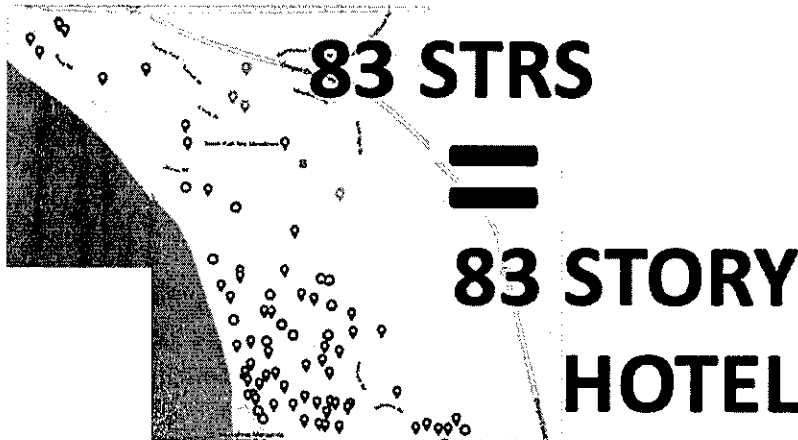
LIMITS FOR LIVABILITY!
CAPS = COMMUNITY APPROPRIATE PERCENTAGES

DON'T BE STRONG-ARMED BY STR-STRONG

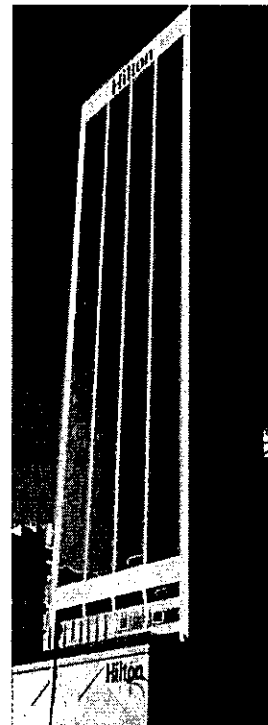
**THESE ARE MODERN ORGANIZED CORPORATE BUSINESSES
OVERWHELMING NEAHKAHNIE- A TINY RURAL RESIDENTIAL
NEIGHBORHOOD!**



RENTING ROOMS FOR TRANSIENT GUESTS = SAME IDEA, except partnering with homeowners, they externalize their overhead by using someone else's homes and our community infrastructure. Their contribution to the County and community are a pittance compared to their profits. That's why there is so much at stake for them.



If you stacked up all 83 STRS it would be equivalent to an 83 story hotel- but without adequate surrounding infrastructure to support it! Neahkahnie doesn't have the water supply, sidewalks, parking or public facilities to support this- let alone expand it! We have more STR's than Manzanita percentage wise, and they have infrastructure as an incorporated town. **PROPOSAL: community appropriate percentages, 10% in Neahkahnie, and places like Pacific City can have a higher percentage if they have infrastructure to support it.**



LIMITS FOR LIVABILITY!

CAPS = COMMUNITY APPROPRIATE PERCENTAGES

STR HOMES ARE NOT CLOWN CARS

OCCUPANCY LIMITS ARE NEEDED

**STR CORPORATIONS WANT TO PACK HOMES
FOR THEIR PROFIT.**



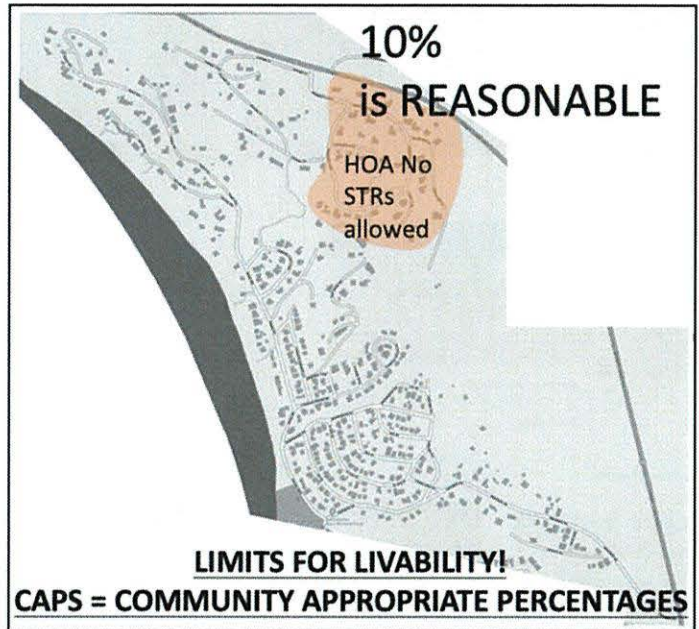
STR advocates note that owners can fill their homes with as many guests as they want, but the difference is owners aren't operating a **BUSINESS CHARGING RENTAL FEES** to their family and guests, and owners don't turn over every bed in their house continuously night after night. Our small community can't support 83 businesses with 10 + people a night- An extra 830 people!

Proposal:

2 Persons per bedroom- Bedrooms as per county tax records..
Maximum 10 persons per property.

DON'T BE STRONG-ARMED BY STR-STRONG

HOW MANY IS TOO MANY? AT WHAT POINT DOES A NEIGHBORHOOD BECOME A BUSINESS DISTRICT?



Rental companies are competing with each other for STR revenue dollars. They don't want ANY CAPS and wouldn't be satisfied until every available home can be monetized as an STR *in their portfolio of offerings*. Even if the community is oversaturated with STRs that sit vacant, each one is an *opportunity* for income because they have been transformed into transactional business locations not residences. Meanwhile the fabric of the community is gutted.

These companies compete to take business away from each other. Big companies buy out little local ones and then their big profit revenue leaves the County and/or State. Tillamook is not getting enough in fees for this community burden. As a homeowner I'm flooded with brochures promising big dollars if only I will turn my home over to their marketing and service teams and join their system of "distributed motels".

At an average nightly rental rate of \$538 per night, an STR in Neahkahnne has the potential to bring in nearly \$200,000 per year, those renting at over \$1,000 a night could potentially bring in nearly \$400,000 per year. (Gross)
A business owning 5 high end STRs in Neahkahnne could theoretically bring in \$2,000,000 a year!

STR Permits must NOT be transferrable after change in ownership.
Why should certain homes be forever designated as STRs?
Permits should expire after a given number of years.

Lynn Tone

From: Pam Greene <pam.s.greene@gmail.com>
Sent: Tuesday, November 8, 2022 10:49 AM
To: Lynn Tone
Subject: EXTERNAL: Commenting: Complaints with SRTRs

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

A Situation I've experienced.

It's 11PM, there is a party and booming music at the house above me (that allows no parties).

We can't sleep. Now I'm on hold to the out-of-state call center for AvantStay, waiting and waiting.

This is a clear impact on livability.

I like the idea of revoking permit renewals after a number of complaints.

Lynn Tone

From: chiphall75@gmail.com
Sent: Tuesday, November 8, 2022 10:48 AM
To: Lynn Tone
Subject: EXTERNAL: NKN 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.]

Plz share this note with STR Advisory Committee. Thx.

We are NKN presently residents and long time north coast residents, workers and property tax payers. Five years ago we were able to find a piece of property up here in NKN and we built our modest dream house.

Yes, now we are being invaded by investors, interlopers and strangers trying to make another buck. Rich people who only seem to want more money We've said this to you before; it's well beyond time to end this trend of selling out our beloved neighborhoods simply for the greed of outsiders.

NKN has been particularly hit hard, as your recent numbers reflect.

We beseech you to extend the STR moratorium for two more years, if not for the whole county then certainly NKN until which time our numbers settle back into the sane level.

We believe that government at any level is in place to protect its citizens, keep them safe, and allow them to pursue their own law abiding pursuit of happiness.

We fervently ask that you protect our homes, neighborhoods, water supply, and the natural beauty that brought us here long ago.

Sincerely,

Tarri Butler

Charles Hall

8465 San Dune Rd

Neahkahnie

Sent from my iPhone

Lynn Tone

From: Terri Neimann <trrneimann@gmail.com>
Sent: Tuesday, November 8, 2022 10:04 AM
To: Lynn Tone
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.]

Hi there
I cannot attend the meeting.
We have an airbnb in Bay City.

We have plenty of parking for our guest house
We do not allow partying.
My husband and I are getting into retirement age
This is one way we make money to pay our bills.
We wish to continue to rent out our apartment.
TY

Terri D. Neimann PhD 特丽

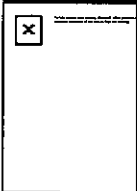
Emerald Coast Realty
Realtor Lic #201237599
Cell (503) 812-0191

Office (541) 283-3589 Ext 323

Oregon Real Estate Agency Disclosure Pamphlet:

https://www.oregon.gov/rea/licensing/Documents/Sample_Initial_Agency_Disclosure_Pamphlet.pdf

Oregon Buyer & Seller Advisories: <https://oregonrealtors.org/resources/membership-resources/buyer-seller-advisories>
www.emeraldcoastrealty.com



Lynn Tone

From: Public Comments
Sent: Tuesday, November 8, 2022 8:52 AM
To: Lynn Tone; Sarah Absher; County Counsel
Subject: FW: EXTERNAL: Yes to a 18 - 20% cap and common sense rules: re 11/8 Tillamook County Short-Term Rental Advisory Committee Meeting

From: Helena Birecki <helenaster@gmail.com>
Sent: Tuesday, November 8, 2022 2:31 AM
To: Public Comments <publiccomments@co.tillamook.or.us>; Lynn Tone <ltone@co.tillamook.or.us>
Cc: info@neskowincac.org
Subject: EXTERNAL: Yes to a 18 - 20% cap and common sense rules: re 11/8 Tillamook County Short-Term Rental Advisory Committee 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.]

Dear Tillamook County Commissioners and STR Committee Members,

I am a full time resident of Neskowin, and in considering STR regulations I am mindful of 2 things:

First, Neskowin's water supply comes from local Hawk Creek, which is prone to flooding in the winter but whose volume dwindles in the hot dry summers that are becoming more common... just when visitor numbers are highest.

Second, I and others live here and visitors choose to visit because of the stunning natural surroundings— the beach which is full of life with seabirds and tidepools and the old forest with its multiple layers of plants and wildlife.

People overburdening the environment will lead to a shortage of water and nature, at which point tourists will go somewhere else. I don't want to see a boom and bust in Neskowin, and I do want residents and visitors alike to be able to enjoy this beautiful place, now and for generations to come.

Therefore, I am in favor of:

1. A cap on the number of STRs in Neskowin at or slightly above the recent historical average of 18%:

I favor a **cap of 18 - 20 %**, with all current permits— standalone homes and condos alike— included and grandfathered in.

2. Common sense health, safety, and sustainability rules that apply to all homes - whether STR, long term rental or owner occupied -

a) **Garbage:** Bear proof cans that are put out only on the morning of pick-up; no overflow of garbage outside. Encourage recycling cans, bottles, and paper. I oppose a x times per week "check the box" pickup requirement, because as others have said, the amount of garbage produced varies widely with occupancy and personal habits.

b) **Parking:** Limit parking area; limit on street parking to one car per household and encourage more area around homes to be left unpaved to reduce flood risk by allowing for more water absorption into the ground.

c) **"Dark skies*":** reduce brightness and encourage appropriate angling of lighting to save energy, allow residents to sleep better, and protect birds

d) **Energy and Water efficiency:** require or encourage as allowed by law in new buildings:

1) low flow toilets,

2) low flow faucets and shower heads

3) heat pumps instead of gas heaters or electric resistance furnaces,

In addition, I encourage Tillamook County to put together an easy to read list of:

the rebates that will be available through the Inflation Reduction Act and the State of Oregon for some of these appliances/fixtures, and

the expected yearly energy/water and utility cost savings of each, so that existing building owners have the information they need to decide when it makes sense to change out their less efficient appliances/fixtures for more efficient ones.

Thank you for stewarding the land and waters we live on,
Helena Birecki
54110 S Beach Rd

* For a quick description of dark skies see: <https://mcdonaldobservatory.org/darkskies>

Lynn Tone

From: Public Comments
Sent: Tuesday, November 8, 2022 8:51 AM
To: Lynn Tone; Sarah Absher; County Counsel
Subject: FW: EXTERNAL: Short term rental restrictions comments

From: kerry rea <kerry_rea@yahoo.com>
Sent: Monday, November 7, 2022 7:39 PM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: Short term rental restrictions 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.]

Sent from Mail for Windows

Dear Commissioners:

My wife and I have owned a home in unincorporated Manzanita since 2017. We believe unreasonable restrictions on short term rentals in Tillamook County is bad policy.

Land Use and Zoning

Short term rentals are permitted under current zoning and land use. A Lincoln County (Oregon) court reached the same conclusion. A short-term rental is not an operating business. They are the use of a single-family home, occupying a residence, just like owner occupied. Some complain short term rentals are essentially hotels. This is a mischaracterization since hotels host business meetings, events such as weddings and have other commercial activity such as restaurants on premise.

Fairness

Short term rental owners purchased their homes with the expectation that they could offset a portion of the ownership costs by renting to others. Eliminating, or restricting, the ability to rent the home would be a financial burden. Home resale values will be negatively impacted for all home sellers, due to eliminating buyers who are interested in short term rentals. This lessens demand and reduces home resale market prices, impacting all home owners.

Public Interest

Oregon has a long history of making its ocean beaches public. Short term rentals make more lodging available. This lowers prices giving vacationers with more modest financial means the ability to enjoy the Oregon Coast. Restricting rental housing availability results in only affluent households enjoying the Oregon Coast. Short term rentals often accommodate guests needing two or more bedrooms, ideal for family gatherings.

Short term rental permits and fees generate significant revenue annually for Tillamook County. This revenue source is valuable enabling the County to provide services to its citizens.

Disproportionality

Most of the short-term rentals are concentrated in the Summer. Our experience is our house has no occupant, owner or short-term renter, sixty percent of the time. Only one-third of homes in Manzanita are owner occupied year-round. I anticipate most complaints relate to traffic, noise and parking. Additional activity in the Summer can be approached with mutual compromise and enforcement of the regulations already on the books and as limited by the short-term rental permit. Eliminating or restricting short term rentals is using a sledge hammer for occasional irresponsible renter

behavior. Reducing short term rental property rights, due to a few unfortunate experiences, is an overreaction and regulatory overreach.

Thank you for committing the time to read my letter.

Respectfully,

Kerry Rea

Lynn Tone

From: Public Comments
Sent: Tuesday, November 8, 2022 8:51 AM
To: Lynn Tone; Sarah Absher; County Counsel
Subject: FW: EXTERNAL: STRs in Tillamook County - Ordinance #84

From: Eric Rosenberg <rosenberg.eric2@gmail.com>
Sent: Monday, November 7, 2022 7:19 PM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: STRs in Tillamook County - Ordinance #84

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

Tillamook County Board of Commissioners & STR Advisory Committee,

My wife and I bought a second home in Cloverdale with the intention of eventually moving here upon retirement. We chose this area for the combination of its natural beauty and because the vacation rental laws were not overly restrictive. Using the place as a vacation rental between our stays has helped us to pay the mortgage while we transition from Nevada. It has also allowed a lot of families, including our own, to enjoy the area that otherwise wouldn't be able to. While we understand the concerns expressed by some full-time residents (we hope to be ones soon) and we support some of the restrictions, I can attest to the fact that property values will decline if many of us are forced to sell and if future investor buyers stop purchasing here. Additionally, our guests, who now shop, eat out, and buy goods in the area, will be a lost source of revenue. Lastly, we are paying sizable vacation rental taxes that can help support the local infrastructure. These funds will be lost if vacation rentals disappear. Our property has adequate parking, a limit of 6 guests and we have never had a neighbor complain

We support reasonable occupancy limits, parking limits based on the number of spots available and specifically targeted enforcement of nuisance laws when they are violated.

We are strongly opposed to any restrictions on the number of days that we can rent the place out, any restrictions on the transferability of STR rights and any other restriction that effectively takes away ownership rights from those whose property use is not adversely affecting others.

Thank you.

Eric Rosenberg and Terumi Kato

Lynn Tone

From: Public Comments
Sent: Tuesday, November 8, 2022 8:50 AM
To: Lynn Tone; Sarah Absher; County Counsel
Subject: FW: EXTERNAL: STR Advisory Committee



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: Joe DeCamp <rojoe67@gmail.com>
Sent: Monday, November 7, 2022 6:05 PM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: 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.]

Hello,

My wife and I have owned a home in Dory Pointe, Pacific City for just over 3 years. We use it as a second home for our family and friends as well as some short term vacation rental time. We only rented the house this year to 25 families. We are not the stereotypical landlord that is making a huge profit. We have allowable losses instead of profit. We have a three day minimum and leave at least a day open in between renters to clean.

My wife and I both believe the list of ideas being proposed appear to be a "one size fits all" and we take pride that we have received a 5 star rating by all guests. We have complied with all STR requirements and pay all fees and taxes.

We have never received a complaint about our garbage, parking or noise. We purchased a very large, bear proof garbage can that we've had absolutely no issues with. My wife and I clean up regularly on the beach and at a non-STR when their trash can fell over because of the wind.

We also already pay HOA's that includes the ability to park a certain number of vehicles on our street. This parking has signage that notifies individuals that the parking is for our community. This maybe the same for shorepine village. This is another good example of a "one size fits all" imposing limitations when the county already has a parking indication depending on occupancy.

Our home in PC is very well maintained and we've not had an complaints filed against us.

Any rules regarding trash, noise and parking should apply to all residences to be effective as well as fair. STR owners generally keep their homes in very good condition as they are subject to online reviews and future business depends on it.

Many of the proposed restrictions stand to really damage the local businesses and economy. We regularly frequent AND recommend local businesses to our clients. Between repairs, appliance purchases, supply purchases, dining out and entertainment activities we ourselves and our clients spend our hard earned money in Tillamook County. Severely limiting STR's and putting a cap on rental days will not only affect the businesses, tax and fee income that STR owners pay (even have had an additional fee/tax added in the past year!) but property values for all, including the owner-occupied homes.

My comments and observations are not from afar. We manage the house ourselves and I am at the residence after every stay. I cannot say that the recommendations don't have merit to another community because I am not there. I would appreciate the same respect because it is not happening at my home and I haven't seen it in our community. When we stay at our home the neighborhood is typically empty, especially during the week. We have stayed during the summer and have not witnessed the negative descriptions either. I personally called Nestucca Sanitary and they said overflow garbage cans are not an issue. They said a couple of issues were resolved with larger cans. My observations are not speculative rumors. They are actual and are backed by facts. I ask that you be fair and not act on speculation and emotional comments.

Thank you,

Joe DeCamp

Pacific City Homeowner

Sent from my iPhone

Lynn Tone

From: Public Comments
Sent: Tuesday, November 8, 2022 8:50 AM
To: Lynn Tone; Sarah Absher; County Counsel
Subject: FW: EXTERNAL: STR Advisor Committee/proposed STR restrictions



Debi Garland | Board Assistant
TILLAMOOK COUNTY | BOARD OF COMMISSIONERS
201 Laurel Avenue
Tillamook, OR 97141
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From: Tina DeCamp <tinadecamp@msn.com>
Sent: Monday, November 7, 2022 4:34 PM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: STR Advisor Committee/proposed STR restrictions

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

Hello,

My husband and I have owned a home in Dory Pointe, Pacific City for just over 3 years. We use it as a second home for our family and friends as well as some short term vacation rental time.

The list of ideas being proposed include a wide array of restrictions and ideas and appear to be a "one size fits all" approach but that may not be the case as the topics are discussed further. Some I agree with and already incorporate into our self managed home. We take pride that we have garnered approximately 70 online reviews, each and every one 5 star. As required we have our phone number on the outside of the home and we have not once received a call. As recommended we purchased a very large, bear proof garbage can that we've had absolutely no issues with (I recommend this for all homeowners in the area, STR or 100% owner occupied or long-term rental.) We also already pay HOA's that includes the ability to park a certain number of vehicles on our street. Our home in PC is very well maintained and we've not had an complaints filed against us.

I'm curious to hear how many reported violations or complaints there have been to the problems being presented? Is there a tracking system and penalization of some sort in place for those that habitually have trash overflow (for example) or unruly tenants? I am not aware of where this information can be found. A quick call to Nestucca Valley Sanitary Service indicated that "Garbage overflow is not a problem for them" saying that "it has only happened a couple of times and was rectified when the owner obtained a larger can" She was unsure if those one-offs were owner occupied homes or STR's. Any rules regarding trash, noise and parking should apply to all residences to be effective as well as fair. STR owners generally keep their homes in very good condition as they are subject to online reviews and future business depends on it.

One "complaint" I've heard is that STR's are like "illegal hotels"I beg to differ as MANY of the STR's have a number of minimum nights to book vs a hotel. Also, with the cleaning fee and 3rd party (AirBnB, VRBO) fees, it is cost prohibitive to rent for just one night so there is not alot of coming and going. Many STR owners continue with the COVID imposed protocol of not having a client check in the same day one is checking out.

Many of the proposed restrictions stand to really damage the local businesses and economy. We regularly frequent AND recommend local businesses to our clients. Between repairs, appliance purchases, supply purchases, dining out and entertainment activities we ourselves and our clients spend our hard earned money in Tillamook County. Severely limiting STR's and putting a cap on rental days will not only affect the businesses, tax and fee income that STR owners pay (even have had an additional fee/tax added in the past year!) but property values for all, including the owner-occupied homes.

I am trusting that the committee will take into account the community as a whole and the detrimental effects some of the more aggressive rules and restrictions may have.

Thank you,

Tina DeCamp

Pacific City Homeowner

Lynn Tone

From: Debra Garland
Sent: Wednesday, November 9, 2022 9:46 AM
To: Lynn Tone; Sarah Absher; County Counsel
Subject: FW: EXTERNAL: Fwd: STR

From: Rachael Winters <rdwinters22@gmail.com>
Sent: Wednesday, November 9, 2022 9:45 AM
To: Public Comments <publiccomments@co.tillamook.or.us>; Debra Garland <dgarland@co.tillamook.or.us>
Subject: EXTERNAL: Fwd: 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.]

Tillamook County Board of Commissioners and STR Advisory Committee,

We purchased a piece of land on March 15, 2022 in the Dory Pointe neighborhood of Pacific City. We did so with the expectation of building a vacation home for our families that we would use ourselves, but also use as an STR for other renters to use and enjoy. Between dune hazard reports, structural plans, availability letters, county reviews and permit fees we've spent well in excess of \$15,000. This was all done far prior to July 1st. We are blindsided by the sudden pause to STRs in unincorporated Tillamook County. I am writing to ask you to allow for applications, or at least allow exceptions for properties purchased prior to July 1 like ours. Like I previously stated we purchased the property in March 2022 as well as submitted our building permits and dune hazard report before the Ordinance was in effect. I am earnestly asking that we would be allowed to apply for an STR application along with others in our situation. Commissioners have indicated they receive many complaints, particularly with trash, number of residents and noise. We would like to know that data and what the actual numbers are per year, per city or community. When it comes to the noise issue, there is an general acceptance for noise during busier months of the year. One would never walk down the street in any given neighborhood and be appalled at families having barbeques, children riding bikes in the street and friends and family gathering. This is normal. We cannot control or place strict regulations on NORMAL. If there is excessive partying after hours, trash not getting picked up or too many cars, this would be an example of STR owners being held responsible for their renters. In all that I have heard, for the most part, owners (or their renter companies) have responded quickly and professionally. This is why we would like to see the actual number of documented complaints that have not been solved immediately.

The strict regulations that you are proposing are unbalanced for STR owners. I don't support limiting the number of nights a property would be able to be rented out nor do I support limiting STR's based on density. Who would be able to regulate this? Would you hold other various lodging to the same strict standards? There has been plenty of research on the positive economic impacts to communities from STR's.

We believe it is our right to offer STR's to anyone who'd like to choose this type of lodging and be held to the same standards as any other homeowner.

Thank you for your efforts.

Rachael Winters

Lynn Tone

From: Sarah Absher
Sent: Thursday, November 10, 2022 1:57 PM
To: Lynn Tone
Subject: STR Comment: Question for Attorney

From: Tillamook County OR <tillamookcounty-or@unicodeweb.com>
Sent: Thursday, November 10, 2022 12:57 PM
To: Sarah Absher <sabsher@co.tillamook.or.us>
Subject: EXTERNAL: [Sarah Absher] Question for Attorney

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

Barbara Scott (oceanfrontbarb@gmail.com) sent a message using the contact form at <https://www.co.tillamook.or.us/>.

Hi Sarah,

I was on the zoom call for the last meeting regarding short term rentals.

As a Realtor I can tell you that somewhere between 90 and 95 percent of my buyers are older 55 and up who plan on retiring here and are about 5 years out from retirement. They just want to vacation rent until they retire knowing that the prices are going up. I was amazed at how many came to their homes as shelter during covid and were here until the worst of it passed. My question is: What kind of liability would the county face if they allowed these kind of buyers to obtain a permit simply by asking what there long term goal for the home is versus companies who are buying homes just as a business model. It seems unfair that the buyers who plan on being here in the near future should be punished just because they are not quite ready to retire and just want to buy as the prices have continued to climb.... I can tell you for a fact I have several buyers on hold until this is resolved and will lose them if we adopt an ordinance that doesn't allow both sellers to sell and buyers to purchase and will drastically affect the economy here. and frankly ruin my business as these are buyers I have catered to my whole Real Estate career and I am not alone....

Thanks,

Barbara Scott

▪

Lynn Tone

From: dbenneth@comcast.net
Sent: Friday, November 11, 2022 4:07 PM
To: Sarah Absher; 'Daniel Kearns'
Cc: Erin Skaar; Lynn Tone
Subject: EXTERNAL: Question for Sarah and Dan Regarding Ordinance Preemptions

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

Friends

At the appropriate time, I hope Sarah and Dan will address a question regarding the preemptive nature, if any, of what appear to be conflicting provisions of Tillamook's Land Use Ordinance and Ordinance #84 as they relate to the use of **dwelling units** as either motels or short-term rentals.

The LUO defines a **motel** and **dwelling units** as follows (emphasis added):

*MOTEL 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. MOTEL includes groups designated as auto cabins, motor courts, motor hotels and similar designations.*

and further

***DWELLING UNIT** One or more rooms occupied, designed or intended for occupancy as separate living quarters, and containing three 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.*

Ordinance #84 currently defines **short-term rentals** and **dwelling units** as follows:

*Short Term Rental. A **dwelling unit** (including any accessory guest house on the same property) that is rented to any person on a day to day basis for a consecutive period less than 30 days during the year.*

and further

***Dwelling Unit.** One (1) or more rooms occupied, designed or intended for occupancy as separate living quarters and containing three (3) 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*

Both Ordinances use the same definition of a **dwelling unit**. The LUO states that a motel can include a **dwelling unit** and Ordinance #84 states that an STR is a **dwelling unit**. But we know a **dwelling unit** can't be both a motel and an STR at the same time.

So, how do we differentiate between the two? In other words, when is a **dwelling unit** a motel and when is it an STR? Does one ordinance preempt the other?

As a lay person I tend to think the LUO would preempt Ordinance #84 which regulates STRs but doesn't authorize them in any particular zone. The purpose of the LUO is to do that.

Thank you both for considering this question!

Dave Benneth
541-401-3157

Lynn Tone

From: Public Comments
Sent: Wednesday, November 16, 2022 2:46 PM
To: Lynn Tone; Sarah Absher; County Counsel
Subject: FW: EXTERNAL: STR regulations

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

From: Steve Stewart <drdemento.stew@gmail.com>
Sent: Wednesday, November 16, 2022 2:24 PM
To: Public Comments <publiccomments@co.tillamook.or.us>
Cc: ltore@co.tillamook.or.us
Subject: EXTERNAL: STR regulations

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

I have owned a home in Neskowin in the Village for now close to forty years. I am retired and currently spend about half my time there. I am writing this to express my support for the thoughtful positions on Short Term Rental controls proposed by the Save Our Neighborhoods committee. My home is now surrounded on three sides by STRs. As noted by many other homeowners, the result is a weekly intrusion of repeat problems including traffic, parking, noise and overturned garbage strewn in the street. What used to be a restful retreat is now becoming an ongoing irritation. Calls to property managers are a regular occurrence. I support limiting numbers, density, occupancy, and frequency of allowed rentals. I especially support strong county enforcement of any and all regulations. The current system of foisting this responsibility on property management is the proverbial fox managing the henhouse, with the obvious conflict of interest being their income related to more volume and little incentive to appease those of us who wish for less. Please add my name to those who support added restrictions and strong enforcement.

Stephen R. StewartMD
4405 Sheridan Ave.
Neskowin,OR 97149

Sent from my iPad

Lynn Tone

From: Public Comments
Sent: Thursday, November 10, 2022 1:54 PM
To: Lynn Tone; Sarah Absher; County Counsel
Subject: FW: EXTERNAL: Fwd: Read Christopher's review



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: Kelli Payne <kelliapayne@gmail.com>
Sent: Thursday, November 10, 2022 11:20 AM
To: Public Comments <publiccomments@co.tillamook.or.us>
Cc: Nate Potter <nathanielpotter@gmail.com>
Subject: EXTERNAL: Fwd: Read Christopher's 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.]

We wanted to share this review we received yesterday that illustrates the awesomeness that our short term rental brings to families and to supporting local economy.

----- Forwarded message -----

From: Airbnb <automated@airbnb.com>
Date: Wed, Nov 9, 2022 at 10:24 PM
Subject: Read Christopher's review
To: <kelliapayne@gmail.com>



Here's what Christopher wrote



Christopher

This house was nothing short of amazing. It's so fun and different than your normal rental. My wife and I stayed here for our honeymoon for two weeks. It was the best two weeks of our lives so far. Being photographers, we loved all of the scenery. You drive an hour north or south and you can see some really neat landscapes. The house was very cleaned and was a blast to stay in. Refreshing to stay somewhere that looks completely different than most places. * must do's

- * Tillamook creamery- delicious and fun self tour
- Tunnel beach @Oceanside- gorgeous sunset views.
- Pelican brewing in pacific city - had a larger menu than the tillamook branch, everything was amazing!
- Cannon beach - quaint fun beach town.
- Drive to Rockaway beach first for wonderful views!
- Current cafe - breakfast is amazing
- Tora Sushi Lounge - I am in love with sushi now because of this restaurant.

The only unfortunate thing on our trip happened to be the coffee, we couldn't find any coffee that was strong like we like it. It all tasted delicious though! We liked the coffee pot in the house so we used it most mornings! Everything else was wonderful!

Christopher's private feedback for you:

"Thank you so much for hosting us! The house was perfect for our honeymoon. So many cool spots nearby and we are both photographers so we were in heaven!"

Now that you've both written reviews, we've posted them to your Airbnb profiles.

While Christopher's feedback can't be changed or removed, you can write a response that will appear directly below it.

[Write a response](#)

Common questions

[How do reviews work?](#)

[How do star ratings work?](#)

[Can I leave a review after 14 days?](#)



Airbnb, Inc.
888 Brannan St.
San Francisco, CA 94103, USA

Lynn Tone

From: Public Comments
Sent: Wednesday, November 16, 2022 2:46 PM
To: Lynn Tone; Sarah Absher; County Counsel
Subject: FW: EXTERNAL: STR regulations

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

From: Steve Stewart <drdemento.stew@gmail.com>
Sent: Wednesday, November 16, 2022 2:24 PM
To: Public Comments <publiccomments@co.tillamook.or.us>
Cc: ltore@co.tillamook.or.us
Subject: EXTERNAL: STR regulations

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

I have owned a home in Neskowin in the Village for now close to forty years. I am retired and currently spend about half my time there. I am writing this to express my support for the thoughtful positions on Short Term Rental controls proposed by the Save Our Neighborhoods committee. My home is now surrounded on three sides by STRs. As noted by many other homeowners, the result is a weekly intrusion of repeat problems including traffic, parking, noise and overturned garbage strewn in the street. What used to be a restful retreat is now becoming an ongoing irritation. Calls to property managers are a regular occurrence. I support limiting numbers, density, occupancy, and frequency of allowed rentals. I especially support strong county enforcement of any and all regulations. The current system of foisting this responsibility on property management is the proverbial fox managing the henhouse, with the obvious conflict of interest being their income related to more volume and little incentive to appease those of us who wish for less. Please add my name to those who support added restrictions and strong enforcement.

Stephen R. StewartMD
4405 Sheridan Ave.
Neskowin,OR 97149

Sent from my iPad

Lynn Tone

From: patrick ireton <caperock@embarqmail.com>
Sent: Tuesday, November 22, 2022 6:02 PM
To: Sarah Absher; Lynn Tone
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.]

After reading the sun magazine they encouraged us to contact you folks about the problems with short term rentals.

- 1) Each rental needs to have a manager who is or has someone who lives near the rental so they can respond to problems occurring at that rental. Not a person in Chicago who won't or cannot do anything because nobody is responsible for policing the rental in the area. On site manager.
- 2) I pay and extra \$600 a year to the water company when in fact I am not using my home as a rental. The water company doesn't have a way to know if I am renting or not. My solution is for you folks to keep the permit and charge only for the permit until I fill out paperwork stating I am going to rent then you tell the water company and whoever else needs to know. That's a very reasonable thing for you to do as your the source of the STR's and can control the permits.
- 3) As we are paying you to oversee the STR's it's imperative that you oversee who is managing each rental.

Patrick Ireton

Sent from my iPad

Lynn Tone

From: Meadow Davis <meadowandcorey@gmail.com>
Sent: Monday, December 12, 2022 3:18 PM
To: Lynn Tone
Cc: Erin Skaar; David Yamamoto; Mary Faith Bell
Subject: EXTERNAL: Comments re 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.]

Dear Committee members,

I am not able to attend the meeting tomorrow, unfortunately, but wanted to chime in with point of view from north county Realtors. Just as reference, I am consistently the top producer in Manzanita/Neahkahnie by a healthy margin. Neahkahnie is one of the unincorporated areas currently under the STR permit moratorium, and is also my highest end market. I believe that I may have a very different opinion regarding STRs than most of my peers in the business of real estate. The majority of my high-end clientele are specifically looking for exclusive properties where they can be assured they will not be living next door to a rental. The glut of rentals in some areas of Neahkahnie have really diminished quality of life for both full time residents and second home owners. I strongly support clear limits and rules for short term rentals going forward.

I support:

- Maximum number of guests in a zoned single family residence (this would help alleviate Neahkahnie's water crisis that has happened many years recently— SFR homes are not designed for 22+ people to be showering and flushing toilets!). This could be determined by either number of bedrooms (real bedrooms, not one room with many bunks) and/or parking capacity (as the City of Manzanita uses).
- Maximum percentage of residential units which can have a rental license. Manzanita's 17.5% seems to work okay— I'd like to see 15%.
- One license per owner (like Manzanita)— this would eliminate investment buyers who are running whole swaths of residential neighborhood like a hotel.
- In area/on call management so that neighbors have an easy way to report nuisances and get immediate results/response (noise, trash, parking, etc)
- A fair, simple, and clear path for getting a permit (again, Manzanita's system works well)

Vacation rentals do not equate to high real estate values— in fact, in Neahkahnie they do quite the opposite. I understand their value, and believe there should be some, but they need to be closely controlled so that they do not impact quality of life for all other types of residents.

Thank you for your time and consideration.

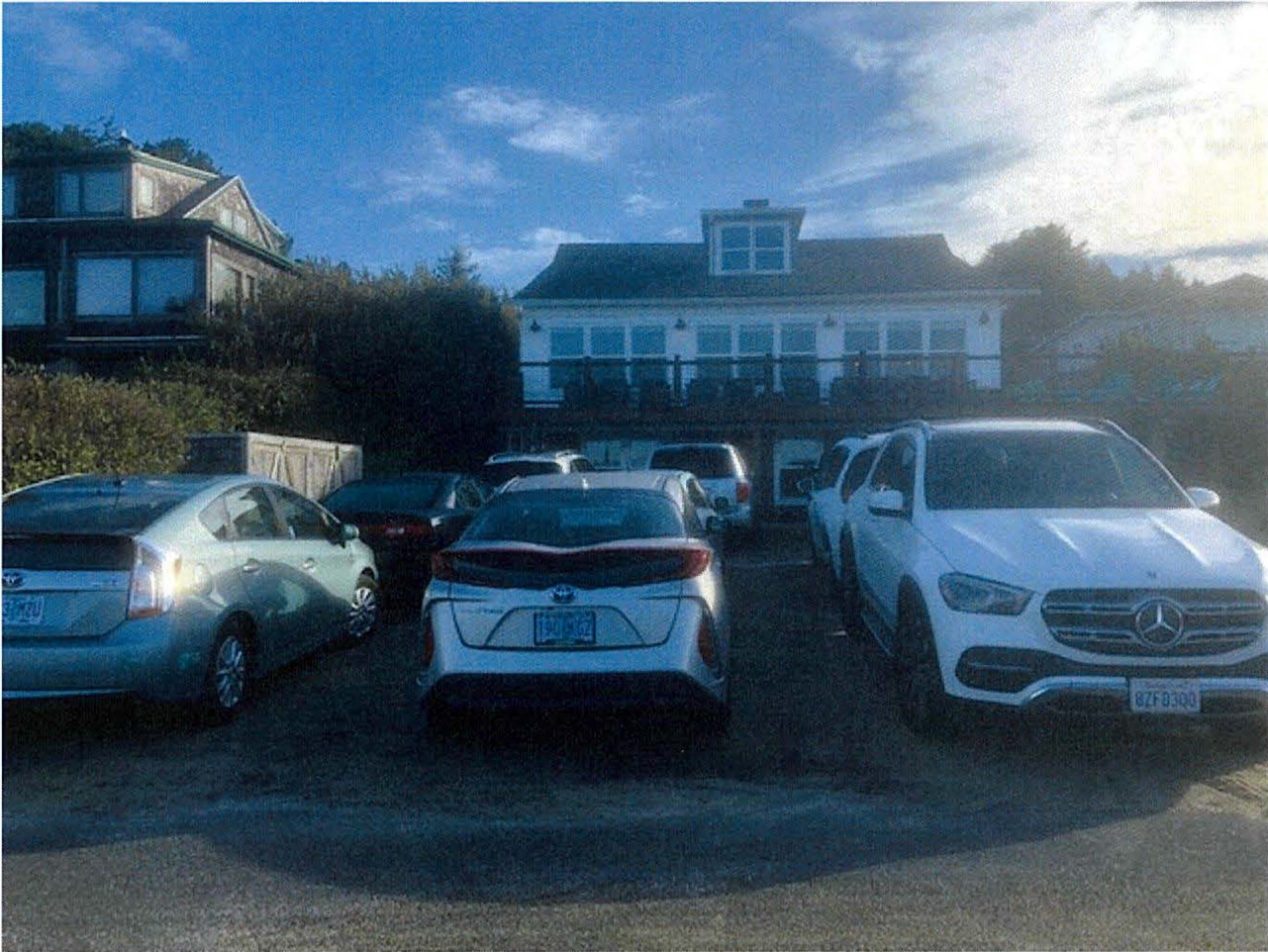
Regards,

Meadow

Lynn Tone

From: chiphall75@gmail.com
Sent: Monday, December 12, 2022 11:10 AM
To: Lynn Tone
Subject: EXTERNAL: The new normal

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



Well a picture is worth a thousand words. I count 9 cars and this happens very frequently. This house is on Reed Road in Neahkahnie. There are other such examples nearby but this one tends to be the worst. Not long ago cars were blocking Reed Road as renters were changing their positions in the 3 deep, 3 across parking mess.

NKN needs a serious cap on STR's. Plz consider.

What's gone is gone.

Thank you.

Charles Hall
Oregon native
40 year North County resident and property tax payer.
8465 San Dune Rd
NKN, off Reed Road.

12-18-22

Sarah Absher
Director Tillamook County
Dept. of Community Development
1510-B Third Street
Tillamook, OR, 97141

Hello Sarah,

This letter may be a little late. My wife Denise and I share the office of president of the Pacific City Heights Neighborhood Association (PCHNA). Our neighborhood association started decades ago to bring a cohesiveness to PC Heights neighbors. PCHNA's board not only helps plan our annual social gathering but acts as a sounding board for neighborhood concerns. PCHNA procured a list of STRs in Tillamook County. By my count 338 STRs give or take, 18 in PC Heights. Legacy full and part-time residential property owners share STR concerns in PC Heights

For the most part we understand Pacific City is no longer the small fishing village it once was, and never will be again. That said keeping in mind tourism is important to local businesses and Tillamook County, I we will say candidly, for some here it's hard to "share" optimism towards STR and tourism. The following are STR discussion topics/concerns we've formulated. Concerns I hope will help you and others understand what PCHNA members have expressed to our board.

Voiced concerns of PCHNA members (Cons to STRs)

- STRs can bring disrespectful "party" individuals who fib to property management companies on the number of people who will rent/occupy STR property
- Alcohol and drug abuse – as an emergency responder I have responded on numerous 911 calls (to an STR) where a patient is exhibiting health issues related to excessive use of alcohol or marijuana
- Noise – from barking dogs to loud conversations, vehicle noise, and loud music
- Overflowing garbage allowing wildlife scavenging and scattering trash and garbage
- STRs that do not display emergency/complaint contact phone numbers, but instead post rental office rental inquiry phone numbers and upon contacting after hours a complaint caller reaches a recorded message
- Traffic through PC Heights
 - Wear and tear on local access and county roads – Side note: After several emails to Chris Laity regarding the degradation of Fisher Road and no response, private citizens acted by pooling private funds to blacktop patch chuck holes on Fisher Road to the tune of \$3K. Private funding was also raised to resurface Summit Road, with follow up preservation seal coating measures on Summit and Elderberry. All funded privately.
- While PCHNA purchased and installed "Pick Up Your Dog Poop" signs "STR" visitors have been observed to disregard leash laws walking dogs off lead and allowing (pet) dogs to poop wherever, without picking it up.
- Neighborhoods saturated with STRs causing degradation of "community"
 - Renters has no sense of community being here a short duration, and therefore no respect for our community – it's a "getaway" from their communities
- Increased property/home values - STR permits being transferable and further pushing housing prices up for individuals who want to live and work in the area
 - Ask local businesses and public agencies how hard it is to find employees who want to live and work here but cannot afford too.

We have attempted to educate PCHNA members on the process with which to lodge STR complaints, and we have provided PCHNA members Tillamook County Ordinance 84 for Rules and Regulations regarding STRs. Unfortunately, folks tend to be afraid to complain which is likely why Tillamook County's record of complaints or revocation of permits is negligible, nonexistent. In the scheme of things all the concerns listed above may seem petty and PCHNA members being hesitant "official" complaining. It is a shared belief Tillamook County doesn't have the resources to "police" STRs. Case in point; TC making sure each STR has an emergency number visibly posted on a property. Having a "rent this property" office phone number doesn't seem in compliance. In our capacity as PCHNA president(s) it would be good for us to have a more in depth understanding of staffing and resources dedicated to South Tillamook County STRs. We are all too familiar with the lack of funding within South TC in other areas such as law enforcement, and road maintenance, which are whole other topics.

In a goal to enhance full time, and part time property owners' sense of peace and security, PCHNA is working on bolstering a "Neighborhood Watch" program. Street captains, while difficult to get volunteers, are tasked with door-to-door visits to neighbors on their designated street in an approach to gather property ownership emergency contact data. This should help with notifications of an STR issue communicated directly to property owners to inform of suspicious or unbecoming activity. In the case of STR's perhaps notification of negative STR activity to the actual property owner in lieu of the property management company, or directly to Tillamook County, may garner better results for issues. Issues such as excessive vehicles, loud music, unbecoming, or disrespectful tenant behavior, etc. Then again, no complaint registered to TC has no chance for TC ordinance 84 enforcement.


PCHNA would like to express concern in Tillamook County "lifting" the pause for issuance of STR permits, continuing grandfathered transferable STR permits, etc.

Understood STR benefits to individuals owing an STR, and to Tillamook County (Pros)

- Affordability for person who desires to have a coastal second home and can only afford it if they use STR as income stream to make payments
- Potential of higher property tax rate on an STR operating as a business - benefiting TC
- Higher PCJWSA income by applying business tax rate fees for STRs
- Transferability of STR permit making property worth more to seller and buyer at property sale (Pro & Con)
- Increased tourism bolstering TLT

Thank you for accepting voiced concerns as Tillamook County looks to the future of STRs in South Tillamook County. We are sorry getting you this letter took so long.

Respectfully,



Dan and Denise Doyle
PCHNA co-president(s)

Lynn Tone

From: Public Comments
Sent: Friday, December 30, 2022 10:26 AM
To: Lynn Tone; Sarah Absher; County Counsel
Subject: FW: EXTERNAL: Comments regarding Short Term Rentals
Attachments: IMG_1051.JPG

From: Becky Wethern <beckyatthebeach1@gmail.com>
Sent: Thursday, December 29, 2022 9:34 AM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: Comments regarding 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.]

Hello,

My name is Becky Wethern, and I am lucky enough to be the owner of a home in unincorporated Tillamook County, in Cloverdale on the Pacific City border, off of Brooten Road. While my family and I live in the Portland metro area, we are at Haven Hill (our name for our home at the coast) every few weeks. I have always loved the Oregon coast and have found it to be a very meaningful place in my life over the years. It's where I always feel most calm, relaxed, and connected to nature. Anytime I found myself needing space to think or be, I would end up at the coast. A few years ago I decided to find a property to make the coast a more permanent part of my life.

Having Haven Hill has been a tremendous benefit to myself and my family. My parents often retreat there, and each summer we've had our entire extended family stay together in the house for a week. It's created so much value for us as individuals and as a family to spend time there.

We have also made significant updates to the property - from installing a new well filtration system and building a pump house, to remodeling the majority of the interior of the home. We used local subcontractors for much of this work. We frequent local businesses when we are at Haven Hill, and make an effort to buy local whenever we can.

In order to make the second mortgage work financially, when we aren't using the property, we offer it for others to use as a short-term vacation rental. We work with a local property management company to facilitate this. We have good relationships with our neighbors, and zero complaints since we began the STR - some of our neighbors have even had their extended families stay at the house, so they could all be near each other during a family reunion.

As a part-time Tillamook county resident and STR owner, I believe in fair and balanced STR regulation. I also believe regulation should be considerate of the population density of the area in which it is located. Just like HOA rules manage specific communities, certain STR rules should be variable based on proximity to neighbors and how the STR may affect others. Along those lines, I also believe certain behavior-based rules that apply to STRs should also be applied to non-STR properties, where relevant. Ultimately, the goal is to create a positive and productive community for all.

In closing - I am proud to be a part of the Cloverdale/Pacific City community, and hope to continue to be able to for many years to come.

Thanks,

Lynn Tone

From: Public Comments
Sent: Friday, December 30, 2022 10:26 AM
To: Lynn Tone; Sarah Absher; County Counsel
Subject: FW: EXTERNAL: Tillamook County STR Advisory Committee

From: Kim S. Mullen <KSMAIA1@msn.com>
Sent: Thursday, December 29, 2022 9:17 AM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: Tillamook County 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.]

To the STR Advisory Committee,

I would like to share my thoughts regarding my STR property at 1050 Arthurs Rd., Oceanside, that I co-own with my brother Mark MacKenzie.

My parents grew up in Oregon and built their long dreamed of vacation home at Oceanside in 1981. Sadly my father passed away before it was completed. My mother continued to maintain the property and use it for just family and friends for the next 30 years. She had good relationships with other vacation property owner neighbors in the neighborhood called Camelot. My brother and I raised our families going to the beach at Oceanside.

When our mother passed in 2010, we tried for a few years but were unable to keep up with the maintenance, utilities and taxes. We looked to short term rental to offset the costs. We started with Vacasa in spring of 2015. We have continued to use the property as a family vacation destination in addition to renting it out. With the proceeds of the rental we have been able to upkeep the property and even do some improvements. We have made many visits to Rosenbergs and hired a number of local trades people. We are using STR service primarily to continue to have this home for our children and future grandchildren and to keep the dream of our parents in the family.

We certainly understand the concerns of the permanent residents of the coast with some of the nuisances caused by STRs. I would agree that simple restrictions such as limiting the number of cars and number of persons per house seems reasonable. Even having a cap on percentage of STRs to the total housing in each town makes some sense. I would support additional local enforcement of rules and improper rental usage to help keep the neighborhoods where STRs are more livable.

I would be concerned with too much restriction on the number of rental days per year. These rentals as you know help provide for the local economy with taxes and jobs, as well as for Oregon coast tourism in general. Limiting rental days too drastically would have a detrimental effect on the continuity of local jobs and tourism. Also I would be concerned if we were not able to hand down the house to our children as an inheritance with the STR permit so it would not be a burden to them to keep this house in the family. Also, I would hope that you would not rescind existing STR permits in the process of enacting any new restrictions.

Thank you for considering my thoughts on this complicated matter.

thanks,
kim mullen
503 281 1830

Lynn Tone

From: Nirdosh Dhakal <ndhakal01@gmail.com>
Sent: Monday, December 19, 2022 4:26 PM
To: Lynn Tone
Subject: EXTERNAL: STR Regulatory- 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.]

Hi Lynn

As a current STR licensee of Tillamook County; it is my belief that the current licensee be grandfathered to any new regulations that will be created by the County. This is needed as the purchaser of the property has done so based on the original county rules and regulations and changing now can cause adverse impacts to the owners financial conditions.

Now out of options that have been discussed if i have to pick; i will pick Option # 6. The reason is I myself do not want a big corporation to own 50 STR rentals but I am not sure picking only option # 6 addresses the so-called issue that the county is trying to solve.

Now the second possible option that I am thinking about is option # 5, which is TRANSFERABILITY PROHIBITIONS OR LIMITATIONS. In regards to Option # 5; I again believe on Grandfathering the current Licensee which means that this new rule should only apply to new licenses and the current license holder should be able to transfer. One suggestion is to change the years to possibly 10 or 15.

The third preferred option is Option # 4 which is an establishment of a CAP.

As a current licensee, it may seem that I will be at a considerable advantage because of the existing license but it's not that as i got the license based on existing rules and i will have to follow the same rules, if i get another house in the county.

Thank You
Nirdosh Dhakal

Lynn Tone

From: Public Comments
Sent: Thursday, December 29, 2022 8:11 AM
To: Lynn Tone; Sarah Absher; County Counsel
Subject: FW: EXTERNAL: STR- i am a small guy trying to keep a piece of heaven for my family

From: Frank Moscow <frankmoscow@yahoo.com>
Sent: Thursday, December 29, 2022 2:51 AM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: STR- i am a small guy trying to keep a piece of heaven for my family

[**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 have a rental and i:

PLAY BY THE RULES.
USE AND PROMOTE LOCAL BUSINESSES
USES PROFESSIONAL MGMT COMPANY and will not tolerate loud parties, garbage or anything that desecrates my home or the community.

The rental fees help cover some of the ever increasing expenses that we all face.
If i was an investor, i would sell the house and make a much higher return elsewhere.

BUT WE HAVE OWNED for close to 30 years and this place (Pacific City) means a lot to me.
I am writing this because we have heard that some folks think that people like me are some type of large corporation, somehow getting rich from all of this or don't care about the community. Nothing could be further from the truth.

I care. I love this place, and having one rental that plays by the rules, is a good neighbor and supports local businesses should be ok.

Thank you.
Frank Moscow

Lynn Tone

From: Public Comments
Sent: Thursday, December 29, 2022 8:11 AM
To: Lynn Tone; Sarah Absher; County Counsel
Subject: FW: EXTERNAL: New STR regulations

From: Robin Buxton <buxton4@gmail.com>
Sent: Wednesday, December 28, 2022 4:37 PM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: New STR regulations

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

I have been given the impression that Tillamook County is working under the assumption that short term rentals in our county are largely corporate entities. While I do not know the actual statistics, I can attest to the local nature of our particular neighborhood . We live in Pacific City next door to our family's STR cottage. This cottage has been rented out to vacationers since the mid-sixties by my family. Presently, we use a local rental management com for convenience. The street we live on has been primarily a rental property area since the sixties, although lately a few of the houses are now full time residences. We have known the owners of most of the rental properties for years. To be frank, we have not seen any value added services for all the various taxes and certificate fees we pay. Sunset Drive remains the poorly paved road it has been for as long as I can remember (mid seventies). By renting out our little cottage we are able to pay the high taxes and utilities on our retirement income. Please take into account the local and family nature of the short term rental properties in this county.

Lynn Tone

From: Public Comments
Sent: Wednesday, December 28, 2022 1:24 PM
To: Lynn Tone; Sarah Absher; County Counsel
Subject: FW: EXTERNAL: Ordinance #84

From: Mark Everett <meverett1958@gmail.com>
Sent: Wednesday, December 28, 2022 1:02 PM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: 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 the Committee,

I am writing as a STR owner in the community of Neskowin. We own a small cabin, that's one bedroom. Have owned it since 2006. We bought it when we were able to after the passing of my grandparents who lived on Whidbey Island, in Washington State's San Juan Islands. I grew up there and grew to love being in and around Puget Sound. Salmon fishing, beach walks, beach bonfires and picnics all started for me during the time I was on the island. It just seemed like the right thing to do, when we had the opportunity to buy the small place in Neskowin. Carrie and I looked at it and made an offer the same day. That started our time in Neskowin, just as our time on Whidbey Island was closing.

We have enjoyed so many good times in Neskowin since. Just the two of us, sometimes us and the grand dogs, and often our immediate family of our son, his wife their daughter and our daughter will stay at the cabin. Of course we have had many close friends stay there and have donated it for auction numerous times to causes related to our church, Habitat for Humanity and Youth Adventures which is a non profit with a mission of getting special needs children into the outdoors. We have and continue to love our small beach cabin.

Around 2016, after a trip to Europe we became aware of AirBnb. We applied for a STR license, went through the process and were approved for one. While it is true that we do realize some financial benefit to renting, we balance that with our desire to use the house. And so we rent, typically around one hundred days a year or less. We follow all rules, have no complaints and for us it has worked out well. We can realize some income, still use it, still donate it to causes we are passionate about and most importantly be seen as good neighbors all the while.

We are in favor of enhanced enforcement, permit transferability and no arbitrary limits. These are very reasonable conditions. Being able to transfer the STR permit should not be restricted in any way as it is tied to land use rights. In addition there should be no limit on number of nights rented, no proximity/distance limits and no change in occupancy limits, although we'd support two per bedroom plus two more. Ours is a one bedroom and we do not allow the five people that the county has approved for us.

We own in Neskowin, us, our family and our close friends spend time in Neskowin. Responsible short term renters spend time in Neskowin. All of this serves to support our community and others along the coast; Pacific City, Tillamook, Lincoln City etc.

Please consider very carefully any changes to Ordinance #84.

Respectfully

Mark and Carrie Everett



To the Tillamook Short Term Rental Advisory Group:

Reading through many of the comments to the Tillamook County STR Advisory Group, it has become apparent to me that there are many misconceptions regarding STR's and their place within the community. Hopefully this letter will help to address some of these.

Misconception #1:

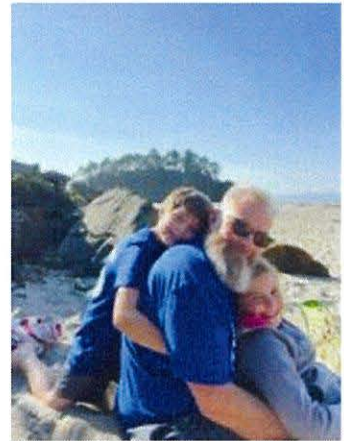
Short Term Rentals are owned and run by big out of town corporations.

Fact:

Almost all STR's in Tillamook County are owned and run by single families like you and me.

96% of STR Permit holders in Unincorporated Tillamook County hold ONE PERMIT. 3% hold TWO PERMITS, 1% hold THREE PERMITS, and 0.2% hold FOUR to FIVE PERMITS.

Here's just a few of the families who own STR's in Tillamook County:



As you can plainly see.....NOT "BIG CORPORATIONS" by any means!
Just families who are able to own second homes because the income earned renting them out helps pay the mortgage and upkeep when they themselves aren't occupying them for their own enjoyment.

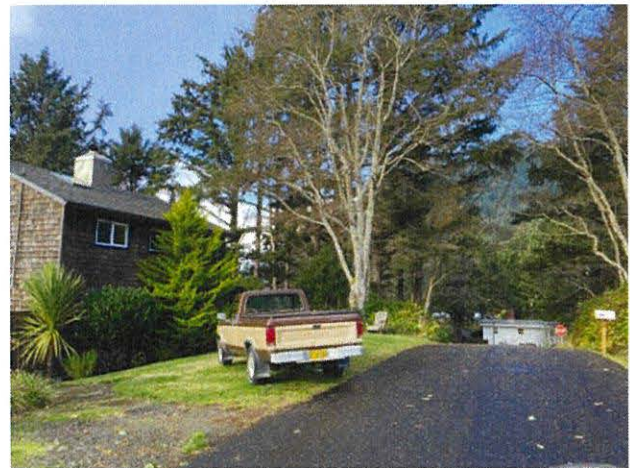
Misconception #2:

Short Term Rental guests park anywhere they want.....not in their designated driveways, like all locals do.

Fact:

The vast majority of STR guests park in proper designated driveways, and don't obstruct traffic, as advised in virtually all rental booking contracts . If they park along side the street, they generally do that because they see others doing it, and find no parking restriction signage advising them otherwise.

As a point of fact.....here's how some LOCAL RESIDENTS park as observed in Nedonna Beach and Neakahnie areas:



As you can see....blaming streetside and/or "bad" parking on STR's alone is simply misinformed.....

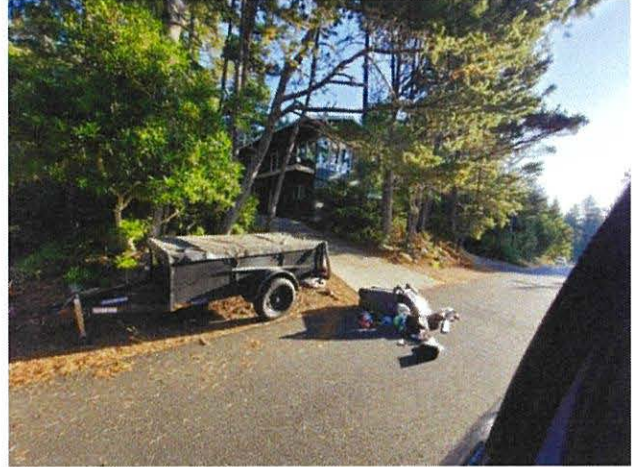
Misconception #3:

Overflowing trash is a big problem with STR's, and is never picked up.

Fact:

Overflowing and/or scattered trash is a rare but general problem we see in many areas unrelated to STR's.

Here's some examples of trash issues observed at residences that are NOT STR's in the County:



SO.....My point is that many of the voices you have been hearing concerning Short Term Rental guests "behaving badly" have been very selective in terms of looking the other way when these same issues apply to local residents.

We all have to strive to be good neighbors for the betterment of our communities, and STR owners know that. We all have to be realistic and acknowledge that occasionally things happen we may not be happy about....and this occurs with both local residents, second home owners, AND STR's.

As I've mentioned before.....Guests who stay in STR's do EXACTLY the same things that Permanent Residents, Second Homeowners, and Long Term Renters do. They read, cook, watch TV, barbecue, play games, sleep, take walks, go out to eat, visit the local sights, talk to neighbors.....etc.

The positive economic impacts that STR's bring to all our local communities cannot be overstated, both in terms of monies spent within our County at shops and restaurants and on local employment, in addition to the significant tax revenue generated to be spent on local projects here at the coast.

Thanks,

Pete Stone
Nedonna Beach

psphoto@comcast.net

Lynn Tone

From: caroline kirk <caroline.victoria.kirk@gmail.com>
Sent: Monday, January 9, 2023 6:22 PM
To: Lynn Tone; Sarah Absher
Cc: Elvis Lloyd
Subject: EXTERNAL: Short Term Rental Issues: 7250 Saghalie Ln, Pacific City
Attachments: Saghalie Lane_Access restrictions Jan 2023.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.]

FAO: Tillamook County Short Term Rental Ordinance Review:

Subject: 7250 Saghalie Ln, Pacific City: Short Term Rental

Detailed below, comments for the committee's review and inclusion in the record.

We write in support of, and to provide supplemental information to, a letter that our neighbors wrote to you regarding a short-term rental property that is creating access issues for the residents of Saghalie Lane in Pacific City. (Copy of the other letter attached below)

The property, 7250 Saghalie Ln, Pacific City, was sold to a consortium of owners in May of this year and from mid-summer has been available, via Meredith, as a STR property for up to 14 people. A lot of the time, occupancy has been observed to support more than 14 people.

Even at 14 people occupancy, the parking situation at the property is NOT conducive to this without serious infringement of access to all adjoining houses and in contravention of safe access for emergency vehicles as well as ease of access to all other delivery/ service vehicles entering the street.

As full time, permanent residents at 7265 Saghalie Lane, we have been impacted the most by the issues that (unfortunately) are persistent and ongoing and not improving. We have had to report issues to Meredith on multiple occasions (upward of 6) since the house was first put up for rental in the middle of summer in 2022. We have discussed multiple times with the property managers and area managers the issues we are encountering BUT nothing changes. Whilst the staff at Meredith are very apologetic and have on occasion sent a security team to investigate and try and move cars, there is no willingness to change the occupancy / restrict the number of vehicles that are permitted to be parked at the property.

The property is large and has 6 bedrooms BUT the space that it occupies on the site is wholly at odds with supporting parking for that many visitors. I have attached a map of the street and shown the issues we are facing. All adjoining properties are unable to access their garages properly when the street is blocked by visiting cars to be able to turn and reverse trailers / boats into their driveways / garages.

On occasion vehicles from the STR house have parked on neighbors driveways/ blocked access and we have had to have conversations with multiple tenants about the parking in order to be able to access our property.

Conversation directly with some of the owners when they visited proved equally frustrating. They suggested that we deal directly with the tenants (by knocking on the door) vs registering complaints with the management property – this is highly irregular and not something we would be comfortable doing.

The issues continue – it is very rare that when rented there are NOT issues. Multiple residents on the street have voiced safety concerns to the rental company, all of us are frustrated by the lack of control that is being enforced and collectively we would ask that the situation / agreement that is in place for renting this property be addressed by the committee. We ask that this is brought before the committee when they meet this week.

We can provide any number of photographs you require to support the issues we have faced since this S.T.R. started in the middle of last year.

Yours sincerely

Caroline and Elvis Lloyd
7265 Saghalie Ln, Pacific City, OR, 97135.
916.316.2502 / 909.648.8303

2 enclosures:

Attachment 1: Site Map - attached as PDF

Attachment 2 (body below): Letter from Jim Bartel

To: Tillamook County Short Term Rental ordinance review

I write in support of needed changes to Ordinance 84. We have owned a home on Saghalie in Pacific City for over 20 years. Saghalie is a small cul-de-sac, with 5 homes and limited parking.

The public portion of Saghalie needs to be unobstructed in order to provide access to first responders and medical vehicles as needed, delivery vehicles, law enforcement, access to homes, and general livability. Last year the county gave a permit for STR to investors who bought the house at 7250 Saghalie. The STR is managed by Meredith. The house has a two car garage and a parking apron for two additional vehicles. Because of it's positioning on the street, vehicles parked behind the apron protrude into the street, interfering with or blocking access. It is common, however, for renters to not use the garage, and to park 4, 5, 6, even 8-10 vehicles outside, all but two of which are in the public street, which creates a dangerous congestion on the treet. Complaints to Meredith about this are met with polite gaslighting.

Complaints to renters invite confrontation. Meredith blames the renters, the renters blame Meredith, and the bad situation continues.

A large reason for this, and other livability problems, is the way Ordinance 84 is written. It provides the illusion of at least some regulation but is in fact toothless, almost as though written by realtors and STR management companies. For example, it provides that parking violators (i.e. renters who will by definition be leaving) can be ticketed and fined. Imagine calling the overworked Tillamook County sheriff's office to ask that an officer drive to Pacific City to issue a parking ticket! How effective can that be? The ordinance should put responsibility for this, and other violations, directly on the STR managers and owners in addition to renters. It should provide clear, easily enforced rules, such as: imposing fines of at least \$1000 per violation on owners and managers, placing their permit to rent on probation automatically upon the first violation, suspending the permit automatically upon the second violation, and revoking it automatically upon the third violation, with provisions for reinstatement only after a hearing (at which neighbors must be invited to testify). Permits should not be reinstated unless Owners and STR managers adopt clear, easily enforced rules to prevent future violations.

Ordinance 84 as written puts the onus of enforcement, such as it is, on victims and -as to parking-on renters. It creates a lengthy and expensive process to challenge permits. This is a disincentive to homeowners impacted by violations to try and have them cured or stopped. It appears toothless and, to me, disingenuous.

I am concerned also about the potential liability of Tillamook County for its role in creating

situations such as the parking danger mentioned above, by adopting illusory “regulations “.

I also support the measures proposed by Save Our Neighborhood . I appreciate that STR taxes are nice, but that should be balanced with the safety, needs, and interests of us all. After all, we own homes here. We pay taxes too. We support our community. And we vote.

Jim Bartels, bartels.jim@gmail.com

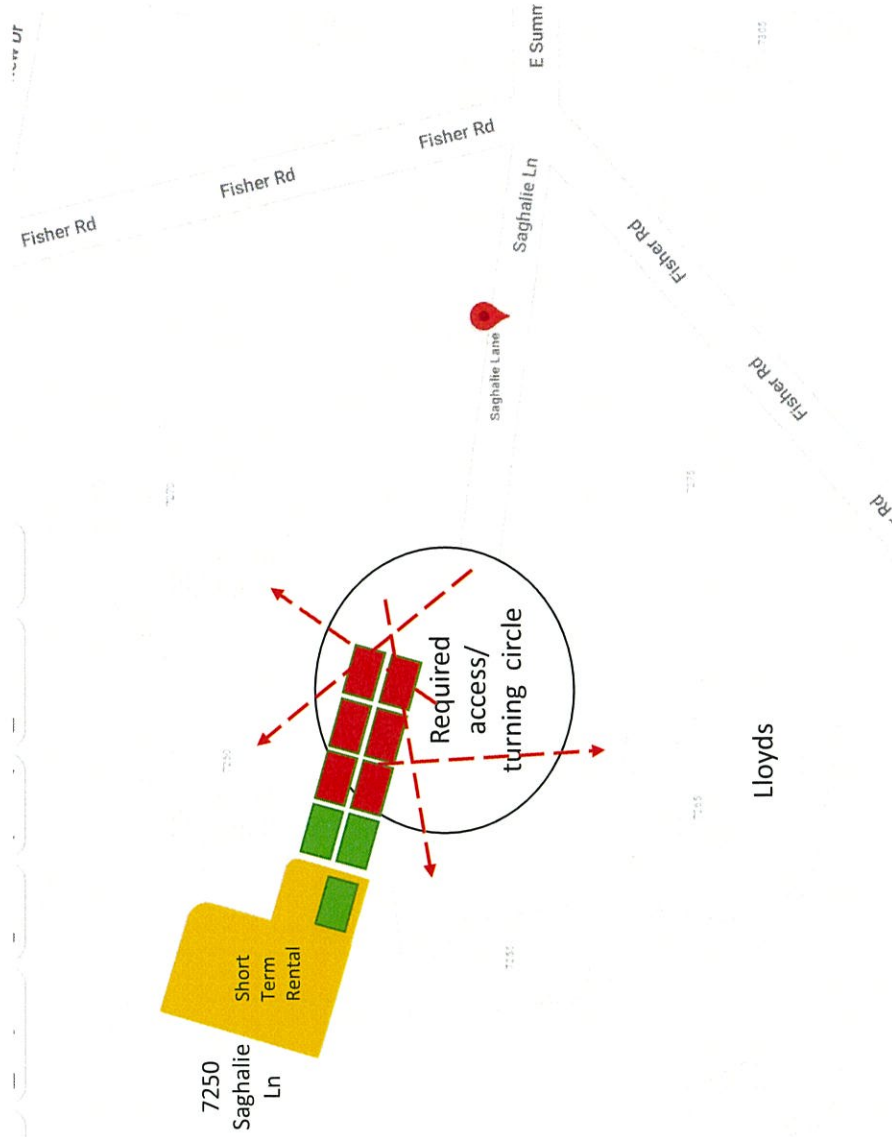
January 8, 2023

Currently S.T.R. at 7250 Saghalie Ln is set up to allow 5 cars (14 people house occupancy).

In speaking with Meredith on multiple occasions, the understanding is that 1 car fits in the garage (*one side of the garage is restricted due to laundry facilities*) and 4 cars are currently listed as being permissible outside the garage. This is already an issue. Only 2 vehicles are currently to be "legally parked" without encroaching on the access circle.

As you can see, by allowing any more than 1 deep outside the garage, access is restricted to all other properties with any vehicle trying to make a turn and reverse onto their property and does not allow turn circle to be kept accessible for emergency services, utilities or deliveries. All neighbors' garage access is compromised..

On multiple occasions cars have been 3 or 4 deep – one incident had 9 cars parked for the weekend at the property.



Site Map: Saghalie Ln, Pacific City

To: Short-Term Rental Advisory Committee
Sarah Absher, CBO, CFM, Director

Date: January 9, 2023

Thanks to all of you for the time and energy you have devoted to studying and tackling this thorny issue that has generated significant passion and a broad range of diverging perspectives. You have taken on a tough assignment, and your service is appreciated.

As regular visitors to Pacific City for more than 20 years, property owners for over 11 years, and aspiring residents hoping to begin construction on our long-term retirement home with a local contractor in the current 2023 season, we would like to (1) share our views on the regulatory options you have put forward for public consideration, and (2) underline the greater emphasis that we believe needs to be placed on enforcement of existing regulations.

Ultimately, the vast majority of the heat around STRs has been generated by the minority of renters who violate common-sense livability rules, and by the property owners and managers who fail to enforce them. Proposals to cap the number of STR permits – whether county-wide, or within yet-to-be-defined geographic sub areas, are a blunt-instrument, defeatist response to the perceived difficulties of an effective program of enforcement. We believe an enhanced version of the “Hello Neighbor Plus” program that has already gained considerable traction would provide a more appropriate response. Continuing down the path of permit caps – particularly if existing rental permits are allowed to be transferred to new owners upon sale – will:

- Create an arbitrary, permit-as-asset system of economic haves and have-nots in the county, with minimal turnover in permitted owners and properties.
- Consign would-be visitors to the county to a rapidly aging stock of rental housing that will eventually become non-competitive, because the caps will depress incentives for renovation, and eliminate incentives for new construction.
- Encourage (as has demonstrably already occurred) a mad rush for STR permits, including dozens of permits acquired over the past year for properties with no documented record of actual rentals.
- Stunt the vitality of a key sector of Pacific City’s (and possibly other communities’) economic base, real estate values, and local businesses, as well as needlessly deprive the county of a growing stream of both STR fee revenue and TLT tax revenue.

Instead of the “permit cap” approach, we encourage the county to strengthen the livability and economic health of Pacific City and other Tillamook County communities by capturing STR fee revenue and dedicating that income to a meaningful program of enforcement that would:

- Ban STR permit holders from renting their properties to individuals with repeated documented violations.
- Strip properties and property owners of their permits when documented violations exceed a designated threshold.
- Establish “interim sanctions,” such as escalating fines, for repeat rental violations.
- Under any system of capped permits, withdraw permits from those who do not actively use them – in order to remove the block on other County property owners from engaging in a legitimate economic activity, thus increasing the county’s STR fee and TLT tax revenue.

Effective enforcement would eliminate the need for any system of caps, but if caps were nonetheless to be implemented, they should (1) in no case be transferrable with sale of the property, (2) apply to all property owners equally, and (3) apply as a cap on the number of rental days per rental property per year, not as an exclusion on who is permitted to rent their residential properties.

All aspiring permit holders should undergo the same permit application process and scrutiny, with no free passes or advantages over any other STR permit applicant. Advantageous treatment of those buying an existing permitted property, as opposed to those (a) buying a non-permitted property; (b) existing County residents and property owners renting their existing property for the first time; or (c) investing large sums in new construction would be clearly unfair, and almost certainly subject to costly and likely successful legal challenges. In addition, policies of this type would have a negative and potentially severe impact on the regeneration of the housing stock in Pacific City (and potentially other communities in the County).

Thank you again for taking the time to read and consider our input. The remainder of this letter consists of brief, bulleted feedback on the six specific regulatory options on which you have requested community reaction.

Best regards,

Doneg McDonough and Zan Northrip

REGULATORY TOOL OPTIONS

1. Limitation of Number of Nights Rented
 - Not necessary if regulatory enforcement is improved.
 - Acceptable as a second-best option and would probably encourage rental property owners to act more like responsible residents.

2. Permit for Primary Residence Only
 - Not necessary if regulatory enforcement is improved
 - Likely to result in a decline in real estate values, local business activity, and economic base of Pacific City.
 - Dubious legality – the cited 9-month requirement has no basis in state law, which typically governs questions of primary residence.
 - Would severely constrict availability of vacation rentals, because this policy would undermine the common and long-standing practice of pre-retirement families establishing vacation homes, which they also rent out, until they are able to occupy them on a longer-term basis. This would damage the tourism industry in Pacific City and potentially other Tillamook County communities.
 - Begs lawsuits from the vast majority of current STR permit holders, who do not have their primary residence in Tillamook County.

3. Distance and Density Limits
 - Not necessary if regulatory enforcement is improved.
 - Likely to result in a decline in real estate values, local business activity, and economic base of Pacific City.
 - Would lead to great uncertainty on how one's place on a waiting list would be determined and when, if ever, a property owner would be permitted to rent their property.
 - Particularly in Pacific City, this is completely impractical and would *de facto* lead to no new STR permits being issued, essentially ever.

4. Establishment of a Cap
 - Not necessary if regulatory enforcement is improved.
 - Likely to result in a decline in real estate values, local business activity, and economic base of Pacific City.
 - If transferability is maintained, a cap is completely impractical and would *de facto* lead to no new STR permits being issued in Pacific City, essentially ever.
 - Will be challenged, likely successfully, by those adversely impacted by the cap. What, for example, is the compelling County interest in providing economic advantages to new outside buyers purchasing an already-permitted property, while discriminating against buyers, owners, and builders, many of whom have been paying Tillamook County property taxes for years?

5. Transferability Prohibitions or Limitations
 - Not necessary in the absence of a cap, which is itself not necessary if regulatory enforcement is improved.
 - If rental caps are applied, it is absolutely essential to have zero transferability of existing permits, because there is no legal basis for a capped system that ties transferability to the property itself, as opposed to the owner of that property.

- Properties are insentient - they do not rent themselves, vet or oversee their renters, or have any commitment to community values or standards. All of these are the responsibility of property owners. A system of transferrable permits arbitrarily assumes, with no evidentiary basis, that a new owner is going to exercise the same level of responsibility as the prior owner.
- In addition, a system of transferable permits effectively assigns to new owners property rental rights that supersede the rights of existing residential property owners (who are currently blocked from securing permits).

6. STR Ownership Limitations

- Not necessary if regulatory enforcement is improved.
- No strong objection, but unlikely to have much practical effect. Uncertain how an ownership limitation would apply to corporate entities. More data should be gathered on the number of multiple STR permit holders.

January 9, 2023

TO: Tillamook County Short-Term Rental Advisory Committee
FR: Mark and Janelle Thompson
RE: Draft Ordinance 84 Revisions

Dear STR Advisory Committee,

Thank you for accepting these comments on the Draft Ordinance 84 Revisions provided today. Me and my wife Janelle have been anxiously awaiting the release of the draft, and were hopeful that it would represent reasoned rules that were well-tailored to address identified problems identified by the STR Advisory Committee related to Short-Term Rentals. We were disappointed in many of the provisions, and believe that they appear to instead include a variety of random ideas about how to interfere with short-term rentals, rather than an approach that gets at the main concerns local residents may have. We will plan to provide further comment in the future on these topics as the STR Advisory Committee gets closer to its final recommendations.

For tonight, we wanted to address one particular issue. It is that the rules appear to make even existing short-term rental permit holders' rights to rent their property subject to severe limitations. Specifically, **after 5 years, existing STR permit holders are subject to losing their permit if another STR permit holder operates a property within 250 feet.**

We are opposed to this restriction on our rights and would intend to take action to oppose it, as we believe it is also inconsistent with Oregon's constitution, and case law regarding the nature of residential property in Oregon. We expect that the Advisory Committee has sought legal advice on this topic, and we are hopeful that the Board of Commissioners will be made aware of the risks of acting in contradiction to these requirements.

Additionally, we note that **the provision regarding the 250 foot restriction seems unworkable on its face.** For example, we would be interested in understanding what is intended under a situation where an existing permit holder applied to renew a permit, and the county found that another STR property was within 250 feet, and therefore denied the application. Specifically, we have the following questions:

- 1. Where two STR properties are within 250 feet of each other, which property is allowed to operate and which is denied a permit?**
- 2. Is the answer to question 1 dependent on whose permit needs to be renewed first? If so, wouldn't the outcome be that the first to renew is denied, and the second is granted? Wouldn't this go on in perpetuity, denying the first applicant a chance to rent their property until the one that applied second ceases to run an STR? If so, this would seem arbitrary and unfair. We hope that you will at least clarify what is intended.**

- 3. Is this provision intended to be enforced only on new permits issued after adoption of the ordinance?** (According to the draft rules, that doesn't appear to be the case unfortunately)

Again, we plan to be involved in the processes going forward to identify other problems with the proposal, but we wanted to provide these comments immediately to see if we could get clarity about what is intended.

We note that we also have questions about how a neighborhood cap would be imposed if the existing STR rental properties exceed the cap. In such an instance, how would the County determine whose permits to revoke?

Thank you for your consideration of these comments.

Sincerely,

Mark and Janelle Thompson
503-706-0434
markthomps@msn.com

Lynn Tone

From: Paula Sansum <psansum@gmail.com>
Sent: Tuesday, January 10, 2023 9:02 AM
To: Lynn Tone
Subject: EXTERNAL: Tillamook county 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 very sorry to hear of widespread illness in your department.

45 minutes prior to meeting time is not sufficient to read and respond to these proposed ordinance changes.

One important consideration in my unincorporated neighborhood is the 'grandfathering' of STR property.

It seems that requiring a new owner or managing family member to re apply for a STR certification, may assist in diminishing the current over population of STRs operating within our small unincorporated neighborhood.

I do hope extended time for more thoughtful comments will be allowed for these very important considerations.

Thank you.

Respectfully,
paula sansum

Lynn Tone

From: Sarah Absher
Sent: Tuesday, January 10, 2023 8:30 AM
To: Lynn Tone
Subject: Short Term Rentals - Neahkahnie is a loophole

From: Elisa Klein <elisa@societypage.net>
Sent: Tuesday, January 10, 2023 8:22 AM
To: Sarah Absher <sabsher@co.tillamook.or.us>
Cc: Steven Klein <steven.klein@kidder.com>
Subject: EXTERNAL: Short Term Rentals - Neahkahnie is a loophole

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

Hello Sarah and other neighbors,

The gist of what I want to say is that our residential neighborhood in has been left unprotected from commercial enterprises. We are not zoned commercial, but because of a lack of regulatory oversight, we have become just that. We built our family home over 25 years ago on a vacant lot on 1st Street in the hillside community of Neahkahnie. We do not rent it to others.

Our unincorporated pocket of Tillamook County is directly adjacent to the city of Manzanita, where there ARE restrictions on short-term rentals. *We are a loophole*, plain and simple and the unfettered establishment of rental homes is diminishing our neighborhood's quality of life. Promotional material for those short-term rentals is even marketed as being located in Manzanita. The lack of regulation reduces the number of family homes which could be used, even for long-term rentals, by people who work in the area. There's a shortage of housing in our area, so much so that restaurants have transitioned to 'take out only' and other businesses have struggled to find proper staffing. The need for housing is growing.

Part of what drew us to the area was the friendly neighborhood and all of the people who welcomed us. It was a true community. Our next-door neighbors, the Stillwells, offered to have us stay at their home for free to supervise construction. On the other side of the lot, we discovered we had many mutual friends with the couple who owned the house and have continued to exchange our crab for their baked treats for over two decades. We are not just neighbors, we are friends. We care about our neighbors. For example, during construction, we realized the roof height was slightly too high and voluntarily had our contractor re-check and reframe the house, so the roof was the proper height. We did that because we didn't want to impact the view of our neighbors behind us, across the street. We also spearheaded the project to have utility lines buried to protect them against storms and increase the beauty of the view. When some residents said they couldn't

pay, we voluntarily made up the difference, because we realized what was good for us, was good for everyone.

We had the expectation that we would have *neighbors* in our neighborhood, not be situated in the middle of a cluster of homes for rent without occupants. That does not create community. This saddens me.

We appreciate your attention to this matter,

Sincerely,
Elisa Kayser Klein

Lynn Tone

From: Public Comments
Sent: Tuesday, January 10, 2023 3:55 PM
To: Lynn Tone; Sarah Absher; County Counsel
Subject: FW: EXTERNAL: draft STR ordinance

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

From: John Leigh <leighj2717@gmail.com>
Sent: Tuesday, January 10, 2023 2:28 PM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: draft STR ordinance

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

Hello. The proposed 100 sq ft minimum for a two-person bedroom seems arbitrary. My STR is quite small and has only one bedroom, 75 sq ft. That is plenty to fit a queen bed. Also, a loft nicely accommodates a bunk bed. The house is small and cozy and is perfect for a couple or a family. For a small house, there should be allowance for a small (but adequate) bedroom and a loft. Thank you for considering my comment.

Lynn Tone

From: Public Comments
Sent: Tuesday, January 10, 2023 12:42 PM
To: Lynn Tone; Sarah Absher; County Counsel
Subject: FW: EXTERNAL: STR proposed changes

From: Keith Campbell <telictoo@gmail.com>
Sent: Tuesday, January 10, 2023 11:22 AM
To: Public Comments <publiccomments@co.tillamook.or.us>
Cc: Mason Pfrimmer <mason.pfrimmer@vacasa.com>
Subject: EXTERNAL: STR proposed changes

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

Dear Committee members:

We have a STR property in Pacific City. This property has been in rental rotation for the past 24 years. Generally, the proposed rule changes are reasonable and we can appreciate the necessity to work cooperatively with permanent residents.

There are several issues however that are not accounted for by the proposed regulations.

1. STR properties are not evenly distributed throughout incorporated areas. For example, some areas are comprised almost entirely of STR properties. Other locations may have two only side by side in a neighborhood and no others. The 250 ft requirement would mean one owner could retain their certificate the other would not - this is inequitable. Also, how would that be determined?
2. The 250 ft. proximity is too much. Property line setbacks for homes are a fraction of that requirement. This has the prospect of eliminating a third to half of STR rentals in some areas.
3. Related to #2 - some areas are almost entirely STR homes already. These changes mean that some people will be winners under the new system and others will be hurt.
4. It doesn't appear that the County is considering the severe economic impact to not only the home owners but to affected businesses and subsequently to County revenues. The proposal, as written, has significant potential to diminish businesses, services and to suppress the economy throughout the county, STR caps at current levels would at least forestall some of this. As written, there will be a significant loss of properties and the income generated for the local economies.
5. It appears that major beneficiaries of these rule changes will be the formal lodging industry (e.g. resorts, motels, etc).

Please consider a provision for current STR homes to qualify for certification with the approval of adjoining neighbors. Some of us have lived in harmony with our next door neighbors for years/decades. The proposed changes seem to be targeted toward some (minority?) residents complaints rather than majority interests. These folks have valid concerns. I believe that an enforcement system that addresses noise, overflow and bad behavior by guests through loss of their STR certification is preferable to the proposed structural changes that affect everyone.

Respectfully Submitted,

Lynn Tone

From: Public Comments
Sent: Tuesday, January 10, 2023 10:30 AM
To: Lynn Tone; Sarah Absher; County Counsel
Subject: FW: EXTERNAL: Tillamook County Commissioners and STR Advisory Committee

From: Anna Bananna <ajcolaric@aol.com>
Sent: Tuesday, January 10, 2023 12:14 AM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: Tillamook 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.]

To: Tillamook County Commissioners and STR Advisory Committee

From: Wayne & Anna Colaric

We would like to provide you with some comments and questions regarding Short Term Rentals.

*Our home is in Netarts. We are in favor of Short Term Rentals and the Oregon Coast has been a popular short term vacation location for well over 100 years. Netarts is no exception. People who buy property in areas that have historically been tourist destinations, should expect and understand this. It's like buying property in the flight path of an airport and then complaining about the airplanes. Tourists love Oregon and who can blame them?

*When we bought our Netarts home, we were not anonymous outsiders looking for an investment opportunity. I was born and raised in Oregon. I graduated from Portland State University. My Norwegian great-grandparents left Norway and emigrated to Astoria. My parents retired to Netarts over 30 years ago, where my Mother continues to live. We spend several months a year with Mom, and in 2015 bought a home 2 miles from her. We're senior citizens who still work and have adorable grandchildren who love Netarts.

*Our home had been a Vacation Rental, but the license had lapsed while the house was for sale. We upgraded the home and in 2018, obtained a new Short Term Rental License and have continued to comply with County regulations. This isn't always easy, as the County keeps changing the rules and raising fees.

*We're not rich and we didn't buy our house to make it a permanent rental or get rich. When we aren't using it, we rent it to vacationers to offset the cost of owning it. This is exactly what many Oregonians have been doing for years. This is a way for an average family to enjoy a home on the coast, or be close to family they love, which would otherwise be out of reach and reserved only for the wealthy and elite.

*We don't understand the unequal treatment of Vacation Rental properties. For example, there is a county wide noise ordinance for Vacation Rentals, yet none for other properties. Why not a noise ordinance for everyone? We have heard plenty of late night noise coming from homes that are not Vacation Rentals, yet there is no enforceable restriction in place.

*When we're not in Oregon, we live in Scottsdale, Arizona. Scottsdale attracts a huge number of tourists. We have lived next door and across the street from two Vacation Rentals. During that time, Scottsdale had none of the restrictions currently in place in Tillamook County. The only issue we ever had with these two Vacation Rentals, was a fork that somehow ended up in our backyard. We're not saying there are never problems with renters, just that we haven't experienced any. We have experienced lots of issues with property owners, and unlike Vacationers, they don't leave in a few days!

*Lastly, we don't resent the thousands of tourists who flock to Scottsdale to escape cold and rainy winters. We understand why they visit and know their tourist dollars are good for the economy. Of course, it is annoying having busier streets, lost drivers or people driving 30 mph in a 45 zone. That's life!

We believe most Oregonians go out of their way to be kind, friendly and welcoming to visitors. We're all tourists sometimes....

Thanks for listening.....

Lynn Tone

From: Public Comments
Sent: Tuesday, January 10, 2023 10:30 AM
To: Lynn Tone; Sarah Absher; County Counsel
Subject: FW: EXTERNAL: County Official Negligence relating to STRS

From: Chris <chrismariebinge@gmail.com>
Sent: Monday, January 9, 2023 11:13 PM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: County Official Negligence relating to 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.]

County officials by law must be neutral and unbiased.

I would like to sight the negligence of our Tillamook County officials in hiring Dan Kearns with our tax dollars, to orchestrate these incredibly outrageous "draft" ordinances against STRS. Dan Kearns and his law office have an indisputable background and public stance against STR ownership, with several public articles and public records clearly showing his stance against STR ownership including "27" comments and statements against STR ownership.

The county officials have ignored the STR committee's recommendations and have instead come up with their own draft ordinances. If the county ignores the large amount of public comments, constituents, and STR committee's thoughtful advice and chooses to listen to Dan Kearns (a clear advocate against STRS) they are heading for an expensive legal battle with the tax payers money. I am sure that will please Dan Kearns, who has already been involved in advocating against STRS on the entire Oregon Coast, and lining his pockets by making a career off finding loop holes to try and remove property rights as well as block and reduce overnight visitor access to the Oregon coastal zone.

This is your wake up call Tillamook County Officials.....

You have a chance to do the right thing. I urge you to do the right and ethical thing here before your integrity is questioned before the highest court of law. Or you can continue to put all of your trust in Dan Kearns, and keep documenting the blatant biased stance on the STR community and ignore the recommendations you were given by the STR advisory board that was put in place to work on your constituents behalf.

What will you do?

Christine Binge

Lynn Tone

From: Meadow Davis <meadowandcorey@gmail.com>
Sent: Tuesday, January 10, 2023 11:50 AM
To: Lynn Tone
Subject: EXTERNAL: Jan 10 STR Ordinance draft

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

Hello Lynn,

I have read through the draft STR Ordinance and support the terms in it. As I have mentioned in previous emails, we consistently sell more real estate in Neahkahnie every year than any other broker(s). While the new Ordinance will have a learning curve for realtors to understand it fully and be able to explain it to their buyers/clients, overall I believe the restrictions on STRs will positively affect property values in our area. It would be wonderful to see a bullet point type document or FAQs we could share with buyers/sellers once this Ordinance is adopted— which could then point them to the full Ordinance as their due diligence in a purchase.

Thanks to everyone for all of their work on this important Ordinance.

Regards,

Meadow



Meadow + Corey Davis | Home + Sea Team
Cascade Hasson Sotheby's International Realty
m: 503.812.9543
e: meadowandcorey@gmail.com
offices: Manzanita | Cannon Beach | Gearhart
Live Listings Data & Statistics
at www.homeandsea.us



Lynn Tone

From: Loren Krebs <krebs4748@gmail.com>
Sent: Wednesday, January 11, 2023 2:19 PM
To: Lynn Tone
Subject: EXTERNAL: Draft Proposal for new STR requirements 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.]

My wife and I have been coming to Neskowin for many years. First as STR renters and then purchasing a vacation home in 1994. Finally, we moved here full time to a home we built in the Village in 2020. We have made Neskowin our home.

We support the Draft regulations for STR's and hope they will help solve many of the problems we are currently dealing with. In recent years, the number of STR's has increased exponentially and it has had adverse effects on Neskowin's livability. We live near several STR's and have spent far too much time cleaning up garbage that has been scattered by bears, raccoons, and crows. We have a rental house nearby that fills a garage, and a wide driveway with cars and then have the overflow park in the street. 10 or 12 cars are not unusual and the cars in the street effectively make Breakers Blvd a one-way street. We understand and support that this is a recreation community, but we also see the need for better regulations to control the number of STR's before we lose the charm of Neskowin.

We do have some additional issues we would like to see considered:

1. We would like to see a limit of one STR permit per owner. This would eliminate a person buying up multiple properties and operating as a rental business in a residential area.
2. We would hope that rental management companies would be prevented from owning and operating an STR for their own benefit. Again, operating solely as a business in a residential area.
3. We would like to see a 100-day limit on the number of days a property owner can rent their property each year. Again, making it less likely that an owner purchases a Neskowin home purely to make a profit.

We really appreciate the effort the county has put into this new draft and look forward to the final product.

Thank you,

Loren and Cheryl Krebs

Lynn Tone

From: Lauri Braich <tbraich@bendbroadband.com>
Sent: Wednesday, January 11, 2023 6:30 AM
To: Lynn Tone
Subject: EXTERNAL: STR 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.]

I have read the STR Rules and guidelines and encourage the County to approve this. One addition....I feel strongly all STR need to be required to have bear proof garbage cans. Overturned STR garbage cans are a big problem for the local communities and NEEDS to be addressed! These STR rules and guidelines are greatly needed and will go a long way to keep our community's safe, peaceful and enjoyable for all. Thank you, Lauri Braich

Sent from my iPhone

Lynn Tone

From: Steve Stewart <drdemento.stew@gmail.com>
Sent: Wednesday, January 11, 2023 8:40 AM
To: Lynn Tone
Cc: Tom Prehoditch
Subject: EXTERNAL: STR Ordinance proposal

[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 Sirs,

I have reviewed the proposed revisions to the Tillamook County STR ordinance and would like to offer comment. Firstly, I view this as a major step forward in addressing the myriad of problems associated with the proliferation of STR's in my community of Neskowin. Most importantly, limits on the number and density of rentals insures less encroachment on neighborhoods not able to accommodate the traffic, parking and noise issues. It seems as though the indemnity provisions make it fair to those ultimately excluded via the new provisions.

Secondly, I would suggest adding provisions for local homeowners to appeal specific aspects of the permit process. This applies to allowable occupancy as related to two limiting requirements including parking and emergency exits for bedrooms. Scrutinizing these requirements finds the county allowing non compliant parking(inadequate space, no qualifying ingress/egress) and inadequate upper level bedroom exits(not open to accessible through ways). There is no current effective way to question or challenge the allowances.

Lastly, none of this matters without additional provisions for compliance enforcement. Leaving that in the hands of homeowners or their agents and the understaffed Sheriffs Department is a recipe for neglect. A dedicated Compliance Officer with a paid commitment to ensuring fair and equal application of the requirements of the Ordinance is critical to effective management of the provisions.

Thank you for your consideration,

S. R. StewartMD
4405 Sheridan Ave.
Neskowin,OR 97149

Sent from my iPad

Lynn Tone

From: Russ Williams <mgc4me@gmail.com>
Sent: Wednesday, January 11, 2023 6:40 AM
To: Lynn Tone
Cc: Tom Prehoditch
Subject: EXTERNAL: 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.]

We live next door to a STR in Neskowin. We are about a mile north of the village. When we bought our home in 2017 the house next door was not a STR. We would not have bought our home if there was an STR adjacent to it then. The house has been sold twice and both new owners have turned the house into a STR. We have lived through and witnessed numerous issues with the rental. Some of the problems include, Too many cars (9 in one instance), late night parties and noise, Garbage overflowing from the can and strewn in the street, Cars impacting the egress of the street. We believe STRs are a business operating in an area zoned for residential use and need to be treated and regulated as such. An STR is equivalent to a neighbor operating an auto repair shop from his residence, both are uses of a residential zoned property operating a business. STRs also do nothing to enhance the community. I feel the county has failed homeowners by allowing residential zoned properties to operate a business. The absentee owners do not live here, participate in community activities such as service groups or volunteer work. Realtors have their share of blame for STR growth, since they often promote homes they sell as investment opportunities with STR income.

Russ Williams
47225 Hillcrest Drive
Neskowin, Or.

Lynn Tone

From: Public Comments
Sent: Thursday, January 12, 2023 10:23 AM
To: Lynn Tone; Sarah Absher; County Counsel
Subject: FW: EXTERNAL: STR draft

From: Karen Jackson <manager@awlpropertiesllc.com>
Sent: Wednesday, January 11, 2023 9:28 PM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: STR draft

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

Dear Tillamook County,

I am a homeowner of a beautiful A-frame cabin in Falcon Cove. We purchased this cabin in 2021 as an investment property. Our hope is to perhaps retire there one day and have this property for our children and their children to enjoy. Like many investors, we can afford this by using it as a short term rental.

We are in support of sensible limits and regulations of short term rentals. However, the most recent "draft" proposal is absolutely shocking. Eliminating our permits which are tied to our land violates our rights as property owners. In addition the onerous regulations that only single out STRs are not based on data and discriminate against us. For example, requiring a closet for a bedroom is not necessary for health and safety. Nor does eliminating lofts as sleeping areas. The proposed language would make my A-frame not eligible. My loft sleeps 4 comfortably and safely. My downstairs bedroom has an armoire. If these regulations are placed only on STR owners, that is not fair nor necessary. Any proposed rules should apply to all homeowners. Why would a neighbor with an A-frame be allowed to host friends and family, but me lose my investment for a similar property? Same with parking, birthday parties etc. Any regulations should be universal to all properties in the county.

I attended the advisory council meeting this week and was flabbergasted to hear the discussion and further outraged that the comments by the public in the chat were ignored and not recorded and we were not allowed time to comment. It seems as though you are ignoring the community. I had previously been encouraged by what I observed and read about the advisory council, then came this draft and the hiring of a lawyer known to be trying to squash STRs on the coast.

Please stop vilifying us and work with us. We want what's best for the communities. We invest heavily in our properties. We have spent nearly \$200,000 restoring our cabin which was neglected by the previous owners who used it on weekends. The house next door is an absolute eye sore, overgrown and dilapidated. The county does not seem to care! We pay taxes and create jobs and generate revenue for the county. Please work with us and not against us. Nobody wants a fight, but I'm afraid that this unfair course of action will surely result in litigation. Many of us are seeking representation as I write this.

I hope the council will focus on enforcement of current regulations and look forward to learning of more reasonable improvements as necessary.

Sincerely,

Karen Jackson
44935 2nd Avenue, Arch Cape

Karen Jackson
manager@awlpropertiesllc.com

Lynn Tone

From: Erin Skaar
Sent: Thursday, January 12, 2023 9:21 AM
To: Lynn Tone
Subject: FW: EXTERNAL: [Erin Skaar] STR Comments



Erin D. Skaar (she/her) | Chair
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: Tillamook County OR <tillamookcounty-or@municodeweb.com>
Sent: Monday, January 9, 2023 10:12 AM
To: Erin Skaar <eskaar@co.tillamook.or.us>
Subject: EXTERNAL: [Erin Skaar] STR 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.]

Tom Gibson (tagibson67@outlook.com) sent a message using the contact form at <https://www.co.tillamook.or.us/>.

My wife and I have lived next door to a large (5BR/3BA, sleeps 12 per VRBO listing) in Netarts for over 3 years. We have had a few negative experiences, mostly with parking - either guests with more cars than the listing states are allowed or guests that park inefficiently/have huge vehicles. The owner and property manager have been good neighbors and nearly all of the guests have been good neighbors too. I fully understand permanent residents' frustrations with STRs.

My wife and I are also in the process of buying a new construction home (also in Netarts), with plans to STR our current home. We have our STR permit and shortly after the new house is finished we will begin renting the current house. This investment in real estate constitutes the bulk of our retirement plan. We will live where we can see our STR right out the living room windows, and plan to manage the property ourselves. We are long term residents that love Tillamook county. My wife was born here, we have lived here for nearly 18 years, raising a family along the way. Like many other STR owners, we live and work in Tillamook county.

The vast majority of STRs in Tillamook county are second homes owned by local or at least regional families that love and care for their Tillamook county property. They are not owned by faceless corporations that only care about profit.

From the discussions I've seen, the county is considering many options with regard to STRs. My thoughts on the issues being discussed:

Parking - I'm all for more stringent parking enforcement, but curious about what that looks like. When an irresponsible guest shows up with too many vehicles, what solutions are available? A fine is great for county coffers but will only be effective if it can be passed along to the guest. The host can only state parking capacity. The host cannot prevent a group of guests from exceeding that capacity. An ordinance/rental agreement that includes a \$500/vehicle/night excess vehicle fee might make some guests reconsider their vehicle plans. If you're going to institute a parking fine, make it big and make the guest responsible.

Garbage - twice a week service is great for a large home with many guests. For a small STR that only sleeps a few people it's probably overkill. If there is to be a twice a week garbage mandate, it should only apply to homes over some threshold for guest capacity. For example, if guest sleeping capacity is 8 or more, twice weekly garbage service is required. Possibly even a guest nights/week threshold? A large home with few or no guests does not require twice a week garbage service. The STR next door, owned by a responsible family from Vancouver whose family has been visiting Netarts regularly for decades, does this of their own accord during the busy summer months.

Transferability/Renewal - STR permits should be transferrable through sale or inheritance, and permits should be reviewed/re-inspected periodically. Is that period 5 years? 10? 3? That's up to you but a 5-year permit review/re-inspection schedule seems reasonable.

Housing Shortage - STRs are not a significant source of stress on housing availability. The housing shortage in Tillamook county is primarily an affordable housing shortage and very few STRs would qualify as affordable by most definitions. Low income working people and families do struggle to find adequate housing, but by definition very few to none of those people would be looking for ocean view homes.

Summer Home Tradition - as with most coastal communities, there are many summer/vacation homes along the Tillamook coast. This is as normal and expected as rain in January. Neskowin, Oceanside, Manzanita - these places were built as vacation destinations and were never intended or planned with long term permanent residency in mind. To some extent, the permanent residents of these areas are the exception, not the rule. They have chosen to live in a vacation destination. How dare they cry foul when people continue to vacation in these areas? How many of them fell in love with their favorite vacation destination and bought property so they could retire at the beach? Now they complain about the vacationers? Pot, kettle. Kettle, pot.

Tourist economy - the downward pressure on traditional manufacturing and farming employment are real and not relenting any time soon. Tourism, on the other hand, is on the rise and long term trends are for more visitors not fewer. The tourists are coming. We can either make it easy for them to spend their money in Tillamook county or we can force them to stay in Lincoln or Clatsop county and hope they stop at the creamery on their way through our little crossroads by the sea. Maybe they'll buy gas at Fred Meyer if we're lucky. Limits on the number of nights an STR can be rented can only harm the tourism economy - and reduce county revenue from STR taxes.

In short, the county needs to adopt pro-STR policies that address neighborhood concerns over parking and garbage in a meaningful way but also encourage our growing tourist economy in an equally meaningful way. Limiting STR permits will not alleviate the affordable housing shortage. Limiting the number of nights an STR can operate only diminishes the economic opportunities from tourism and property values (and by extension, property taxes).

Thank you for your consideration,.

Tom Gibson
503-457-6333

Lynn Tone

From: Public Comments
Sent: Friday, January 13, 2023 1:52 PM
To: Lynn Tone; Sarah Absher; County Counsel
Subject: FW: EXTERNAL: Jan 9th STR draft ordinance

From: Tialen Kelley <tialen@tialen.com>
Sent: Thursday, January 12, 2023 3:27 PM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: Jan 9th STR draft 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.]

Hello,

Requiring a homeowner to be available and within 20 minutes of their property at all times 24x7 (when even our own fire and police services do not provide this type of response times) is utterly ludicrous and a debilitating burden for non-corporate short term property owners, this requirement will either cost normal people like me a ton of money to have a 24x7 on call service or cause us to have to list our properties with a large corporate vacation rental company that can provide the service.. I have a single residence, this requirement is completely untenable, overly burdensome, and I'm pretty sure wouldn't stand up to its day in court.

Regards

Lynn Tone

From: Pat Mulvihill <patmulv@gmail.com>
Sent: Saturday, January 14, 2023 6:13 PM
To: Lynn Tone
Subject: EXTERNAL: STR issues

[**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 Lynn. My wife and I would like to be on the contact list for proposed STR changes etc. We own property in Neahkahnie and are registered for short term rentals. We heard about the most recent meeting from a neighbor but by then it was too late to join in. Is it too late to submit comments on the proposed ordinance? If not when /where and how is the best way to do so?
I hope you are the right person to contact - if not can you forward this request to the appropriate place? thank you for your help Pat Mulvihill

Short Term Rental Proposed Changes
January 15, 2023
Pacific City Home Owner / STR Operator

Our Family Sanctuary

Made Possible Through Our Ability Share It With Others

To Whom It May Concern @ Tillamook County STR Advisory Committee.

When we first heard that changes were being considered to the Short Term Rental ordinance, we thought 'it's about time'. However, as we heard the chatter & saw the latest draft, we remain supportive of some changes, but have concerns about the severity of the changes. Critical elements around Safety & Infrastructure require evolution, but many of the proposed changes swing the pendulum so aggressively that it will constrict the accessibility for the families who rely on STR income to afford & support the Coastal community.

I (Jason) was born on the Coast - literally at home, overlooking the Pacific Ocean. While growing up in the valley, then moving around the country for several years, my family eventually landed back on the west coast. Being back here gave us the ability to spend time at the Coast; an opportunity to get away from the daily grind, the special place to teach my daughters to fish / crab, learn to paddle board, kayak, roast s'mores, watch the wildlife, explore the trails, hike the dunes, and explore the tidepools....it represents something even deeper for me & my family: Having lost both of my parents prematurely, we spread their ashes in the Pacific Ocean, so when we go to the Coast, I'm actually visiting my parents.

We purchased our Coast House in Pacific City in 2019 so we'd have a place to ***create & cultivate our memories*** together. Economically, the way we afford to keep

the house is by sharing it with others. We manage the house ourselves, and take a ton of ***pride in not only how we support the community, but also how all of our guests support & respect the community*** - starting with our specific neighborhood.

Again, while we totally understand ***the need to evolve to keep up with the impact of additional traffic & visitors, we strongly urge the Committee to consider how these changes also impact the economic viability of the existing STR holders***. The specific area of concern for us is the potential expiration of existing STR licenses. Without the STR income, it would make our investment nearly impossible to maintain. ***It is our suggestion that those who hold existing STR licenses - and are in good standing - be able to maintain continuity of their STR license.***

We look forward to learning more about the STR changes, and hope our story contributes to a balanced approach to the required changes to the ordinance.

Sincerely,

Jason, Deb, Elizabeth & Brooklyn Babkes



Lynn Tone

From: Erin Laskey <erinlaskey.realty@gmail.com>
Sent: Monday, January 16, 2023 4:38 PM
To: Lynn Tone
Subject: EXTERNAL: STR

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

Hi there!

I wanted to reach out after reading through the STR regulations draft put out by the county. I have a couple questions and comments.

First off I couldn't really find what the Sub-cap would be. Could you explain this to me?

Secondly, I think all the regulations sound pretty fair, however I think the 250ft radius is a bit much. Especially in areas where the lots are 5,000 sqft. I do agree density of STR is important to regulate however I think 150 would be much more fair for lots 5,000ft and less. Maybe the 250ft could be for lots bigger than 10,000sqft?

And Thirdly, the compensation segment of the regulations seems super problematic. I hate the sound of tax payers being on the hook for homeowner's "proven" income loss. I would suggest that all the current homes with STR licenses are grandfathered in, but grandfathered licenses are non-transferable.

Thanks for your time :)

Erin Laskey
Oregon Licensed Real Estate Broker
Cascade Sotheby's International Realty
467 Laneda, Manzanita, OR 97130
503-809-9434
erinlaskey.realty@gmail.com

Lynn Tone

From: Sarah Absher
Sent: Tuesday, January 17, 2023 4:24 PM
To: Lynn Tone
Subject: STR Committee Public Comments- Business Need in Tillamook County Suggestion

From: Gus Meyer <gusmeyer9@gmail.com>
Sent: Tuesday, January 17, 2023 4:15 PM
To: EDC DIR TERRE COOPER <terrecooper@tillamookbaycc.edu>; Nan TLT <nan@tillamookcoast.com>
Cc: Erin Skaar <eskaar@co.tillamook.or.us>; Mary Faith Bell <mfbell@co.tillamook.or.us>; Sarah Absher <sabsher@co.tillamook.or.us>; Rachel Hagerty <rhagerty@co.tillamook.or.us>
Subject: EXTERNAL: Business Need in Tillamook County Suggestion

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To All:

The County STR Advisory Committee has heard from more than five concerned sources (STR owners and Agents) that STR clients are looking for "**Family**" attractions during their leased STR dwelling time in Tillamook County,

I look forward to your support of providing businesses, in addition to our lovely beaches, for family entertainment. Oh Yes, we have individualized parks, beautiful trails, and interests for the older - elders. At the minimum a listing of short term "**Family**" attractions.

But we don't have - strictly for thought provisioning - a "Lone Wolf Park", A "Bull Winkle Moose Park", a "Chuck-E-Chesses's Arcade" or any other local "Family" business attraction as a young family STR drawing card. Rockaway Beach has a small arcade , and a "Pronto Pup" for short time entertainment - as well as a number of other short time entertainments for the "**Family**".

The alternative we personally previously found was sending our young family to "Lone Wolf' Park" in Washington for two days at the additional cost, taking local support revenue out of our county and state.

A missing business opportunity?

Let the kids and family kick up their heels delightfully, other than just limited access to the beaches.

Food for thought!

Gus Meyer,
Local Advocate.

Lynn Tone

From: Erin Skaar
Sent: Tuesday, January 17, 2023 4:51 PM
To: Lynn Tone
Subject: FW: EXTERNAL: [Erin Skaar] Proposed STR Ordinance



Erin D. Skaar (she/her) | Chair
TILLAMOOK COUNTY | Board of County Commissioners
201 Laurel Avenue
Tillamook, OR 97141
Phone (503) 842-3403
Mobile (503) 812-9877
eskaar@co.tillamook.or.us

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From: Tillamook County OR <tillamookcounty-or@municodeweb.com>
Sent: Tuesday, January 17, 2023 3:03 PM
To: Erin Skaar <eskaar@co.tillamook.or.us>
Subject: EXTERNAL: [Erin Skaar] Proposed STR Ordinance

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

Margaret Page (margaret@coast-pros.com) sent a message using the contact form at <https://www.co.tillamook.or.us/>.

Erin, I am writing with concern & opposition to the process that is being used to steamroll a new ordinance for Short Term Rentals in Unincorporated Tillamook County., as its primary purpose appears to be to phase out the transient lodging use of privately owned homes here. Specifically:

- 1) It will cause severe economic hardship to owners of beach community homes who will not be able to afford to keep them. They will lose them to foreclosure or possibly have to sell them at a loss.
- 2) It will cause severe economic hardship to the tourism industry in our County. Unlike Clatsop or Lincoln, we do not have enough hotels or motels to accommodate tourism. Just try to organize any event like a retreat or seminar--no convention center, no meeting rooms close to hotels or motels, etc.
- 3) It has already hurt real estate values. Every Realtor in my sphere as President of the Tillamook County Board of Realtors has lost clients & sales due to the pause, & now the threatened draconian future restrictions.
- 4) It will not alleviate the shortage of workforce housing. People buy beach houses because they want to use them, not because they want to rent them out on a long-term basis.

There are some good ideas in the proposed ordinance. Requiring sufficient on-site parking for the number of guests, limiting the number of people that can be spending the night, requiring use of trash storage containers. BUT the 5 year

phasing out of existing permits is & the prohibition of more than one STR in a 250' radius is not the best way to control the numbers of STR's.. How does that work in a place like the Proposal Rock condos in Neskowin, or along Pacific in Oceanside? In my opinion, these new restrictions & rules are illegal takings.

I also would like to state that the attempt to couch all this as "not a land use ordinance" is sneaky & underhanded & will probably embroil the County in decades of litigation. Regulating how one may use their property is land use. Please ask Community Development & Mr. Kearns to stop playing games.

Finally, I don't understand what the panic is all about. We don't have a short term rental problem in Tillamook County. 5 complaints over a year's time does not constitute a problem. If this is how the County is attempting to eliminate any & all of these types of complaints, what's next?--requiring all men & women to live separately to avoid domestic abuse complaints?

Please slow down. If you, David & Mary Faith pass this. I think you'll be bringing the wrath of God down on your heads.

Lynn Tone

From: Public Comments
Sent: Wednesday, January 18, 2023 9:38 AM
To: Lynn Tone; Sarah Absher; County Counsel
Subject: FW: EXTERNAL: Comments on proposed replacement of Ordinance #84 (STRs)

From: Ken Willett <ken.willett@gmail.com>
Sent: Wednesday, January 18, 2023 9:17 AM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: Comments on proposed replacement of 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.]

Comments on Proposed Short Term Rental (STR) regulations in Tillamook County

Ken Willett – 1/10/2023

We purchased land and had a house built in Nedonna Beach in 1986 and have owned the house continuously since then. We built it for use as a family vacation home, and also for the enjoyment of our extended family and friends. We also donate use of the home to a number of Oregon charity auctions. Part of the time the house is rented, to help cover the significant costs of owning a vacation home.

When Ordinance #84 was enacted, we were willing to comply voluntarily with these requirements because it was clear they were developed to provide for health and safety of STR guests and to make STRs good neighbors, even though the costs to us as homeowners were significant.

The proposed replacement for Ordinance #84 seems to have a completely different purpose; to severely limit the number of STRs in the county. A number of provisions of this proposal would affect us directly, and also have the indirect effect of injecting uncertainty into our plans to rent the house in the future. They also directly affect the value of the property since a buyer would have no assurance that they could continue to operate as an STR.

I believe STRs serve an important role in the Tillamook County tourism economy, helping to provide a spectrum of housing for visitors that ranges from individual hotel rooms to complete homes. Our rental guests choose our house because it is large, in a quiet neighborhood, and they can choose to cook their own meals, bring their dogs, barbeque on the deck, and enjoy the hot tub. A severe limit on STRs will affect the overall tourism economy, because visitors who can't find a comfortable STR in Tillamook County will travel elsewhere.

Over 35 years of owning the home and having paying and non-paying guests, we have only had two complaints. In both cases these were addressed by a phone call to the guests, who knew their ability to use the home in the future depended on their following the rules. I believe the experience of other STR owners is similar, and we haven't seen significant issues in our neighborhood where there are quite a few STRs in addition to ours.

I strongly believe that the current Ordinance #84 is working well, and with minor adjustments and consistent enforcement it can be improved. But a complete replacement with much more stringent restrictions is likely to drive

many STR owners to just operate outside the county regulations, which will result in lower compliance with health and safety regulations as well as lower fee revenue to the county.

- Ken Willett

Lynn Tone

From: Ingrid <stompinginpuddles@radduo.com>
Sent: Wednesday, January 18, 2023 11:41 PM
To: Lynn Tone
Subject: EXTERNAL: Homeowner's Comments Regarding 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.]

To those evaluating the impact of burgeoning STRS in Tillamook County:

As a homeowner and full-time resident on the outskirts of Neskowin proper, I submit this letter for your consideration.

About five and a half years ago, we decided to buy a home off the beaten path where we could enjoy the peace and beauty that is Neskowin. In the relatively short amount of time we've resided here, we have witnessed firsthand the impact of STRs which were overtaking neighborhoods until relief came in the much appreciated pause in allocating permits. The increase of traffic, trespassing, passersby gawking at private residences, pets relieving themselves, revelry ruckus, and other disturbances (a very short list of grievances and offenses) has made living here less enjoyable and at times quite frustrating. As a strong proponent of the belief a home should be the one place you feel safe and undisturbed, I would greatly appreciate any and all regulations to minimize the negative impacts of STRs on otherwise peaceful neighborhoods throughout Tillamook County. At the very least, a limit to the number of STRs permitted to operate in each neighborhood. They are, after all, businesses operating in residentially zoned areas.

I have been advised by the county, there is not yet in place a requirement that STR residences have emergency supplies stored on site. It is a concern of many residents that should a tsunami or other emergency befall the county, a lack of supplies for survival may cause mass panic of vacationers resulting in possible raiding of others' limited supplies. For the safety of everyone, STRS should contain a minimum of two weeks worth of emergency supplies (including bug-out bags with first aid kits, food, and water, at minimum), enough for the maximum number of rental occupants permitted in each rental dwelling.

To reflect just how much STRs have impacted us, I have attached a photo of a custom sign we have posted on our property. Each of the things listed has occurred, many repeatedly and on a continuing basis, year-round.

Thank you in advance for your thoughtful consideration.

Ingrid Kavli

*I graciously request a response to this email to let me know it was received.
Please withhold my name should this letter be published or displayed publicly.
Thank you!

PRIVATE DRIVE

No Delivery Trucks, Parking,
Turn Around, Trespassing,
Loitering, Kids, Pets, Photos,
Drones, or Geotagging

BEWARE MISANTHROPE WITHIN

Lynn Tone

From: Public Comments
Sent: Thursday, January 19, 2023 10:43 AM
To: Lynn Tone; Sarah Absher; County Counsel
Subject: FW: EXTERNAL: Ordinance 84

From: Nedonna 117 <nedonna117@gmail.com>
Sent: Tuesday, January 17, 2023 4:53 PM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: 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.]

Evening,

I am writing this email from the perspective of a STR owner, as well as a life-long "visitor" to Rockaway Beach. As a personal history, my maternal great-grandmother emigrated from Canada to Rockaway Beach back in the 1920s. Extended members of my family continued to live in Rockaway until 1996 - when the last member of the family passed away.

Prior to 1996 my family would drive over from Portland and spend all summer enjoying the beach and mingling with residents and visitors alike. We stayed in the same hotel every year and my parents became great friends with the hotel owners. That hotel was devastated by the storms in the late 1990s and it no longer exists.

Regardless of the loss of our personal connections to Rockaway, we continued to spend at least a week every summer on the coast, but now in STRs. Staying in STRs versus hotels allows for more flexibility for family connections. There's space for games, and no fear of laughing too loud at a joke too late at night.

In 2020, just before COVID hit, my sister and I were able to purchase a home at Nedonna Beach. This had been something we'd wanted to do for a long time. Not because we wanted a money making scheme, but because we wanted a place our young families could make their own memories. We were also very excited to offer the opportunity for others to fall in love with the area as much as we have.

We know those memories aren't a good counter argument to limiting STRs in unincorporated TC. But know that we've never made a profit off the house- and yet, we've not considered selling at all.

We want to make sure this ordinance isn't being pursued based on an "us versus them" mindset, but rather from an objective point that includes reference to actual historical data, as well as long-term impacts.

I'd recommend looking at the 2021 Harvard Review research, perhaps reaching out to the authors of the study, regarding the negative long-term impacts of strict STR rules. In summary, cities with severe STR limits see an economic loss of \$40 million or more. They also see slower development, which negatively impacted the economic growth potential for full-time residents.

I agree there needs to be work in this area in order to better support long-term residents, as well as protecting the environment. But why is our first reaction to start banning STRs?

Have you considered or investigate other options- such as:

- Create an additional STR tax for unincorporated TC. Funds should be directed towards infrastructure the residents believe are most important: flooding, education, affordable housing, climate.
- Require STR owners to donate to local 501c organizations, or give back to the community in some specified way. (For example: We are members of the Nedonna HOA, and for the past three years have donated \$7,500 a year to the North County Recreation District. I've also been a debate judge for Neakhani High School.)
- Put a cap on nightly rental costs to keep STRs in line with long-term rental costs.
- Require management companies to hire maintenance and cleaning staff as W2 employees with benefits, reducing the seasonality of wages.

It would be impossible for us to meet the proposed 20 minute drive expectation, in addition to the limits you are proposing. Though we wouldn't sell the house, we'd have less financial flexibility to support local businesses and charities.

Please feel free to contact me if you have any questions or want more information.

Good luck with the difficult decisions ahead of you.

Katherine and Dustin Somner
Heather and Benjamin Lee
26180 Nedonna Ave

Tillamook County
Short Term Rental Advisory Committee

Regarding Restrictions to Short Term Rentals

We have owned a home in Pacific City, in Shore Pine Village, for more than 20 years, and have been part of the Pacific City community for more than 50 years. Our home has been rented out as a short term rental for most of that 20 years. We use a property management company (Kiwanda Coastal Properties) to manage rentals and any problems that might arise. Our experience over this time has been extremely positive. The management company provides excellent service, our neighborhood keeps close tabs on community-wide problems. Yes, periodically a problem might occur but rental management is an evolving process and issues like noise and garbage and parking are easily handled by local representation.

The house is mostly rented June through September, and much of the year it is lightly used. In spite of a truncated rental year, we see it as an economic engine, generating enough income for us to afford and maintain a second home in Tillamook County. We earn about \$20k per year and with management fees, licenses, supplies and maintenance that really amounts to \$11-12k. This amount has never covered the mortgage cost, property taxes and all the utilities that go along with owning a house. But we enjoy having a place at the beach and sharing our place with both friends and family, and with others who can afford to rent it makes a practical option.

Some things to consider:

Pacific City has very few hotels. Without short term rentals, very few people would be able to enjoy our beautiful surroundings.

Vacation homes offer the advantage of a group setting hotels can not. Multiple bedrooms, a kitchen for breakfast and lunch; space for games.

Without short term rentals most people would only be able to visit the beach for a single day, resulting in fewer services used and less money spent.. For Tillamook County Short Term Rentals result in more business and lodging tax, more jobs, and new businesses.

Finally, the issue of property value. Short Term Rental may be the deciding factor for someone purchasing coastal property. Confusing, unnecessary and constantly changing regulations does not make property any more valuable. Our property value in Shore Pine Village has only increased over the years because of the attractiveness of the setting and the demand. Our community has made short term renting a non-problem by closely monitoring it and it is an amenity to owning a home in Shore Pine Village and Pacific City. Tillamook County could hamper itself by making it an unfriendly environment for home ownership. Restricting renewal permits will raze havoc with homeowners and property managers. Not being able to continue with a service that can be denied at the whim of Tillamook County jeopardizes our property values. Continuity and predictability are important. Mortgages and resale values would suffer. Property Managers business would similarly suffer with the loss of rental property

that is suddenly withdrawn from the market leaving families to alter plans made up to a year in advance.

The limitation of STRs within 250 ft is ridiculous. We have 5 neighbors with rental units within that distance. A managed development can easily handle multiple rentals within a small area.

Tillamook County is raising fees and licenses again. Short Term Rental seems to be a Cash Cow for the County. We have paid Tens of thousands of dollars in fees, taxes and licenses over the last 22 years of owning our beach house. In return for all this tax money, Pacific City finally got the intersection pothole paved.

In short, please consider the advantages of Short Term Rentals, not just the disadvantages. For much of Tillamook County STRs provide both home-owners and tourists a way to enjoy the Tillamook coast, to maintain ownership in a wonderful setting.

Brian and Barbara Patterson
5624 Wilson Ave S.
Seattle WA 98118

Lynn Tone

From: Jacqui Powell <powell.jacqui@gmail.com>
Sent: Friday, January 20, 2023 12:41 PM
To: Lynn Tone
Subject: EXTERNAL: STR feedback from a North County Realtor

[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 there!

My name is Jacqui Powell and I am a new realtor working with Pete Anderson Realty in Manzanita. I started in this line of work just six months ago. Meadow Davis sent out your information so you could have STR feedback from north county citizens. As a new agent, I still feel like an outsider on the inside of the real estate industry, but I've learned a lot over the last several months.

Regarding short-term-rentals specifically. I can't help but feel like there needs to be a middle ground in what the county allows. I've been a Tillamook County renter, and now I'm a Tillamook County homeowner (we purchased it in 2019). My husband and I, even with our double income household, would never be able to afford a home with today's prices.

Working with both local buyers and out-of-town buyers, I see such a vast difference in their potential investment in the community. I have several buyers who won't buy a home unless they can use it for a STR. Allowing unlimited STR's will only cause the cost of homes to go up and as a consequence the cost of long-term rentals. Tillamook County has an opportunity to promote local homeownership growth as a priority over the bottom line. Even following a Facebook Group called Tillamook County for Rent has shown me the community I want to advocate for.

Before real estate, I have worked in local restaurants for the last ten years. Our small community thrives off of the business we get from out of town visitors. But if there are so many second homeowners making a ton of money off of their Tillamook County homes, that money isn't going back into our community. It's going back to the community where their primary residence is. Is there a way that Tillamook County can incentivise a homeowner renting long-term over short-term?

I know this is a big decision for everyone. I hope you have received various forms of respectful input. Thanks so much for taking the time to hear feedback from the "new kid" in the biz.

Good luck with your decision making!
Jacqui

--
Jacquelyn (Jacqui) Powell - Realtor
503-505-1721
Pete Anderson Realty
Manzanita, OR
License #: 201242126

Lynn Tone

From: Public Comments
Sent: Friday, January 20, 2023 1:50 PM
To: Lynn Tone; Sarah Absher; County Counsel
Subject: FW: EXTERNAL: Short term rental concerns and changes

From: A C <eugeneclark5@yahoo.com>
Sent: Friday, January 20, 2023 12:20 PM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: Short term rental concerns and changes

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

Hello,
As the county is looking at ways to better manage the STR situation I offer my thoughts. I own a STR at 5835 Pollock Ave. Cloverdale that is managed locally by Vacasa.

Having owned a number of STR's over the years, I can absolutely say that when I used an owner operated model, and used VRBO or AIRBNB and Craigslist, I had very little control over how my guests treated my home or the neighborhood. ***The problems that occur with short term rentals overwhelmingly involve owner operators and people that use VRBO, AirBnb or Craigslist and these are the ones that are creating the problems for all of us.*** There is very little control of how guests will treat the property or the neighborhood and an inability to enforce the existing rules. However, now that I have used Meredith lodging and now Vacasa to manage my home I can be assured that there is a responsible local party who can deal quickly and effectively with complaints, either from the guests or neighbors. I have had no complaints from my neighbors in the 3 years of partnership with Meredith and Vacasa. Of course, it's more expensive than owner operated, but long term, it's better for everyone. My neighbors can call me or the local Vacasa person, Mason, anytime there is an issue.

I would encourage you to consider new guidelines and requirements that STR's be ONLY managed in this way by Vacasa, Meredith, etc and NOT by the owners through VRBO, Airbnb or a similar platform. It is far easier to implement STR rules and enforcement through a certified management company versus individual owners.

My thoughts,
Andrew Clark
541-912-0243

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Erin Skaar, Commissioner
Mary Faith Bell, Commissioner
David Yamamoto, Commissioner
Sarah Absher, Director, Department of Community Development

January 20, 2023

My name is Mark Roberts. I am a full-time resident living in Neahkahnie for nearly seven-years and a part-time resident for 20-years. I am very involved in the community: I was the Board Chair of the Neahkahnie Water District for 12-years, Treasurer for six-years for the nonprofit Hoffman Art Center and three-years for the North County Food Bank, facilities manager for the Manzanita Library, on the Tillamook County Planning Commission for 5+-years, active with the Emergency Volunteer Corps of Nehalem Bay (EVCNB), and on the budget committee for the Nehalem Bay Health District.

Heck, I'm also engaged as a Juror for Tillamook County during the entire month of January.

(Oh, and most full-time residents have similar levels of commitment to the community. My community participation is NOT remarkable – many community members exceed the hours and effort I put forth. It appears that Part-time residents and STR owners do not participate in the community fabric at anywhere near these levels. It takes a large number of volunteers to make a community livable.)

Professionally, I was an Industry Economist, Supervisory Financial Analyst, and Policy Strategist for 35-years at the Bonneville Power Administration.

I commend Sarah Absher, Director, and her staff for outstanding achievement in gathering pertinent information and preparing thoughtful documents regarding Short-Term Rentals (STRs) in Tillamook County. I appreciate this is a challenging task ... amongst many other on-going Department of Community Development responsibilities.

Obviously, this is a highly charged topic: many people have strong opinions, and many have significant financial interests in STRs.

General Comments

1 – In 2019 the Tillamook County Commissioners received a Final Report entitled: Strategic Vision and Action Plan for Tourism-Related Facility Investments Services. This report cautioned:

“There is a sense of urgency ... as the community is approaching a tipping point in terms of ‘over-tourism’. “**...where the negative impacts of disruption and congestion are overwhelming the local facilities.**” Emphasis added

The Report continues:

“Finding the best way forward **will require a careful balancing** of the impacts on the community, together with the economic investments can help the County meet the multiple goals of reducing negative impacts and congestion and deliver ongoing value to local residents.”

We are at the 'over-tourism' point now. Community members throughout the County know we are at an 'over-tourism' point. This is demonstrated time again via community level surveys. In Neahkahnie, 60% of respondents would favor STR limits, 25% are neutral, and only 14% oppose limits. Neskowin favors a 'percentage cap' on STRs at 59% of all respondents.

STRs are an essential part of managing and balancing this serious 'over-tourism' issue. Yes, there are other factors, other property owners and issues, that need to be addressed to manage this 'over-tourism' issue. No one is suggesting or promoting eliminating STRs - rather, we need balance.

2 – Housing in Tillamook, particularly affordable housing for people who work for a living, is scarce.

As Short-Term Rental advocates claim, STRs increase the price of housing (STR advocates word this as 'increase property values').

Regretfully the facts support this claim – STRs do increase housing prices. They are a successful 'business model.'

Further, STRs reduce the supply of housing. For example, the 22+% of dwellings in Neahkahnie now functioning as STRs were converted from full-time or part-time or long-term rental housing – they were NOT new additions to the housing stock.

Over 22% of the Neahkahnie housing stock is currently dedicated to serving short-term, transient tourists – not community workers or members. These facilities (they used to be homes) are frequently vacant a large fraction of the year.

This conversion of full-time, occupied dwellings, part-time, owner-occupied dwellings, or long-term rental dwellings into short-term rentals is occurring all over Tillamook County (actually, this is a world-wide issue – This is why municipalities in highly touristed communities world-wide have or are implementing caps, regulations, and stronger measures to ameliorate the economic and social consequences of this new business practice).

Academic studies underscore the increase in price and reduction in supply. According to the Economic Policy Institute:

“Rising housing costs are a key problem for American families, and evidence suggests that the presence of Airbnb raises local housing costs. The largest and best-documented potential cost of Airbnb expansion is the reduced supply of housing as properties shift from serving local residents to serving Airbnb travelers, which hurts local residents by raising housing costs.” *Economic Policy Institute, The economic costs and benefits of Airbnb, January 30, 2019*

During a break while on Jury Duty, I noticed the following chart in the main hallway in the Tillamook Court House. Housing prices have taken a large climb in Tillamook County – perhaps significantly more than the national average. See chart, below:

2022 Ratio Study - Supplemental Information
Average Sales Price of Improved Residential Properties - Area Breakdown
 2020 to 2021 comparison (Excludes Manufactured Homes & Condominiums)

Area	Area Description	Sales from 1/1/20 thru 12/31/20		Sales from 1/1/21 thru 12/31/21		% Change in Price
		Number of Sales	Average Sales Price	Number of Sales	Average Sales Price	
1	Rural Tillamook Area	55	\$344,291	84	\$443,906	129%
2	Wheeler, Nehalem, Bayside Gardens & Rural North County	50	\$336,329	50	\$448,867	133%
3	Tillamook, Bay City & Garibaldi	158	\$264,318	189	\$324,439	123%
4	Manzanita, Neah-Kah-Nie, Falcon Cove & Pine Ridge	71	\$606,441	77	\$808,347	133%
5	Rockaway, Twin Rocks & Nedonna	155	\$355,860	137	\$492,674	138%
6	Rural South County	36	\$291,462	41	\$447,648	154%
8	Netarts, Oceanside & Cape Meares	97	\$479,220	98	\$587,103	123%
9	Pacific City & Neskowin	145	\$461,193	121	\$712,423	154%

(See another Court House chart at last page)

STRs say they increase property values

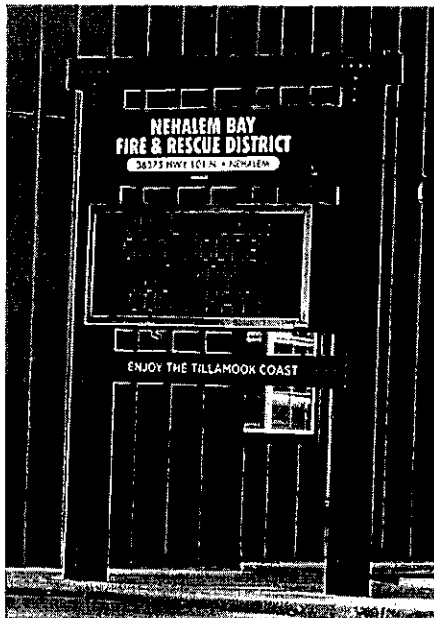
County statistics support this claim

Is this a good thing?

My belief is that permitting well over 1,800 income-rental properties in the form of STRs contributed to these housing price increases.

3 – I remain concerned that STRs are ‘hollowing out’ the community.

STR reductions in the housing supply, let alone increases in residential prices, inhibits other, non-tourism-related economic development. Nearby employers (tax preparer, pizzeria, tavern, retail establishment, internet-provider, etc) report difficulty finding and then keeping employees due to the lack of ‘essential worker’ wage-level housing. Employees such as nurses, nurse’s-aids, mid-level managers, acupuncturists, technicians, tax preparers, or food-servers all find it difficult to find housing.



I’m concerned that while enabling tourism-oriented economic development, the County is foreclosing on other, superior economic development options.

Where do volunteer fire fighters live?

Other ‘essential’ workers?

At one public meeting regarding affordable housing, folks said to ‘bus them in from the Valley.’

According to State of Oregon analysts, tourism-oriented employment is the lowest average annual paying occupation along the north coast ... see table below:

9 Annual Average Wage for Clatsop, Coos, Curry, Lincoln, and Tillamook Counties by Firm Size

	1-9 Employees	10-99 Employees	100+ Employees
Industries Combined	\$32,340	\$36,603	\$50,762
Agriculture, Forestry, Fishing and Hunting	\$43,423	\$44,925	-
Mineral and Mining, Quarrying, and Oil and Gas Extraction	\$52,573	\$57,369	-
Construction	\$60,076	\$103,554	-
Manufacturing	\$36,809	-	-
Retail Trade	\$30,457	-	\$61,043
Trade	\$56,470	-	-
Transportation and Warehousing	\$23,335	-	\$30,334
Accommodations and Food Services	\$39,879	-	-
Arts, Entertainment, and Recreation	\$39,871	-	-
Health Care and Social Assistance	\$47,874	-	-
Information	\$29,259	-	-
Professional, Scientific, and Technical Services	\$47,208	-	-
Management of Companies and Enterprises	\$77,286	-	-
Administrative and Support and Waste Management and Remediation Services	\$31,718	-	\$28,180
Real Estate and Rental and Leasing	\$38,240	-	\$40,928
Education and Child Development Services	\$38,413	-	\$67,797
Arts, Entertainment, and Recreation	\$28,632	-	-
Accommodations and Food Services	\$18,155	-	\$33,015
Administrative and Support and Waste Management and Remediation Services (except Public Administration)	\$23,983	-	-
Government Administration	\$52,831	-	\$55,726

Tourism jobs are low paying jobs

0 indicates no data reported or does not exist

Source: Oregon Employment Department, QualityInfo.org. Note: This is the all-industries average wage in the Portland metro area (\$63,227).

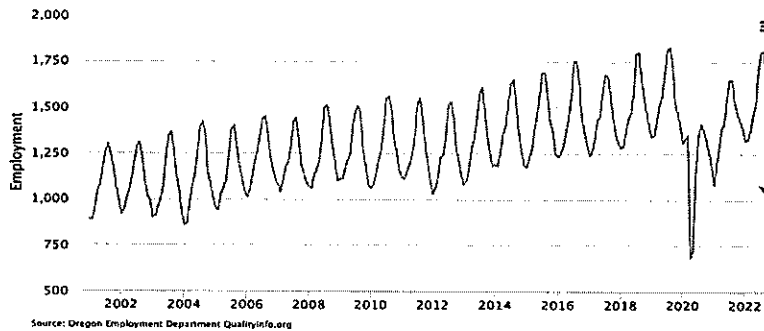
The tourism industry in this table is best represented by Accommodations and Food Services ... plus, perhaps, Retail Trade. These industries wage rates are 56% or 72%, respectively, of the average wage for all industries along the north coast counties.

Even worse, these poorly paying jobs are powerfully impacted by the seasonality of the tourism 'season'. The employment between annual seasonal peaks versus troughs is enormous! – see graph below:

Current Employment Statistics

Tillamook County
Leisure and hospitality
(not seasonally adjusted)
Official Oregon Series

Nov 2022	Change from Oct 2022	Change from Nov 2021	% Change from Nov 2021
1,480	-80	50	3.5%



employment varies enormously with the 'tourist'

Acc 23% of the total employed labor force. What are the net economic benefits of the STR Ordinance across not only tourism-facing jobs ... but the other 75%+ of the labor force?

Looking at the average wage table in north counties and the most recent average sales price in the least expensive part of Tillamook County (Tillamook, Bay City, and Garibaldi), one wonders that any wage earner, or two-income family, can afford to purchase a house in Tillamook County.

The cheapest, average house costs \$324,439. The average wage along the north coast is \$32,340. That is a 10-fold difference. Clearly affordability of housing is impacting who can live and work in the County.

My belief is that the County is not well served in enabling even greater distortions in County housing patterns in favor of more tourism-oriented STRs and relatively poorly paying, seasonally-impacted jobs ... even if this is a fast-growing economic sector – we can do better!

4 – County officials should keep in mind that the Short-Term Advisory Committee is a technical group used to gain technical information and as a technical sounding board – it is NOT representative of the Tillamook County community.

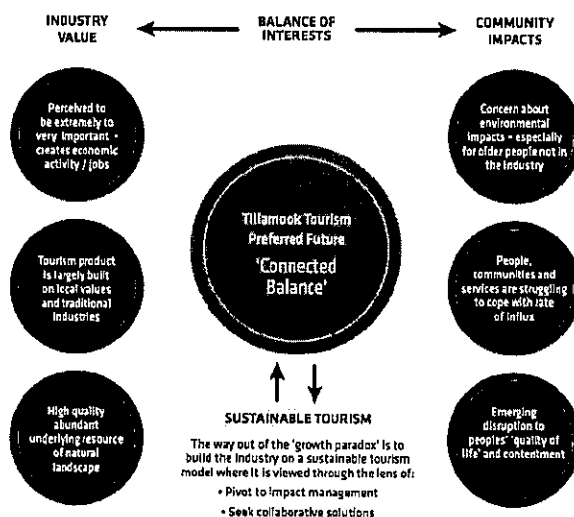
According to the TLT Funds and How They Are Used presentation dated January 2023 and prepared by the Department of Community Development, there are 1,812 permits issued for STRs out of 19,000 households in Tillamook County – or less than 10% of all County households.

Whereas, the Short-Term Advisory Committee has a large representation of STR owners, STR-related businesses, tourism professionals, and a nonproportional number of interested community members. That is, the Advisory Committee has significant membership who are directly or indirectly financially benefited by more permissive oversight.

Which is to say, the Advisory Committee likely provides excellent technical information – what the STR industry wants and thinks ... but it was never designed as a ‘representative’ committee regarding policy options relating to what the larger community wants or thinks.

5 – The Strategic Vision and Acton Plan for Tourism-Related Facility Investments Services –Final Report, provides a useful framework into which an updated STR Ordinance will play a critical role.

Tillamook County Tourism –A careful balancing act



“Finding the best way forward will require a careful balancing of the impacts on the community, together with the economic benefits.”

P.13, Section 3.0, Crafting a Future Tourism Investment Strategy

From: Strategic Vision and Acton Plan. This looks like a solid set of recommendations. Use them!

Specific Comments on Draft Revised Ordinance

My property rights include(d?) knowing, since 1982, that Neahkahnie zoning was restrictive and specific - excluding commercial uses ... including duplexes and B&B's ... "to maintain primarily single-family residential character" What happened to my property right?

Please describe the ill-legitimate concerns of residential neighbors.

Currently, issues of noise, congestion, too-many cars, signage, etc have been raised.

.020 Purpose and Scope.

A. This Ordinance provides reasonable and necessary regulations for the registration of short-term rental use of residential dwelling units, the purposes of which are to:

1. Protect the health, safety and welfare of short-term and long-term renters, property owners, and neighboring property owners throughout Tillamook County.
2. ~~Balance the~~ legitimate livability concerns of residential neighbors with the rights of property owners to use their property as they choose.
3. Provide visitors to Tillamook County with reasonable opportunities and a range of short-term rental and vacation occupancy options.

Today, over 20%, one in five dwellings, are dedicated to STRs in Neahkahnie.

The current percentage is too high.

What indicators demonstrate this percentage is 'balanced'?

Do we care that STRs are highly seasonal and vacant a large proportion of the year?

There is economic value foregone via this low utilization of this housing resource

In Neahkahnie, what had been full-time dwellings ... have turn into STRs ... vacant most of the year.

Other, part-time dwellings are periodically filled with STR transients unconnected to the community.

Other STRs function as high occupancy, mini, beach front-hotels

4. Provide long-term residential options for those people who want to live and work in Tillamook County.

The only 'worker' who can afford this community is an airline pilot. (Good part-time neighbor, too.)

5. ~~Recognize the need to limit short-term rentals within neighborhoods to ensure compatibility with, and livability of, established owner-occupied neighborhoods, while recognizing the benefits of short-term rentals in providing recreation and employment opportunities, as well as transitional housing and business or hospital related short stays.~~

6. Help maintain the County's supply of housing available for long-term residential use.

As studies world-wide demonstrate, STRs both increase the price of housing while reducing the supply. See General Comment above as well as Harvard Business Review - When Airbnb Listings Increase, so do Rents

I am totally supportive of statements B & C as a necessary and reasonable approach

B. With the adoption of these regulations, the County finds that the transient rental of dwelling units has the potential to be incompatible with the residential neighborhoods in which they are situated and to have a damaging impact on the livability of those neighborhoods. Therefore, special regulation of dwelling units used for short-term rental, transient or vacation occupancy, is necessary to ensure these uses will be compatible with surrounding residential neighborhoods and will not materially alter the livability of the neighborhoods in which they are located.

Certificates must be applied for and maintained in good standing. These are not perpetual 'grants'

C. A short-term rental registration certificate is revocable permission to operate a short-term rental, but only as provided in this Ordinance. An registration certificate may be terminated, revoked or not renewed if the standards of this Ordinance are not met. This Ordinance provides the administrative framework for certification and the operation of short-term rentals and provides a process by which owners can appeal County decisions related to short-term rentals.

CC. "Transfer" means the addition or substitution of owners not included on the original registration application, whether or not there is consideration. If multiple owners are listed on a registration certificate, individual owners may be removed from the certificate without constituting a transfer.

Very useful definition ... but what about changes or transfers of a limited liability company (LLC)? Several STRs near me are such commercial enterprises.

Or what happens with multi-unit systems 'spin-off' property?

Sections .040 A & B –

YES. Certificates, which must be renewed and kept in good standing, is a necessary part of being a 'good neighbor'. These are commercial enterprises operating in residential communities.

Section .040 C –

We are seeking "balance" in the number of STR commercial enterprises in our communities. Maintaining 'livability' is important to the long-term sustainability of these communities. This means there is a maximum number of STRs in the fragile 'ecosystem' of full-time, part-time, and STRs. These 'sub-regional' caps will likely vary given the unique characteristics of each community.

For example, Neahkahnie is located between a state park and tourism-popular Cannon Beach to the north and the popular, urban community of Manzanita and another state park to the south. The only commercial structure in Neahkahnie, other than STRs and one owner-occupied B&B, is the Water District office. Neahkahnie is already more than 21% STRs. Other communities are likely bigger and more diverse, and MAY be able to accommodate a different sub-region cap. Not so Neahkahnie.

Section .040 D.

Density Limitations on STR Registration Certificates – I support this limitation due to the ‘dead zones’ as well as ‘transient zones’ that emerge when too many STRs are clustered together. I anticipate complexities in administration but the negative impact (externalities) on community and livability is real.

.050 Application and Fees

Section D –

I see that the ‘cost-based’ fee structure is being scrapped for a traditional governmental fee approach. So much for the program beneficiary, ‘user fee approach’. Given the need to accurately track administrative costs, this is likely reasonable. It does, however, require County Commissioners to provide budget authorization for sufficient resources to correctly administer this complicated, multi-million dollar, and important program. This will take expert staff with sufficient hours to perform the necessary work.

.060 Term of Annual Registration Certificate

As written, these Terms create a two-tiered property system which rewards the current incumbent permit holders to the detriment of fairness to new opportunities to fellow property owners.

This approach creates a ‘sticky’ system of current beneficiaries rather than having a finite time horizon with fair and equitable opportunities to participate in this program.

For equity considerations to all property owners, not merely current, first-movers, Certificates should have a finite, reasoned time horizon (5- or certainly not more than 10-years) but after this initial class of certificate holders, each certificate should have no more than a five-year time limit ... at which point the certificate is surrendered to the pool for new, next-in-line applicants or equitable draws.

.070 Application

D. Parking – Parking is THE hot-button issue in north coast communities. And it’s a tourism-induced problem to which STRs contribute.

Today, as I write this, is a three-day, national holiday ... and parking is ample both along the beach front and in town (Manzanita). Of course, its January, too. In July and August, it will be different!

Parking is a seasonal, tourism caused problem ... and STRs with far in excess of average car use, are a major contributor. Average full-time residents likely have one to a maximum of two-cars per household. STRs, with average occupancies typically in excess of four to even 18-adults, put far more cars onto parking, streets, and downtown, further stressing parking.

Neahkahnie streets are narrow with many with zero walking space other than the asphalt – certainly there are no sidewalks in Neahkahnie. This is a residentially-zoned community favoring walking – there is too little safe space for more cars. Families with small children and pets are walking to and from the beach at all hours of day and night.

.080 Operational Requirements and Standards –

While parking is the hot-button topic in most north coast communities, a key driver of this concern is the maximum occupancy of certain STRs.

The very high STR occupancies drive more cars, more externalities of transient housing, and raised concerns for the health and safety of community visitors. The houses used as STRs and communities they are in were originally designed, permitted, and built for 'average' single-families. The "average family" in the United States is 2.5 persons. Any way you look at it, occupancies of 4 to 20 persons per building are greater than 2.5 persons. Infrastructure impacts are proportional to numbers of occupants. (The Neahkahnie Water District is very concerned about high demand/ low spring production for water during the July thru October season. New metering, new storage facilities, and new rate structures are being considered.)

I can support the notion of an "Estate House". A handful of houses in Neahkahnie were originally designed as large houses) ... and I can see the fairness for this handful to continue in this fashion ... and related community infrastructure concerns are mitigated by the original robust infrastructure designs actually built. Even these Estate Houses need scrutiny – the nine cars jammed into the front yard of one of these houses is remarkable ... and concerning.

K. Fire and Life Safety

I hope the gamble too many people are taking that the next tsunami won't occur while they're at the beach continues to work. Not having 'go-bags' and after-event plans/supplies will likely not be immediately fatal. Sort of like the low probability of having one's own house burn down ... but I/we still buy fire insurance, don't we? Low probability – high consequence event. Reasonable, low-cost measures will save lives. I'll bet that every STR has a flat-screen TV in it which costs more than these safety measures.

Frankly, I believe that the STR industry in Tillamook should demand that a portion of the TLT fund emergency PODS strategically located around the County in preparation of the 'big-one'.

N. Mandatory Postings

Communication is essential – community members need to know who the correct representative is and be able to contact them ASAP. Not having the ability to communicate is unacceptable. Hopefully, I'll never need to call ... but it is critical that I have the ability to do so. Thus, the word 'Mandatory' is essential.

Too many permit postings are small and barely visible. (Hey, you're advertising the interior of your rental property to the entire world ... at least the local neighbors should get the correct contact number.)

Q. Good Neighbor Policy and Guidelines

These are important communication tools ... and periodic reviews and updates are encouraged as 'best practices' and issues emerge over time.

Too, I'd encourage a more direct and explicit statement regarding coastal wildlife. That is, 'Keep it Wild' should be the byword. All human beings should be encouraged to give coastal wildlife space to live – even if the wildlife might be in distress.

For example, people sometimes approach baby seals apparently stranded on the beach. Wildlife experts tell us time and again – 'stay back' let the mother seal or nature take its course over the next tide.

Elk are large, powerful, and enormously attractive animals. Some people feel compelled to see how close they can get – DON'T! Elk, while being very large, are also amazingly fast and agile when they wish – humans in the way stand no chance if the elk get scared and bolt. Even worse, the elk might get injured in fleeing.

Or, my personal hot button – 'Do NOT fly your drone near a bald eagle' (Yes, a renter did do this.) IF the eagle notices the drone, that constitutes harassment of an endangered species. Fly your drone over your own home. Your neighbors will love you.

I believe most STR users wish to know the correct, wild-friendly, and safe, approach to experiencing coastal wildlife – Keep it Wild! Lay it out plainly in the 'Good Neighbor' guide.

.090 Additional Inspections

I'm not an attorney, and I suspect that all these inspections don't come for free ... I'd say they are well worth the expense.

Imagine if even one renter experiences something which might be perceived as a code-shortcut or violation? (I'm thinking of a 'home brew' electrical adaptation in a rental I stayed in years ago in Washington State – yikes, we requested a different unit). No STR owner would want to be the subject of a lawsuit like what might happen.

There is the old statement, 'Pay me now or pay me more later' – proper maintenance is always the correct way to go.

Inspections promote positive outcomes

c. On-site Septic System Inspection

Most of us believe the water we drink is precious – and want it to be pure. Plumes of'icky stuff' occur over time. This is another area where being economical is not smart. Do the work that is necessary for responsible performance.

.110 Implementation of this Ordinance

I support this section as written. It:

1. is systematic and rational;
2. correctly addresses very specific issues with thoughtful procedures;
3. reduces the 'hereditary rights' which might otherwise accrue to first-mover incumbents.;

4. addresses the 'fairness' issue of enabling all interested property owners an opportunity (overtime) to acquire a certificate when one is available;
5. addresses the density issue as important to a 'livable' community year-round rather than eerily-quiet/party-central, bi-polar, seasonal clusters; and
6. establishes subregional caps reflecting unique 'subregional' (Neahkahnie is not Pacific City!) circumstances.

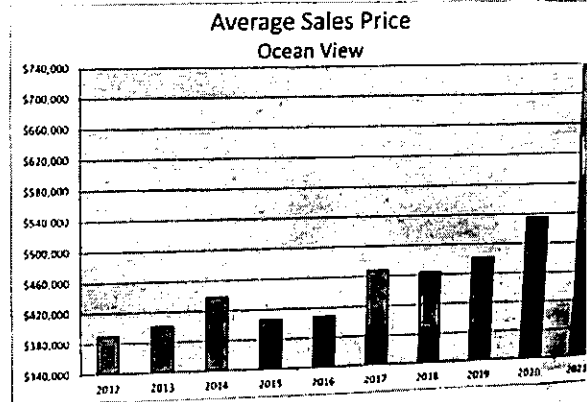
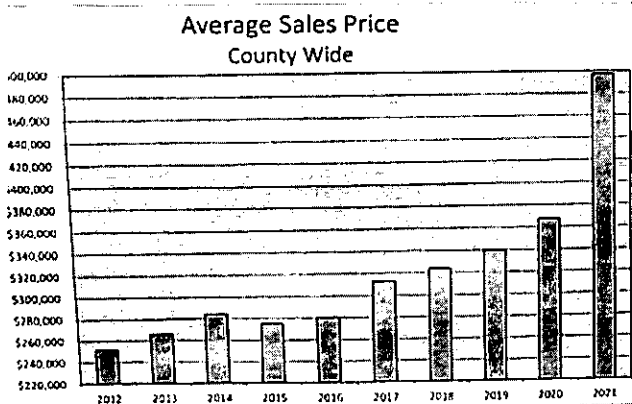
.120 Violations, .130 Penalties, and .140 Appeals

Responsible and responsive property owners are all that is being sought. There is nothing punitive or untoward in these sections. We're talking about 'on-the-ground' health and safety for many people – there needs to be effective measures to assure correct measures.

Additional Court House hallway chart:

2022 Ratio Study - Supplemental Information
Tillamook County Residential Real Estate - Average Sales Prices
 Sales Date: 1/1/21 thru 12/31/21
 Improved Properties

Ratio Year	County Wide	Ocean Front	Ocean View	River Front	Condo's	New Construction	Single Wide Mobiles	Double Wide Mobiles	Triple Wide Mobiles	Planes
2012	\$251,681	\$499,061	\$388,926	\$227,639	\$209,950	\$236,011	\$10,061	\$29,856	\$120,629	\$275,125
2013	\$265,880	\$0	\$400,820		\$586,840	\$400,820	\$195,430	\$255,660	\$6,600	\$49,180
2014	\$284,148	\$607,750	\$438,082	\$266,172	\$214,729	\$297,209	\$12,583	\$66,499	\$146,817	\$320,257
2015	\$275,513	\$645,839	\$406,607	\$240,547	\$269,446	\$307,106	\$14,890	\$59,978	NA	\$274,188
2016	\$280,000	\$547,396	\$408,994	\$249,408	\$218,000	\$291,159	\$13,871	\$72,058	NA	\$106,790
2017	\$312,579	\$589,019	\$468,439	\$247,276	\$215,609	\$357,848	\$5,700	\$74,107	\$118,647	\$236,225
2018	\$323,760	\$648,499	\$463,521	\$313,202	\$239,601	\$378,623	\$31,237	\$74,417	N/A	\$360,653
2019	\$339,609	\$689,859	\$481,581	\$338,523	\$273,550	\$332,465	\$29,007	\$72,584	N/A	\$377,106
2020	\$367,626	\$764,204	\$535,270	\$374,912	\$301,664	\$341,377	\$46,904	\$66,595	\$139,405	\$380,496
2021	\$497,044	\$1,031,067	\$737,244	\$498,684	\$374,727	\$425,851	\$10,000	\$121,882	\$161,736	\$609,018



Lynn Tone

From: Public Comments
Sent: Friday, January 20, 2023 1:50 PM
To: Lynn Tone; Sarah Absher; County Counsel
Subject: FW: EXTERNAL: Short Term Rentals - Proposed Ordinance

From: Lisa Pierce <Lisa@xsspecialty.com>
Sent: Friday, January 20, 2023 10:58 AM
To: Public Comments <publiccomments@co.tillamook.or.us>; Sarah Absher <sabsher@co.tillamook.or.us>
Subject: EXTERNAL: Short Term Rentals - Proposed Ordinance

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

Dear Tillamook County Commissioners and STR Advisory Committee,

My husband and I are an STR owner in the Urban Growth Boundary of Manzanita. My family has been vacationing in Manzanita since the 70's. When my father suffered a stroke in 2000 and became paralyzed, that all changed given the lack of truly ADA accessible rentals on the Oregon coast. Family vacations in one home became my parents staying in ADA hotels while the rest of the family enjoyed gathering together in beach house rentals.

We were finally able to save enough money to buy a lot in the UGB near Hwy 101, and realized our family dream of building one of the only wheelchair accessible homes in Manzanita in 2021. While the proximity to the beach does not make our STR a "top rental" that books year-round (not even close), we have enjoyed hosting several special needs, elderly and handicapped guests which in turn has helped pay the mortgage on the property. Our goal is to retire on the property in 8-10 years.

We have read through all of the emails sent to the county and have found common undertones of livability, affordable housing, natural disaster preparedness and environmental impacts. I believe it's fair to state that STRs in unincorporated and UGB zones are not solely to blame for those problems and should not bare the burden alone to resolve them, but concerns and valid and more rules should be in place.

We are **in favor** of mandating all STRs to have all safety measures in place for power outages, Tsunamis and other natural disasters. We had to comply with this as part of our permit process but it sounds like other, older STRs may have not? We have a "go-bag" and even have a portable saline filter to turn ocean water to drinking water on our property.

We are **in favor** of every STR being mandated to provide appropriate on-site parking that does not adversely impact landscaping.

We are **in favor** of every STR being mandated to have appropriately sized garbage containers and service once a week. Larger properties should have more than one container.

We are **in favor** of all STRs having visible signage displaying contact information for complainants and a fair and equitable complaint resolution process.

We are **in favor** of the County imposing "water sense" mandates to STR's, ie updating properties to have water efficient toilets, showerheads, faucets, etc.

We are **in favor** of the County using lodging taxes to partner with Cities to build more affordable housing options in the County.

Lastly, we are **NOT in favor** of terminating permits after five years and do not feel this will provide just compensation. We propose instead please cap the number of days an STR can rent to 180. Most non-oceanfront STRs in unincorporated or UGB zones are not renting year-round. Ours rented for 128 days last year. Capping the rental days to 180 would improve livability to year-round residents and lessen the strain on natural resources, while allowing STR homeowners the ability to pay mortgages, taxes and upkeep on their coastal property. A cap on rental days would also dissuade corporations and mega investors from purchasing multiple properties with the intention only of making large profits.

We greatly appreciate your consideration and time to these important issues.

Best wishes,

John and Lisa Pierce
Manzanita, OR

Lynn Tone

From: Cynthia lee <parcorp@yahoo.com>
Sent: Thursday, January 26, 2023 2:37 PM
To: Lynn Tone
Subject: EXTERNAL: STR Feedback

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

STR Committee,

Our family built a home in Manzanita in 1992. We registered it as rental and used local property management. At some point Manzanita adopted STR regulations which did not affect us much. We already had a local person responsible for our home;

I think the concern of neighbors is "who do we contact if there are issues" Manzanita seems to accounted for neighbor concerns. Placed a cap on rentals, parking regulations.. It seems to be working. the city gets short term rental revenue and the short term rental companies provide local jobs.

Keep in mind, with all the long term regulations under Oregon Senate Bill 608. making it very hard for a landlord to terminate a tenancy of a tenant who, has been there over a year. If STR's ended, I would not be looking for a long term tenant . I would use my home 5 or 6 weeks a year. The rest of the time it would be vacant. I think this similar thought process applies to many vacation homeowners.

I have seen long term rentals with very disruptive tenants in a neighborhood. The landlord has great challenges terminating the tenancy. This is a much longer challenge than removing short term renters. When properly reregulated, STR homes can co- existence in neighborhood without issues. Not allowing short term rentals in the unincorporated areas, does not necessarily track to more long terms rentals opening up. Per the reason stated above.

There is a local long term rental housing issue, which needs to be addressed as a separate issue.

Tillamook County does not have a strong hotel/motel presence. If there is not a way to integrate short term rentals as a part of the tourist/visitors accommodations. How will this affect small busies in Tillamook county?

What impact would no additional STR's have on local small business?

I believe it is in the best in best interest of the county to create reasonable regulations to create a balance. I have read the proposed regulations and I don't see any unreasonable rules. I do believe a moratorium would be an issue for the local small businesses and the tourism industry.

Sincerely,

Cynthia Lee
Property Owner

Lynn Tone

From: Public Comments
Sent: Friday, January 27, 2023 1:49 PM
To: Lynn Tone; Sarah Absher; County Counsel
Subject: FW: EXTERNAL: Tillamook Board of County Commissioners and Short Term Rental Advisory Committee

From: PAMELA KEDENBURG <pkedenburg@comcast.net>
Sent: Thursday, January 26, 2023 1:47 PM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: Tillamook Board of County Commissioners and Short Term Rental 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.]

Dear Commissioners and Committee Members:

My sister and brother-in-law own a STR condominium in Neskowin. Their home is one of 11 townhouses in a condominium complex that has been a STR property for fifty years. It is only because of the rental income that my family has been able to afford to own and maintain this vacation home on the Oregon coast. Use of the home has been shared with family members like us that would otherwise not have been able afford to spend time at the coast.

My husband and I have an almost 50 year history of staying at this property. Forty three years ago we spent our honeymoon here. Our son (now 38) grew up enjoying his annual summer vacations on the coast. Now each year our son, his wife, and our grandson (5) are spending time with us there. Over five generations of our extended family have stayed here so it's not an exaggeration to say this property holds a very special place in our memories.

While in Neskowin, our family enjoys a dinner or two at the Cafe on Hawk Creek, gets takeout ribs and other items at the Neskowin Trading Company, and strolls up to the Village Scoop for ice cream. The Neskowin Farmer's Market is a highlight, along with fires on the beach with marshmallows and star gazing.

Now we have learned that Tillamook County has proposed a draft ordinance that could bring all of this to an end for us. Without rental income from the condominium, my sister says that they will need to sell if they lose permitting authority to rent. This seems very unfair since their condominium has *always* been a STR property. It would be quite a blow to our family to lose our time together at the beach. It has been a real bonding time with our son, daughter-in-law, and our grandson. We request that the Tillamook County Commissioners grandfather the STR rights of owners in condominium associations that have been operating as STR properties under the current ordinance.

Thank you for your consideration of this revision to the proposed draft ordinance.

Pam and Rob Kedenburg
2508 20th Avenue NE
Olympia, WA 98506

Lynn Tone

From: Public Comments
Sent: Monday, January 30, 2023 9:57 AM
To: Lynn Tone; Sarah Absher; County Counsel
Subject: FW: EXTERNAL: Tillamook Board of County Commissioners and Short Term Rental Advisory Committee

From: PAMELA KEDENBURG <pkedenburg@comcast.net>
Sent: Thursday, January 26, 2023 1:47 PM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: Tillamook Board of County Commissioners and Short Term Rental Advisory Committee

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Thank you for your consideration of this revision to the proposed draft ordinance.

Pam and Rob Kedenburg
2508 20th Avenue NE
Olympia, WA 98506

Lynn Tone

From: Public Comments
Sent: Monday, January 30, 2023 9:57 AM
To: Lynn Tone; Sarah Absher; County Counsel
Subject: FW: EXTERNAL: Ordinance 84

From: Janell Dixon <janell.dixon@yahoo.com>
Sent: Saturday, January 28, 2023 5:20 PM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: 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.]

Hello.
When I became a grandma for the first time in 2017 I thought how cool would it be to get a little place at the beach where our family could make special memories together. I looked at a few properties and anything in my price range was basically falling down. Not giving up, I decided to find a lot and build. It took some time and determination but I found an amazing lot and a local builder. That's terrific, but in order to afford a vacation home I'd need to rent it out. It would have to pay for itself or else it just could NOT be done.

The argument that short term rentals take away from long term rentals is just not accurate. With an average home price being \$500K. The monthly mortgage would be over \$3500. I don't see long term renters being interested.
Also, short term rentals here are not owned by big conglomerates. That's an old wives tale. 98% of permit holders own just ONE property.

So, in the Spring and summer many homes here that were empty in the colder weather get occupied again with owners or visitors coming to enjoy the beach. There are more people and cars in town, that's just common sense. It's great for our tourism since we are a tourist town after all. Plus the taxes earned from the short term rentals really fill the city and county coffers.

To summarize, vacation rental owners are not rich or big conglomerates, we're just regular people, personally I've never earned more than \$20 an hour in my life. STR's do not effect the long term housing issue, and as for more cars and people in the summer, we need them and they're not a problem. Why won't the county listen? Instead they hire a completely biased lawyer. I'm very disappointed in the system.

Janell Dixon

Lynn Tone

From: Marti Frank <martifrank@gmail.com>
Sent: Tuesday, January 31, 2023 5:02 PM
To: Lynn Tone
Subject: EXTERNAL: Comments on the STR proposals

[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 Lynn -

I wanted to offer some thoughts on the STR issue in Tillamook County.

We bought a vacation home in Netarts last year with the intent to rent it when we were not using it. We obtained a STR permit just before the suspension was put in place.

Because of the way in which we made the purchase, we were required to maintain any home we bought as a vacation rental for two years. As such, we only considered homes where short-term rental was allowed.

As experienced owners of long-term rental properties, we thought we understood what being a short-term rental owner would entail and we were quite comfortable with the prospect.

What we didn't anticipate is the amount of damage incurred, the frequency with which guests violate parking rules and occupancy limits, and the disruption an STR causes to our neighbors and neighborhood.

Even though we ourselves are currently STR owners, we too feel frustrated when we see vacation renters at the neighboring property disrespecting the parking rules, being boisterous in the common areas, and acting un-neighborly.

While we must continue to rent our home for the next year in order to comply with the tax rules of our purchase, we look forward to the time when we can stop renting. We support our HOA's imposition of its own limits on STRs and we support the County in taking action that preserves the livability of neighborhoods by sharply limiting STRs.

--
Marti Frank
503.819.4789
she/her (why?)

Lynn Tone

From: Public Comments
Sent: Tuesday, January 31, 2023 3:16 PM
To: Lynn Tone; Sarah Absher; County Counsel
Subject: FW: EXTERNAL: Support of STR's

From: Jordan Winters <winters@santepartners.com>
Sent: Tuesday, January 31, 2023 9:10 AM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: Support of 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.]

Hello,

My name is Jordan Winters. I am currently a property owner of a house located at 33605 Center Pointe Drive in Pacific City. We purchased the property in March of 2022 and immediately began design and engineering for a new construction home, for which we began construction in May (clearing, grading, utilities) and submitted for permits in June of 2022. Suffice it to say we were shocked, angered and frustrated by the pause that was put in to place. I have read the Boards goals, which include protecting property rights while insuring "livability" (please define!) of communities. I find it appalling that the needs of few outweigh the needs of many, as it has become abundantly clear that the overwhelming voices reaching out to the commission are in support of this program. I cannot fathom how this protects my property rights in the least bit. To otherwise, limit, cap and restrict such an economically beneficial program, a program that generates significant tourist income to otherwise low income areas of the coast, while providing so very few examples of how "livability" in the communities is being affected by this makes no sense. I am a common sense individual. If there are problems, real problems, lets fix them. If we have issues with noise, let's find a solution (the data OVERWHELMING suggest this is not a problem). If parking is a legitimate concerns, let's figure out how to alleviate those issues. But the overwhelming outcry from the other side is that we don't want other people in our community. That is like me saying to stay out of Salem, Oregon because I live here. Please provide some legitimate justification for why STR's are otherwise ruining or destroying the beach communities and creating hardships for those more fortunate who do not have to rely on rentals. Otherwise, please come to your senses and provide some meaningful adjustments to the current code that don't effectively ban any new STR's in perpetuity.

Sincerely,



Jordan Winters

Director of Development, Finance Strategist

M: 503.209.6034

winters@santepartners.com

www.santedevelopment.com

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Lynn Tone

From: Public Comments
Sent: Tuesday, January 31, 2023 3:16 PM
To: Lynn Tone; Sarah Absher; County Counsel
Subject: FW: EXTERNAL: STR situation affects long time organization in Neskowin

From: caiinc@charter.net <caiinc@charter.net>
Sent: Tuesday, January 31, 2023 11:24 AM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: STR situation affects long time organization 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.]

Attn: Sarah A and David Y

Another looming demise attributable to the severe restrictions proposed by the new draft for STR's – Neskowin Chamber Music.

<https://www.neskowinchambermusic.com/>

Currently in our 27th Season, the venue for the seven annual concerts is the little Winema Chapel at the Christian Camp. The groups we hire to perform are world renowned musicians. Incorporated in their trips to Neskowin and the Sunday afternoon performances, many of the groups also do a community outreach in local schools. Having this caliber of musical arts available to our community at nominal cost over the years is immeasurable. Of necessity, we operate on a shoe string budget and rely heavily on affordable STR housing for the groups.

If the severe STR restrictions are enforced, it will obviously cut out competition for this type of accommodation. Owners that currently have the permits will be able to raise rates exponentially in the absence of competition. How is this fair to anyone?...especially home buyers that have purchased properties more recently with the intent of supplementing their mortgage expenses by exercising their right to STR opportunity. In addition, there are a vast amount of people that would never be able to enjoy beach time if it were not for STR opportunity of various properties and price levels.

The proposed draft of the "new ordinance" has such far reaching negative implications for our entire coastal communities, it's hard to imagine we have even gotten to the point of such measures being considered for implementation. Please help put an end to this disaster in the making, and rather encourage enforcement of the old time rules and regs that have been in place for years but may not have been diligently enforced.

Respectfully,



Colleen Hofer
Neskowin Chamber Music
Co-ordinator

C. 360-513-7632

caiinc@charter.net

To: Tillamook County Short Term Rental Committee

This is a follow-up to my comments of January 8, 2023 on suggestions to improve Ordinance 84. In addition to other improvements, the process for obtaining a permit AND any renewal of a permit for a short term rental should include a requirement that all neighbors of the proposed rental must be notified of the application for a permit, be provided a copy of the complete application, including all supporting documents, and be given at least twenty days after being notified and given the complete application to provide their input about the application to the Department of Community Development before a permit may be issued. For purposes of this requirement, neighbors should include all owners of houses and lots on the block, or the cul-de-sac, and all houses and lots abutting, the house for which a short term rental permit is applied.

This "notice and opportunity to be heard" process is already used, for example, for land use applications. It would provide affected neighbors an opportunity to be informed and a chance to be heard before the County allowed a rental that directly affects the neighbors. It could provide the County with important information the County may otherwise not have about the applicant or the proposed rental property. It may give the County reason to place conditions on a permit that would benefit the County as well as the affected neighbors, improve livability for all, and perhaps avoid potential liability of the County for allowing creation or continuation of unsafe or unlawful conditions. For example, as I pointed out in my January 8, 2023 correspondence, the rental the County "permitted " at 7250 Saghalié, Pacific City, has created an unsafe, as well as unlawful, parking situation. I think it unlikely the County would have granted the permit it did, had the County understood the turning circle area on Saghalié and had accurate information about parking. Parking by renters at that address often spills multiple vehicles into the area needed for access by its neighbors, by delivery and service vehicles, by emergency responders, by medical responders, and others. A carefully conditioned permit, with conditions that could be readily enforced, could have avoided or reduced this problem. It is likely there are many other short term rental problems that could be avoided if the County had, and respected, input from affected neighbors BEFORE issuing or renewing short term rental permits.

Jim Bartels
January 30, 2023

To: Tillamook Board of County Commissioners & STR Advisory Committee

The Breakers Homeowners Association respectfully asks Tillamook County to reconsider limiting short term rental properties. Particularly those properties in coastal resort towns, like Neskowin, that have been specifically set up and operated as short-term rentals for decades.

The Breakers in Neskowin is a condominium association of eleven individually owned ocean front, free standing townhomes and a jointly owned manager's house and office. Built in 1972, the homes have been continuously managed as a short-term rental property, with a manager. Today, 9 of the eleven townhomes are short term rentals.

Because the Breakers was designed for short-term rentals, the complex is set back from nearby properties and has off-road, self-contained parking as well as an expansive lawn, children's playground, and barbeque area. Recent upgraded landscaping enhances the property, but also provides privacy for both our guests and passersby. The homes and grounds are kept at a high standard.

All Breakers homes are family owned and many ownerships go back generations, but they are expensive to own and maintain. The Breakers operate under the Oregon Condominium law and assess each owner monthly for the maintenance of common areas. Equally important, condominiums have a capital reserve fund, fees assessed monthly, for items such as roofing, siding, landscaping, paving, etc. As such, Breakers homes and grounds never suffer from deferred maintenance and always retain an attractive appearance.

The Breakers, along with our northern neighbors, has benefited the Neskowin community by funding the revetment to provide safe passage at the Mount Angel beach access area. And for many years, the Breakers has paid to replenish the sand to further facilitate access for everyone. In addition, Breakers' owners, along with other Neskowin ocean front owners, many of which are short term rental properties, have paid for the construction and maintenance of seawalls. These structures not only protect the Breakers and other ocean front properties but also many inland Neskowin properties that are at a lower elevation than the ocean front homes.

The Breakers Homeowners Association is extremely concerned about the proposed County changes to rental permits. Under the draft ordinance, Breakers' owners could lose the ability to renew short term rental permits in five years. This proposed change has blindsided the owners and is an unnecessary financial burden to impose on a short-term rental property that has been operating continuously for fifty years! Not only would this impact the owners, some of which would be forced to sell because of loss of income, but sale prices would be depressed leading to compensation filings and legal challenges to the County.

Restricting rentals would also affect local business. The owners and our guests bring money into the area by patronizing businesses. Each rental owner also continually updates their home's interiors and in doing so hires local trades people and buys from local businesses such as furniture and appliance stores.

For the above reasons, we request that Tillamook County revise the draft short-term rental ordinance to allow properties with existing permits to continue operating as short-term rentals.

Thank you for your consideration.

Association of the Unit Owners of the Breakers Condominium.

Board President: Glenn Garrett.

Lynn Tone

From: Hunter Williams <williams.hunter@gmail.com>
Sent: Monday, February 6, 2023 11:00 AM
To: Lynn Tone
Subject: EXTERNAL: Comments for the 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.]

To Tillamook County Short-term Rental Advisory Committee,

We wish to add our perspectives to the current discussions surrounding STR rules and proposed changes. We own a home in Neahkahnie, where neighbors are discussing this issue passionately.

First some comments about STRs broadly, and then a few comments about particular proposed rules as seen in the 1-9-2023 draft, and ideas that we've seen in other's comments.

STRs seem to fall into distinct categories of use, and perhaps treating all STRs as a single category is not the ideal approach and will have unintended effects. Rules targeting the most extreme cases end up applying to all, like it or not, with that approach. We believe that establishing a tier of STR categories might offer a more balanced approach to STR management.

Consider the following 3 STR categories as an illustration of how various tiers might be defined:

The first category is that of the *STR Business*. These properties are owned to-be-rented 100% of the time (or as close to that as practical). They are a business endeavor pure and simple, many owned by companies instead of individuals. They are a commercial enterprise that has landed in a residential neighborhood. These properties have a constant stream of renters, are difficult to live near, and cause the overwhelming majority of complaints that people are voicing.

The second category is that of the *Moderate STR*. These properties are generally owned by individuals who personally use the home regularly, but offset the costs of ownership with periodic rentals. These differ because they rent only sometimes, the owners treat the homes as their own, visit often, know the surrounding neighbors personally and participate in the community. These properties generally generate far less complaints, and the neighbors know personally who to talk to if necessary.

(We live next door to an example of this, and have no complaints, and share a very good relationship with the owners.)

The final category is that of the *Casual STR*. These properties are primarily used by the owners. They rarely rent them out, less than say 10% of the time (a fair percentage can be established). If the owners are not there, the property is typically unoccupied. However, since the owners can't be there all the time, they would like to - on the rare occasion - allow a carefully vetted rental of their home, often to friends or acquaintances.

(This is what we hope to be able to one day do, but it increasingly looks like we will never be able to either get an STR permit under proposed limit restrictions, nor, if we did get one would it make anything close to financial sense for just a handful of rentals a year.)

The approach that we are seeing in the 1-9-2023 draft is to treat all of these categories as the same, which they are not. Rules and fees and requirements are stacked up, justified by the worst offenders and are imposed on everyone. This makes operating a *Moderate* or *Casual STR* increasingly expensive and burdensome. Which discourages or rules out entirely their participation, and skews the market toward the *STR Business* which can easily cover the imposition with its

volume of business, and compete aggressively to obtain and keep the valuable limited licenses.

This gives an incentive for anyone with an STR license to rent more; ramp up their turnover more and more to cover the growing costs and management obligations.

Perhaps it is in the best interest of everyone to treat each of these categories differently?
Establish certain categories with increasing rules, fees, and requirements based on % rented, or similar.

And also a close look into whether a clearly commercial enterprise such as an *STR Business* is an allowable use in a residential neighborhood.

(Or consider carving out sub-zones based on historic use to allow this in limited areas only.)

Looking at the proposed rules individually, we have the following comments:

- The requirement for a local representative/contact within 20 min drive is unreasonable. Most people who own a beach house don't also live nearby on the coast. This forces the use of a Rental Agency, which is one more substantial financial imposition. A *Casual STR* can't make this pencil, so they either drop out, or ramp up their business. A *Moderate STR* can't make this pencil at the lower rental turnover rate, so they are pushed to rent more. While I understand what this rule is trying to accomplish, it will have a detrimental effect of encouraging more business activity instead of less. Perhaps something like this is only required at the higher rates of turnover? Problems with a lower-use STR could lead to this being imposed if problems persist, but should not be the default. Also the section about 'not answering one's phone within 20 minutes' seems a tall order, and likely to happen for an individual who is perhaps sleeping with their phone in the other room. Again pushing one towards needing to hire a business to be on call 24-7. In what scenario is this really necessary? Anything we can imagine requiring this level of immediate attention would warrant a police intervention, which handles the problem.
- Proof of Garbage Service seems like another added cost that is unnecessary in most cases. Sure, impose that on an STR that has reported issues with garbage piling up. But if people can save money by putting out their own trash cans as needed, and are doing fine with this, why the extra imposition? More cost = more incentive to make the STR more of a business.
- The clause about 'no unpermitted improvements except by licensed contractor' seems problematic. The Building Code already requires permitting for certain types of work such as anything structural, electrical, etc. This is redundant, and the wording is not precise enough. As written, an owner might be seen as violating this clause if the owner does any maintenance work themselves, such as simple non-permit-required work like painting.
- The proposed 'Mandatory Postings' seems excessive, and adds a negative impact to the neighborhood. The proposed requirements call for what would be a rather large placard out by the street to accommodate a large amount of required notices. Does this improve the look of our neighborhood, or add an eyesore? All of this information could be made readily available online by searching the permit number, and avoiding a ratty collection of deteriorating laminated pages flapping in the wind in front of houses. Is it not the ideal to have STRs blend in to the neighborhood instead of calling attention to themselves? We want less signage, not more.
- The proposed restriction on 'Events' seems open to abuse. We understand the intent to stop large raucous gatherings, but this will have unintended effects if passed. In our experience, celebrating a birthday or an anniversary is one of the main reasons someone may consider springing for a vacation rental. They are not necessarily massive parties, but also can be just a married couple. This proposed rule is not limited by size – which leaves it open to an STR owner being reported for a violation if a quiet couple simply light a candle on a cake and are seen and reported by a malcontent. If this section is to stay in, it needs more precisely defining language.
- The 'Penalties' section .130 also seems open to abuse as it is worded. The way it reads in subsection B is that an Owner gets one violation warning only. Ever. Once and done – there is nothing limiting this per year. After that penalties will

accrue at \$250 per violation, per day. And then \$500. Which can add up very quickly.

Playing out this scenario, the following could occur, as I read it:

An STR gets Warning #1 because of a very minor violation such as one of the required notifications on their info sign at the street blew off in a storm. The owner promptly fixes it. Soon a storm (or was it a person?) knocks their sign over. The owner wasn't there, the house was unoccupied, but it was advertised.

This means each required posting on the sign and the sign itself would count as a separate violation. It is documented by a neighbor as being down for a week or more before being reported, and even though it is promptly fixed once the owner is notified, there is a rather large penalty imposed for many days, for many individual violations. Very expensive, easily in the thousands. Happens again one more time and the owner loses their license as well as a hefty fine. Thus a malcontent could quickly put any STR they don't like out of business.

And really they don't need to even do anything actively but keep a sharp eye out for even the slightest violation – because this section says ANY violation. A guest parks slightly out of the designated space? That counts. A birthday cake was spotted? That counts. A friendly chat with an STR guest reveals that they are celebrating their anniversary? You see how this could be abused.

Finally, there has been lots of talk about capping the number of STRs. Whether a %, or some other way, I'm not sure what the best way to do it might be. I understand the sentiment, as we'd all like to avoid the neighborhood being overrun with *STR Businesses*. Of all the categories to be limited, commercial *STR Businesses* is the one. However, distinguishing between those and other types of STRs seems important, with rules more suitable to their category.

I personally don't see the need to limit at all the numbers of very-low-rental-rate *Casual STRs* at all. Every homeowner should be able to let someone else stay in their house on the rare occasion and get compensated for their effort and expense. Just set a simple cap on the amount of days per year rented. And yes, they need be registered and pay the taxes and comply with some reasonable rules. But not be precluded from doing this because an STR permit is impossible to come by.

And similarly, a *Moderate STR* is very different in impact than a *Business STR*, and should be limited at a much friendlier rate than their troublesome commercial business counterparts. Establishing some reasonable parameters for each category seem workable.

Though there is more to be said, I think much has been addressed by other letters that have been submitted. There are some interesting ideas that aren't a blunt-force one-size-fits-all approach. I hope that we can find ways to legislate proportional to the impact.

Thank you for your consideration,

Hunter Williams,
Neahkahnie

Lynn Tone

From: Sarah Absher
Sent: Monday, February 6, 2023 10:44 AM
To: Isabel Gilda; Lynn Tone
Subject: STR Comments

Thank You Isabel!

Sincerely,



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

From: Isabel Gilda <igilda@co.tillamook.or.us>
Sent: Monday, February 6, 2023 10:41 AM
To: Sarah Absher <sabsher@co.tillamook.or.us>; Lynn Tone <ltone@co.tillamook.or.us>
Subject: FW: EXTERNAL: Form submission from: Contact Us

Hi Sara,

Please see the comments below submitted via the county website. It is addressed to the commissioners but I believe it is for your STR Committee. Please confirm if the email should also be forwarded to 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: Webmaster <webmaster@co.tillamook.or.us>
Sent: Monday, February 6, 2023 10:12 AM
To: Isabel Gilda <igilda@co.tillamook.or.us>
Subject: FW: EXTERNAL: Form submission from: Contact Us

Good morning,

I was wonder if you could assist or pass this along please. Normally I would have sent this to DCD as it is a STR thing, but it is also addressed to the commissioners.

Thank you.



William Barlow | IT Specialist II
TILLAMOOK COUNTY | Information Services
1716 3rd Street
Tillamook, OR 97141
Phone (503) 842-4792 x1702
Mobile (503) 812-6720
william.barlow@tillamookcounty.gov

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From: Tillamook County OR <tillamookcounty-or@municodeweb.com>
Sent: Monday, February 6, 2023 9:55 AM
To: Webmaster <webmaster@co.tillamook.or.us>
Subject: EXTERNAL: Form submission from: Contact Us

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Submitted on Monday, February 6, 2023 - 9:54am

Submitted values are:

Name: James Fazio

Email: jfazio@turbonet.com

Department: Proposed Short Term Rental Ordinance

Question/Comment:

1049 Colt Road
Moscow, ID 83843

February 6, 2023

To: Tillamook County Commissioners

I have had the opportunity to review a draft copy of a new Short Term Rental Ordinance. I don't have your perspective of the problem(s) that make this lengthy and burdensome ordinance necessary, but I do know that, if implemented as written, it has serious negative consequences for me as a STR owner/operator. My wife and I have operated our STR since 2015 with no issues with the county, our guests, or our neighbors. Our property consists of 14 secluded acres and we pride ourselves on offering a unique, high quality experience for our guests. We are also good stewards of the environment and contribute to the local economy financially and in other ways. We help support 3 local families and, along with our guests, spend a considerable amount of money in Tillamook businesses. We are members of the Chamber of Commerce, the Tillamook Anglers Association, and Friends of Netarts Bay. We also developed and maintain an educational nature trail for our guests.

After reading the proposed ordinance, I feel compelled to list the proposed conditions that I find particularly objectionable:

.040 C & D

Although this does not affect me directly, I find it concerning that a government entity can dictate the number of businesses allowed in a community. Might this be extended to the number of restaurants, barber shops, gas stations, etc.?

.050 A-3 & 6

Providing floor and site plans, and proof of access are burdensome and seem entirely unnecessary.

A-11

To most entrepreneurs, such discretion given to any county administrator is frightening!

D-5

We have abundant parking space on our concrete driveway and circle, as well as an area I maintain for 'overflow' parking if necessary.

.080 D

This requirement is an unnecessary problem for us. We often attract guests that hold weddings, receptions, reunions, retreats or other small, day-only events on our spacious lawns. There have been no problems, no need for yet another permit, and this is important to us for financing the high costs of maintaining our beautiful landscaping. It is also an important factor in being competitive in the STR business.

N

This is one of the worse proposals. We strongly object to posting of any information at the roadside. Inside the house, we minimize signs so we can provide a home-like atmosphere for our guests. Outside, we do not place road signs because we do not want to alert passersby that our remote property is a rental – thereby attracting vandalism when not occupied. This entire section of the proposed ordinance is major over-kill!

O

Prohibiting RV's, tents, etc. should be at the discretion of the owner. In our case, we sometimes have a guest who for one reason or another wants to have a member of the party stay in their RV, or kids that want to use a tent. We see no harm in this as long as it does not exceed the limit of allowable over-nighters.

Q

Again, cluttering our property with postings is contrary to our providing the quality experience our guests expect and appreciate. We provide necessary information in our contract before guests arrive and in a loose-leaf notebook in the residence. That is where we would choose to display the Good Neighbor Policy but what information is provided should be left to the discretion of the owner.

.090

C-1

Regarding septic systems, I believe the county already has this information. That was the case a couple years ago when we were notified that we had to reduce the number of guests to 11 based on the size of our septic tank. [I appealed based on the intermittent use of our house, the size of the tank, cleaning it out regularly, having no water source near the drain field, and having no problems whatsoever. My appeal was denied and we have lost some revenue from groups of 12 – 14.]

.100 A

What purpose can possibly be served by placing one's registration number on advertising?!

Reading this proposed ordinance has been very discouraging. Primary goals of entrepreneurship are being one's own boss and achieving a profit after all reasonable expenses. This ordinance runs counter to both goals and the values that have made our country great. Up until now my wife and I have enjoyed a reasonably prosperous business in Tillamook County that is appreciated by our guests (we have a 4.9- out of 5-star rating on VRBO with 108 reviews).

Unfortunately, the conditions imposed by this ordinance make the future of our endeavor in Tillamook County very doubtful. We urge you to reduce the number of requirements in this ordinance if passed and to provide more flexibility for responsible STR owners.

Thank you for your consideration.

Lynn Tone

From: Public Comments
Sent: Monday, February 6, 2023 10:00 AM
To: Lynn Tone; Sarah Absher; County Counsel
Subject: FW: EXTERNAL: Short Term Rental Regulations

From: R Freeman <albundy1977@gmail.com>
Sent: Monday, February 6, 2023 7:48 AM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: Short Term Rental Regulations

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By implementing the proposed short term rental regulations, especially the cap of 250 feet and not renewing permits after 5 years Tillamook will become more of a farm area, as it was prior to the implementation of short term rentals. You will take millions out of the county coffers, which in turn leaves less available for public projects for current locals. Tillamook and Rockaway have always been vacation areas for families, by killing this industry off you are not only hurting us, but hurting your local businesses and contractors. A gigantic portion of the local population relies on the tourism industry for survival.

Many of us who own vacation rentals only want to better the area, not take from it. My wife and I plan to retire to the Tillamook area as soon as we can, but are not of age to do so yet. By renting out our home we are helping to pay down its mortgage, so we can move there upon retirement and then contribute to the local economy. Our rentals (2) have improved the area, provided hundreds of thousands to the local economy in payments to contractors to rehab them and continue to draw money into the local economy. By highly regulating short term rentals, you are not only hurting us owners, but will be hurting the Tillamook County locals. What needs to be done is to lower fees for water/sewer hookups to encourage the building of apartments and condos available to locals only.

Thank you for your time spent reading my email; all of us owners only want the best for Tillamook and surrounding area. We are small time owners, not rich, and only want to retire to the area, and possibly get a small boost to our pension payout in retirement by renting one of our homes.

Richard Freeman
916-812-8187

Lynn Tone

From: Public Comments
Sent: Monday, February 6, 2023 9:59 AM
To: Lynn Tone; Sarah Absher; County Counsel
Subject: FW: EXTERNAL: My voice heard on Ordinance 84

From: J Walt <josephtwalt@gmail.com>
Sent: Sunday, February 5, 2023 8:17 PM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: My voice heard on 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.]

Hello,

I would love to have my voice heard over the county's debate on moving forward with this ordinance. While I am sure the committee means well and is trying to improve livability in the Oregon Coast neighborhoods and towns, I feel this ordinance is too broad and misguided and punishes people like me who just recently realized their dreams of owning a house in this beautiful part of the country.

I moved to Oregon in 1999 and ever since my first visit to the Oregon Coast that year it became my dream to somehow live there. The jaw-dropping beauty of the Oregon coastline, paired with the charm and hospitality of the local towns seemed the ideal place to spend my days.

My career and family ties compelled me to stay in Portland the last couple of decades, but just in the past year my family was able to purchase a house in Oceanside through a 1031 exchange. This property would help me realize my dream...I could rent it out during the year to cover the mortgage and expenses, take my family for a couple of unforgettable coastal stays a year, and then in a handful of years when my son is off to college we could finally realize the dream and live in Oceanside full time.

If this ordinance becomes policy and we lose our short term rental permit, we will be forced to sell our house and give up our dream of becoming full time Oregon Coast residents, something I've been working toward for over twenty years. Not to mention having to sell the house at a considerable financial loss after investing a healthy portion of my retirement funds in the purchase.

My family is not some corporation... mass-harvesting properties to take them off the market from locals. We are invested in the Oregon Coast and its communities, and have been dreaming of becoming full time members. We even scheduled our much delayed wedding in Oceanside this summer...the town has captivated us so that we intended to forge an eternal bond between our life and this coastal gem.

Please do not take this lifelong dream away from us. We love our family trips to the house, the beach, all the coastal towns....we have just begun forging unforgettable memories in our adorable Oceanside home. We love sharing our home with our short term tenants...it's a small house with ocean views, not a party house but perfect for couples and small families to peacefully take in the sunsets and the charms that Oceanside has to offer. We feel privileged to care for

and provide such a cozy little perch of joy for visitors to the beach. It's an honor to own a slice of the Oregon Coast, and it's an immense source of pride for me as a dream realized.

I hope I'll be able to keep the opportunity to cement this dream even further, as retaining our short term permit will give my family the time to realize the ultimate dream...to be full time residents of the Oceanside town, constituents of Tillamook County, and lucky members of this cherished coastal community.

Thank you for your time,

Joseph Walter

Lynn Tone

From: Public Comments
Sent: Monday, February 6, 2023 9:59 AM
To: Lynn Tone; Sarah Absher; County Counsel
Subject: FW: EXTERNAL: STR Draft Proposal - Feedback

From: Dave Benz <dave.r.benz@gmail.com>
Sent: Sunday, February 5, 2023 4:41 PM
To: jean benz <jeanbenz@gmail.com>; Public Comments <publiccomments@co.tillamook.or.us>
Cc: Jeffie Mersereau <jeffie.mersereau@vacasa.com>; Nyssa Cardwell-Sunset Vacation Rentals <nyssa@nehalem.tel.net>; Sarah Smyth McIntosh <sarah.smyth.mcintosh@gmail.com>; Sarah Smyth McIntosh <sarah@smythlanding.com>; Sunset Vacation Rentals <ssvr@nehalem.tel.net>
Subject: EXTERNAL: STR Draft Proposal - Feedback

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Feb. 07, 2024

David & Jean Benz - Owners
8194 Nehalem Road
Neahkanie/Nehalem, Oregon 97130

We have previously written a request to STR Committee Head asking a written reply to the proposal stating: Distance between STR permitted homes of 250' to 500'.

We asked what determines who received and or who does not receive an STR permit when our home and our neighbor Steve Ferhing, each have existing permit. How would Tillamook decide which home receives a renewal permit.

Seems legally unfair to not provide a renewal to each of us.

Second, the value of our home if not allowed a STR permit to be grandfathered in, lower the value of our house when our years of rental show income covering necessary mortgage and operational costs . We the owners bought our second vacation home to use, based on renting to pay costs associated with specifically our mortgage.

We cannot own this property without income.

Please advise your reply to our questions on our email.

[Dave.r.benz@gmail.com](mailto:dave.r.benz@gmail.com)
jeanbenz@gmail.com

Lynn Tone

From: Public Comments
Sent: Monday, February 6, 2023 9:59 AM
To: Lynn Tone; Sarah Absher; County Counsel
Subject: FW: EXTERNAL: STR Draft Proposal - Feedback

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

From: Janell Dixon <janell.dixon@yahoo.com>
Sent: Sunday, February 5, 2023 4:37 PM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: STR Draft Proposal - Feedback

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The proposed 84 ordinance is completely biased and unrealistic.

20 minutes response time? Seriously? I couldn't even get an ambulance to my home in 20 minutes. I happen to live across the street from my STR, but for 99.9% of other owners this would be impossible.

As for the housing shortage argument, if I could no longer use my home as an STR I would NEVER rent it full time.

Neither would any other STR owner that I know in and around Rockaway.

A 250 foot buffer between STRs? There are 4 in a row on my street, so who gets the permit? I have never had any issues with my guests so why should I be penalized?

If a certain STR has valid complaints, then take it up with that owner. Suspend them, fine them, whatever, but don't put the rest of us in that category. We don't deserve that.

Why is the County listening to only a few complainers (count them, not even proven complaints) and not the home owners who are in more abundance and showing up at the county meetings to trying to educate you on what the facts actually are? We're not even allowed to speak. What happened to democracy?

Sam Dixon

Lynn Tone

From: Public Comments
Sent: Monday, February 6, 2023 9:59 AM
To: Lynn Tone; Sarah Absher; County Counsel
Subject: FW: EXTERNAL: Did anyone see the New Proposed STR Ordinance? What is going on?

From: Teresa Vileda <teresasunshine47@gmail.com>
Sent: Sunday, February 5, 2023 4:27 PM
To: David Yamamoto <dyamamoto@co.tillamook.or.us>; Erin Skaar <eskaar@co.tillamook.or.us>; Mary Faith Bell <mfbell@co.tillamook.or.us>; Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: Did anyone see the New Proposed STR Ordinance? What is going on?

[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 resident who lives next to a Vacation home rental. My neighbor, who owns the vacation home, recently notified me about the counsel impeding on my land use rights and creating a very strange STR Ordinance.

I never asked for this. I love the short term renters as they boost our local economy and increase the desirability of our homes.

After reading the proposed ordinance that takes away my land use rights, both my husband and I will not be voting for any of these board members again. They lost my vote and are making history on the coast, and not in a good way. My husband and I read the proposed ordinance that will affect our future right to rent if we choose to. It appears they are trying to allow only one to two short term rentals per block with a 250ft rule. Not only will that affect our local economy, it will send our home values down. It is time we work with the short term rental owners and potentially a legal team to protect our property rights. Our properties came with a very specific bundle of rights when we purchased our homes. These ordinances are taking away some of those rights, very specifically our right to rent our homes.

Some of these ordinances are not only illegal, they are downright foolish and impossible for STR home owners to follow. My neighbor explained they chose a lawyer that is strongly against Short term rentals. Why would they do that? This is exactly why these people have lost my vote. If they can't use basic common sense and seem to be led by the lawyer, I can't in good conscience vote for someone like that. These board members have a duty to protect us, our community, and our rights. I listened to some of the meetings on the city website. I saw that none of the board members stuck up for our land use rights. They sat silent without backbones. I am appalled. The lack of common sense is very disturbing. Look at the below specific item in the proposal..

They want homeowners to be at their home in 20 minutes? That isn't possible for me to do half the time, and I live here full time and don't even rent my house out.

My neighbor shared the following proposed ordinance bullet point with me:

"Contact Information. Each registrant shall provide the name and contact information of a contact person that will be available to be contacted about use of the short-term rental during and after business hours and on weekends (24 hours a day, 7 days a week). The contact person shall respond/answer immediately to a phone call complaint about operation of the short-term rental and must be able to arrive on site at the short-term rental within 20 minutes if a phone call is not sufficient to remedy all alleged operational problems. The registrant may change the contact person from time to time during the term of registration certification, but only by revising the registration information with the County at least 14 days prior to the change's effective date, except when the failure to do so is beyond the registrant's control. Failure to maintain current and correct contact information for the contact person with the County, failure of the contact person to respond immediately to a telephone call complaint, or failure to arrive at the property within 20 minutes of being summoned shall be a violation of this Ordinance....."

They said that someone commented the following in their STR group. They emailed me the below comment...

"I wonder what the State of Oregon wage and hour rules say about this? If someone is "on call" 24/7, don't they get paid for all this time? What about overtime? 911 operators get paid, work 40 hour work weeks, and get paid overtime when needed.

I should add.....There is NO Emergency Service in all of Tillamook County that can guarantee a 20 min or less response time....but apparently short term rental owners can?"

Open your eyes. This is only the beginning. People that write illogical , illegal, and impossible ordinances have no business sitting in the seats they are sitting in. Why do they want to ruin our economy? None of my neighbors are happy about this either. Makes me wonder what else they will try to ruin. You start messing with people's property rights you are in for trouble. Not to mention the money they will be taking away from our local business. What is going on in Tillamook County? It is affecting all of us!!!

Teresa Vileda

SAVE-OUR-NEIGHBORHOODS.ORG
NESKOWIN, OR 97149

February 3, 2023

TO: Sarah Absher, Director, Department of Community Development
FROM: Save-Our-Neighborhoods
RE: Draft Ordinance #84 Revisions

The working group for Save-Our-Neighborhoods has carefully reviewed the revised draft of Ordinance #84 that was distributed in advance of the Tillamook County Short-Term Rental Advisory Committee meeting on January 10, 2023. We collectively remain impressed with the quality of the draft document and the speed with which you prepared it. On behalf of the supporters of Save-Our-Neighborhoods, we thank you for listening to our concerns and for finding ways to balance the commercial activities of short-term rentals with the preservation of neighborhood livability.

Attached you will find a copy of your revised draft of Ordinance #84 in which we offer suggestions to consider as the Short-Term Rental Advisory Committee continues discussing these issues. Most of our suggested changes are minor; some provide additional points to consider. We encourage you to contact us if our suggestions need further clarification. We may also have additional comments and suggestions as the discussion continues to evolve.

Again, we thank you for your diligent handling of the Short-Term Rental Advisory Committee's deliberations and for providing opportunities for community members to weigh in throughout the process.

Contacts

Tom Prehoditch: tom@kpp-law.com

Barbara Triplett: barbtriplett@gmail.com

Short-Term Rental Ordinance

- 010 Title
- 020 Purpose and Scope
- 030 Definitions
- 040 Annual Short-term Rental Registration Certificate Required, Basic Requirements for a Registration Certificate, No Nonconforming Use Status Conferred
- 050 Application and Fees
- 060 Term of Annual Registration Certification and Renewal
- 070 Application Required and Burden for Registration Approval and Renewal
- 080 Operational Requirements and Standards for Short-Term Rentals
- 090 Additional Inspections Required
- 100 Additional Requirements and Prohibitions
- 110 Implementation of this Ordinance and Application to Short-Term Rentals Registered and Operating on the Date of its Adoption
- 120 Violations
- 130 Penalties
- 140 Appeals of County Decisions Regarding Short-Term Rentals
- 150 Severability

.10 Title. The provisions contained in this Ordinance are intended to authorize and regulate the short-term rental use of residential dwelling units on all property in unincorporated Tillamook County and shall be known as the Tillamook County Short Term Rental Ordinance.

- A. Repeal. Tillamook County Ordinance 84, Amendment 1 (adopted April 19, 2019) (Tillamook County Short Term Rental Ordinance) is hereby repealed in its entirety.
- B. Adoption. The following sections are hereby adopted shall be entitled the "Tillamook County Short-Term Rental Ordinance," as set forth herein, and are collectively referred to as "this Ordinance."

.020 Purpose and Scope.

- A. This Ordinance provides reasonable and necessary regulations for the registration of short-term rental use of residential dwelling units, the purposes of which are to:
 - 1. Protect the health, safety and welfare of short-term and long-term renters, property owners, and neighboring property owners throughout Tillamook County.
 - 2. Balance the legitimate livability concerns of residential neighbors with the rights of property owners to use their property as they choose.
 - 3. Provide visitors to Tillamook County with reasonable opportunities and a range of short-term rental and vacation occupancy options.

4. Provide long-term residential options for those people who want to live and work in Tillamook County.
 5. Recognize the need to limit short-term rentals within neighborhoods to ensure compatibility with, and livability of, established owner-occupied neighborhoods, while recognizing the benefits of short-term rentals in providing recreation and employment opportunities, as well as transitional housing and business or hospital related short stays.
 6. Help maintain the County's supply of housing available for long-term residential use.
 7. Protect the character of the County's established neighborhoods by limiting the number, concentration, and scale of full-time short-term rentals in residential neighborhoods.
- B. With the adoption of these regulations, the County finds that the transient rental of dwelling units has the potential to be incompatible with the residential neighborhoods in which they are situated and to have a damaging impact on the livability of those neighborhoods. Therefore, special regulation of dwelling units used for short-term rental, transient or vacation occupancy, is necessary to ensure these uses will be compatible with surrounding residential neighborhoods and will not materially alter the livability of the neighborhoods in which they are located.
 - C. A short-term rental registration certificate is revocable permission to operate a short-term rental, but only as provided in this Ordinance. A registration certificate may be terminated, revoked or not renewed if the standards of this Ordinance are not met. This Ordinance provides the administrative framework for certification and the operation of short-term rentals and provides a process by which owners can appeal County decisions related to short-term rentals.
 - D. The regulations in this Ordinance are not intended to permit any violation of the provisions of any other law or regulation. Any exemptions allowed by this Ordinance shall not exempt the short-term rental from any other applicable requirement, regulation or ordinance adopted by Tillamook County.
 - E. The requirements of this Ordinance are not "land use regulations" as defined in ORS 197.015 or 195.300(14). The regulations contained in this Ordinance are not intended to, nor do they, implement the Tillamook County Comprehensive Plan, the Tillamook County Land Use Ordinance, nor do they implement any of the State-wide Planning Goals.
 - F. The short-term rental use of a dwelling unit does not, in itself, require a home occupation permit.

G. *Administrative Rules.* The County's STR Administrator shall have the authority to establish administrative rules and regulations consistent with the provisions of this Ordinance for the purpose of interpreting, clarifying, carrying out, furthering, and enforcing the provisions of this Ordinance. A copy of such administrative rules and regulations shall be on file in the Office of the County Recorder and shall be posted on the County's website. Any such administrative rules and regulations shall be binding upon any owner, operator or registrant of a short-term rental and upon the Hearings Officer under Section .140.

.30 **Definitions.** The following definitions shall apply to this Ordinance, its interpretation, application and enforcement; otherwise, ordinary dictionary definitions shall apply unless the context indicates otherwise.

- A. "Adoption of this Ordinance" means the date on which this Ordinance takes effect after adoption by the Board of County Commissioners.
- B. "Applicant" means an owner of a dwelling unit who applies to the County for a short-term rental registration certificate.
- C. "Authorized agent" is a property management company or other entity or person who has been designated by the property owner, in writing, to act on their behalf. The authorized agent may or may not be the designated representative for purposes of contact for complaints.
- D. "Bedroom" means a room intended and permitted to be used for sleeping purposes (ORSC R202) that has all of the following attributes:
 - Light, ventilation, and heating (ORSCR303.1)
 - A minimum of 70 square feet of floor space and not less than 7 feet in any horizontal dimension (ORSC R304.1). If the room is intended for overnight occupancy by more than one person, it must have at least 50 square feet of floor area per person
 - Consists of four walls to the ceiling, at least one of which is located along an exterior wall with a window
 - A minimum ceiling height of not less than 7 feet (ORSC R305.1)
 - An emergency escape and rescue opening (ORSC R310)
 - A built-in closet
 - A smoke alarm (ORSC R314.3 item 1)
 - A carbon monoxide detector (ORSC R315.3)
 - All sleeping areas used as a bedroom in a short-term rental must be permitted for that use, and no areas may be converted to a bedroom without demonstration of compliance with this Ordinance.
- E. "Change of Property Ownership" means the transfer of title from one person to another.
- F. "Contact Person" means the owner or if designated on the registration application, the authorized agent of the owner, authorized to act for the owner of the rental.

- G. "County" means Tillamook County, Oregon.
- H. County STR Administrator means the Director of the Department of Community Development vested with authority to administer, interpret and enforce the provisions of this Ordinance, or that person's designee.
- I. "Daytime Occupancy" means the hours between 10:00am and 10:00pm. "Daytime occupants" mean the guests who may occupy a short-term rental during a daytime occupancy.
- J. "Department" means the Tillamook County Department of Community Development.
- K. "Dwelling unit" means a lawfully established single unit that provides complete independent living facilities for one or more people including permanent provisions for living, sleeping, eating, sanitation and one cooking area. "Dwelling unit" includes a single-family dwelling and a factory-built or manufactured dwelling that bears a valid certification of compliance with applicable manufactured dwelling standards. "Dwelling unit" does not include a recreational vehicle or similar mobile structure, or motorized vehicle designed and built for temporary vacation use.
- L. "Enforcement Officer" means the Director of the Department of Community Development, County Building Official or their designee authorized to administer and enforce the County's civil ordinances and permits. Officer also includes the Tillamook County Sheriff, and the deputies and authorized representatives of these officials.
- M. "Estate Home" means a single-family dwelling with five (5) or more bedrooms that has an existing license at the time of adoption of this ordinance.
- N. "Good Cause" for the purposes of denial, suspension, revocation, imposition of conditions, renewal and reinstatement of a Short-Term Rental Registration Certificate, means (1) the Applicant, Owner or Contact Person has failed to comply with any of the terms, conditions, or provisions of this Ordinance or any relevant provision of a County code, State law, or any other rule or regulation promulgated thereunder; (2) the Applicant, Owner or Contact Person has failed to comply with any special conditions placed upon the Short-Term Rental Registration Certificate; or (3) the Short-Term Rental has been operated in a manner that adversely affects the public health or welfare or the safety of the immediate neighborhood in which the Short-Term Rental is located.
- O. "Good Neighbor Policy" means a policy furnished by the County STR Administrator that summarizes general rules of conduct, consideration and respect, and includes without limitation provisions of this Ordinance applicable to or expected of guests occupying the Short-Term Rental.
- P. "Non-transient rental" means to rent a dwelling unit or room(s) for compensation on a month-to-month or longer basis.
- Q. "Onsite Wastewater Division" means the Onsite Wastewater Division of the Department of Community Development.

Commented [A1]: (1) Why is it necessary to distinguish estate homes from other single-family dwellings?
 (2) Such homes could be allowed the maximum occupancy set forth in Section .80 (below) under the condition that no new licenses for estate homes will be granted in the future.

- R. "Onsite Wastewater Treatment System" means any existing treatment and dispersal system of residential wastewater.
- S. "Owner" means the natural person or legal entity that owns and holds legal or equitable title to the property. If the owner is a business entity such as a partnership, corporation, limited liability company, limited partnership, limited liability partnership, trust or similar entity, all persons who own an interest in that business shall be considered an owner for purposes of this Ordinance.
- T. "Registrant" means the owner of a dwelling unit who holds a Short-Term Rental Registration Certificate.
- U. "Renter" means a person who rents a short-term rental or is an occupant in the short-term rental. Renter includes the term "tenant".
- V. "Road Authority" means the Tillamook County Public Works Department and the Oregon Department of Transportation (ODOT).
- W. "Road Right-of-Way" means a public or private way that is created to provide ingress or egress for persons to one or more properties. The terms "street", "access drive" and "highway" for the purposes of this Ordinance shall be synonymous with the term "road right-of-way".
- X. "Serious Fire or Life Safety Risk" means 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,
- Y. "Short-Term Rental" or "STR" means the transient rental of a dwelling unit for a period of 30 or fewer nights per calendar year but does not include a Hosted Homeshare, a bed and breakfast enterprise, hotel, motel or other types of traveler's accommodations for which a state license has been granted under Oregon Administrative Rule, Chapter 333, Division 29. Short-term rental includes advertising, offering, operating, renting, or otherwise making available or allowing any other person to make a dwelling unit available for occupancy or use a dwelling unit for a rental period of 30 or fewer nights. Short-term rental use is a type of "vacation occupancy" as defined in ORS 90.100.
- Z. "Short-Term Rental Registration Certificate" means the annual registration certificate required by Section .040, described in this Ordinance, and referred to as a "registration certificate."
- AA. "STR Hearings Officer" means the impartial judicial decision maker appointed by the Board of County Commissioners to hear and decide any alleged civil infraction under this ordinance and to render the County's final decision in any civil enforcement matter.
- BB. "Subject Property" means the property on which the short-term rental is located.

CC. "Transfer" means the addition or substitution of ~~family members not included on~~ the original registration application, whether or not there is consideration. If multiple owners are listed on a registration certificate, individual owners may be removed from the certificate without constituting a transfer.

Deleted: owners

DD. "Transient rental" means to rent a dwelling unit for compensation on a less than a month-to-month basis.

EE. "Vacation Home Rental" means the transient rental of an entire dwelling unit.

FF. "Daytime" means between the hours of 7:00 am to 10:00 pm.

GG. "Overnight" means between the hours of 10:00pm to 7:00 am the following day.

.40 Annual Short-Term Rental Registration Certificate Required, Basic Requirements for Registration, No Nonconforming Use Status Conferred. No owner of property in unincorporated Tillamook County may advertise, offer, operate, rent, or otherwise make available or allow any other person to make available for occupancy or use a short-term rental without a Short-Term Rental Registration Certificate. "Advertise or offer" includes through any media, whether written, electronic, web-based, digital, mobile, print media or any other form of communication.

A. *Certificate Must Be Obtained.* A Short-Term Rental Registration Certificate shall be obtained and renewed as prescribed in this Ordinance before a dwelling unit may be offered, advertised or used as a short-term rental. The permission to operate a short-term rental in unincorporated Tillamook County that is embodied in a registration certificate may be revoked for failure to obtain, renew or maintain registration, to operate a short-term rental in accordance with all requirements of the registration certificate, or otherwise comply with the requirements of this Ordinance. It is a violation of this Ordinance to operate a short-term rental without a valid registration certificate.

B. *No Nonconforming Status Conferred.* The fact that an owner of property or other entity may hold a registration certificate on the date of adoption of this Ordinance, does not confer a property right, land use permit, or nonconforming use status under ORS 215.130 to continue operation of a short-term rental. Operation, advertisement or offering a dwelling unit for short-term rental use, in all cases, requires a valid registration certificate.

C. *Cap on Number of STR Registration Certificates In Effect for Unincorporated Communities ~~and Properties within City Urban Growth Boundaries~~.* The County has established a limit on the number of STR Registration Certificates that can be in effect at any one time for defined residential subareas within Tillamook County. If at the time of registration application for a new or renewed STR registration certificate, there is not room within the applicable subarea cap to accommodate the new or renewed STR registration certificate, the application will be denied, but the applicant will be placed on a waiting list in order of rejection/non-renewal and will be contacted by the STR Administrator as soon as there is room within (under) the applicable subarea cap to accommodate the new/renewed STR registration certificate.

Commented [A2]: How does this phrase refer to unincorporated communities?

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D. ~~Density Limitation on STR Registration Certificates In Locations Outside Unincorporated Community Boundaries and City Urban Growth Boundaries~~ The County will not issue or renew a STR registration certificate if, at the time of application, there is a valid and registered STR operating on a property within 250 feet (closest property boundary to closest property boundary) of the applicant's property. Any applicant for a new or renewed STR registration certificate that is barred due to this provision will be placed on a waiting list in order of rejection/non-renewal and will be contacted as soon as the property is no longer within 250 feet of another active STR registered property.

Commented [A3]: Shouldn't "Outside" be replaced with "Inside" or "Within?"

Commented [A4]: Again, how does this phrase refer to unincorporated communities?

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.50 Application and Fees

A. The applicant or authorized agent shall provide and certify the following information to be true and correct at the time of initial application and upon annual renewal of a Short-Term Rental Registration Certificate thereafter:

1. *Owner/Applicant Information.* Applicant's name, permanent residence address, telephone number, and the short-term rental address and telephone number.
2. *Representative Information.* The applicant shall provide the name, working telephone number, address and email of a local representative, which can be a person or company - a Qualified Local Contact Person - who can be contacted concerning use of the property or complaints related to the short-term rental, as set forth in Section .070. For the purposes of this requirement, "local" means the representative's is within a 20aminute travel time of the subject property where the short-term rental is located.
3. *Site plan and floor plan.* The site plan shall be a scale drawing, which can be hand-drawn, showing property boundaries, building footprint, location and dimensions of parking spaces. The floor plan shall show in rough dimensions the locations and dimensions of all bedrooms in the dwelling unit or single-family dwelling.
4. *Proof of Liability Insurance.*
5. *Proof of Garbage Service.*
6. *Proof of Access.* The applicant shall provide proof of an approved road approach for the subject property from the local road authority, where applicable.
7. *Notice to Neighbors.* The applicant shall provide an annual mailing or distribute by hand, a flier to owners and residents of neighboring properties within 250 feet of the perimeter of the rental property containing the registration certificate number, the number of allowed bedrooms and maximum occupancy, and the name and contact information of the owner or representative who can respond to complaints about operation of the short-term rental.

8. *Documentation of Compliance with Operational Standards.* To be deemed complete, an application shall include documentation that the short-term rental meets the operational standards in Sections .080 and .100.
 9. *Transient Lodging Tax Registration.* Evidence of transient lodging tax registration with the County for the short-term rental.
 10. *Executed Indemnification and Hold Harmless Agreement.* An agreement on a form furnished by the Department of Community Development stating that the property owner agrees to indemnify, save, protect, hold harmless, and defend Tillamook County, individually and collectively, and the County's representatives, officers, officials, employees, agents and volunteers from any and all claims, demands, liabilities, or costs at any time received, incurred, or accrued as a result of, or arising, out of the Owner's actions or inaction in the operation, occupancy, use, and/or maintenance of the property.
 11. Such other information as the County's STR Administrator deems reasonably necessary to administer this Ordinance.
- B. *Inspections.* The applicant shall specifically acknowledge and grant permission for the County's STR Administrator to perform an inspection of the short-term rental.
1. The County's STR Administrator may conduct a site visit upon an application for a short-term rental registration certificate or registration renewal to confirm the number of bedrooms stated on the application, the number, location, availability and usability of off-street parking spaces, and compliance with all other application and operational requirements of this Ordinance. The site visit will be coordinated with the applicant, conducted during the normal business hours, and with reasonable notice.
 2. The County's STR Administrator may visit and inspect the site of a short-term rental at any time during the operation of the short-term rental to ensure compliance with all applicable regulations, during normal business hours, and with reasonable notice and other procedural safeguards as necessary. Violations of this Ordinance shall be processed in accordance with Section .120.
- C. *Incomplete Application.* If a short-term rental registration application does not include all required information and documentation, the application will be considered incomplete and the County will notify the applicant, in writing, explaining the deficiencies. If the applicant provides the missing required information within 21 calendar days of the date of the incomplete notice, the application will be reviewed. If the applicant does not provide the required information within 21 days of notice, the application will be deemed withdrawn and the County may refund all or a portion of the application fee.
- D. *Registration Fees.* The fee for application for a short-term rental registration certificate or registration certificate renewal shall be as established by resolution of the Board of Commissioners, but shall not be less than the following amounts:

Commented [A5]: The charges identified in section D.1 to D.5 seem very low and may not cover the expenses incurred by the County in administering STRs. What limits the amount requested for these fees.

1. Application fee of not less than \$400, consisting of an application fee and an inspection fee.
2. An annual renewal fee of not less than \$300.
3. If the property fails the initial inspection or fails the required every 3-year inspection, an additional follow-up inspection fee of \$100 is required for each follow-up inspection.
4. After the inspection and the County's STR Administrator has confirmed the number of bedrooms ~~does not exceed the number indicated on the application, a fee of not less than~~ \$75 per bedroom shall be due before the County issues the short-term rental registration certificate for the dwelling unit
5. Any ~~alteration~~ to an existing Short-Term Rental Registration Certificate shall be subject to a registration certificate alteration fee of not less than \$50.

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Commented [A6]: What constitutes an alteration?

.60 Term of Annual Registration Certification and Renewal

Commented [A7]: What are the logistics for issuing licenses when the pause is lifted?

- A. *Term.* A short-term rental registration certificate is valid for one year (12 months) and shall automatically expire if not renewed on or before the anniversary date of each ensuing year. If the contact person or property ownership status changes during the 12-month registration certification period, the new property owner shall ~~timely~~ notify the County in writing of the change and provide all new contact and tax payment information ~~within XX days.~~
- B. *Transferability.* The registration certificate shall be issued in the name of the short-term rental property owner(s) and is transferable to another person or entity, but the new owners must still renew the registration certification annually and qualify according to the applicable standards for renewal.

Commented [A8]: The ability to transfer all STR licenses should be rescinded. The only allowable exception could be for family members.

.70 Application Required and Burden for Application Approval and Registration Renewal

- A. *Application Required.* Applications for a Short-Term Rental Registration Certificate shall be on forms provided by the County, demonstrating the application meets the standards required by this Ordinance.
- B. *Burden of Proof* The applicant has the burden of proof to demonstrate compliance with each applicable criterion for initial approval or annual renewal of the Short-Term Rental Registration Certificate. The approval criteria also operate as ~~continuing code compliance obligations~~ of the owner/contact person. County staff may verify evidence submitted and statements made in support of an application, and the applicant shall cooperate fully in any such inquiries. For the initial application renewal every three years thereafter, the applicant must also comply with the requirements of Subsection .090.

Commented [A9]: The phrase "continuing code compliance obligations" seems awkward. Removing "code compliance" from the sentence will leave "The approval criteria also operate as continuing obligations of the owner/contact person."

C. *Responsibility.* The applicant shall certify that all information provided is correct and truthful. It is the applicant's responsibility to assure that the short-term rental is and remains in compliance with all applicable codes regarding fire, building, health and safety regulations, and all other relevant laws.

D. *Parking.* Proof of required off-street parking shall be required as follows:

- I. One all-weather travel surface off-street parking space shall be provided for every bedroom in the dwelling unit. ~~In calculating the number of spaces required, the total shall be rounded up.~~ If a garage is used to meet the parking requirement, a photo of the interior of the garage shall be submitted at the time of application and registration certificate renewal to show the garage is available and large enough for vehicle parking. Required parking may be permitted on another or different property within 500 feet of the subject property with a legally binding shared parking agreement or proof of legal parking access that remains valid for the length of time the subject property has a Short-Term Rental Registration Certificate.
2. Vegetation removal in the front yard shall be the minimum necessary to create and maintain the required parking spaces.
3. Each parking space shall be a minimum of 8-feet by 20-feet. Parking spaces shall be oriented on the subject property in a manner that ensures maneuverability of vehicles within the property boundaries.
4. No more than one (1) vehicle per bedroom shall be allowed for each STR. Two (2) additional parking spaces may be allowed for daytime guests. **On-street parking is prohibited.**
5. A parking diagram of the approved parking spaces shall be provided to renters and shall be posted in a prominent location within the short-term rental dwelling unit. The contact person shall require all renters to use the off-street parking when using the short-term rental.

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Commented [A10]: This sentence seems unnecessary since the number of bedrooms will always be a whole number.

Commented [A11]: Doesn't this sentence need more specificity? Who will be the arbiter of how much vegetation removal is too much?

- E. *Transient Lodging Tax Compliance.* The property owner shall be in compliance with Tillamook County Transient Lodging Tax Ordinances 74 (as amended) and 75 (as amended) and subject to the Tax Administrator's authority provided therein.
- F. *Registration Approval and Annual Renewal Criteria.* To receive approval, registration certificate renewal, or maintain registration certification, an applicant must demonstrate with a preponderance of credible relevant evidence that all of the criteria in Section .080 are satisfied.
- G. *Initial and Every Third Year Renewal Inspections.* To merit approval of an initial (first year) Short-Term Rental Registration Certificate following adoption of this Ordinance and at the time of renewal request every third year thereafter, the applicant must obtain and provide to the County evidence of the satisfactory inspections described in Section .090.

.80 Operational Requirements and Standards for Short-Term Rentals. To qualify to obtain or retain registration certification, the contact person and the short-term rental must comply with the following operational requirements and standards. Failure to comply could be grounds for denial, non-renewal or revocation of a Short-Term Rental Registration Certificate.

- A. *Maximum Occupancy.* The maximum overnight occupancy for a short-term rental shall be limited to two (2) persons per bedroom plus two (2) additional persons. For example, a two-bedroom short-term rental is permitted a maximum overnight occupancy of six (6) people. The contact person may allow up to two (2) minor children, age 12 or under, to occupy the short-term rental in addition to the maximum number of occupants otherwise provided in this Subsection. The number of bedrooms of a short-term rental shall be verified at the time of physical inspection of the short-term rental and using County Assessor and/or Department Building Division records.
- B. Maximum overnight occupancy of a rental shall not exceed 10 (ten) persons within the short-term rental dwelling unit and up to two (2) minors aged twelve (12) and under.
- C. ~~The owner of an "Estate Home" shall be exempt from subsection (B) of this section to allow for up to four (4) additional people. Exemption shall allow for a maximum overnight occupancy of fourteen (14) persons. The contact person may allow up to two (2) minor children, age 12 or under, to occupy the short-term rental in addition to the maximum number of occupants otherwise provided in this Subsection.~~
- D. The maximum-daytime occupancy for any short-term rental shall be limited to the overnight maximum occupancy plus six (6) additional people. For example, a two-bedroom dwelling unit is permitted a maximum daytime occupancy of twelve (12) people.
- E. *Off-street Parking Spaces Required.* One (1) off-street vehicle parking space is required per bedroom in accordance with Section 070 of this Ordinance. All of the required notices and placards required by this Ordinance shall require the renters to park on-site and to not park on the street, even if on-street parking is otherwise available. The property owner of the short-term rental may contract with owners of other property within 500 feet of the perimeter of the rental property and enter into a shared parking agreement to satisfy this requirement. Where registration certification relies on contractual off-site parking arrangements, the property owner shall provide proof of availability in the form of a legally binding contract for the off-street parking for the duration of time the rental property has a Short-Term Rental Registration Certificate.
- F. *Noise.* Any radio receiver, musical instrument, phonograph, loudspeaker, sound amplifier, or any machine or device for the producing or reproducing of any sound shall be conducted within a fully enclosed short-term rental dwelling unit and shall not be audible beyond the property lines of the subject property where the short-term rental is located.

Deleted: two (2) additional bedrooms

Deleted: with no more than two (2) persons for each additional bedroom

Commented [A12]: Aren't references to the bedrooms unnecessary since "Estate Home" is defined already in .30.M?

- G. *Quiet Hours.* The hours of 10:00p.m. to 7:00a.m. are quiet hours, and there shall be no amplified music and no loud singing, talking or other audible noise during quiet hours that can be heard beyond the property boundaries of the short-term rental property.
- H. *Zoning Compliance.* The property shall be in compliance with all applicable County zoning requirements and any development permits related to the subject property. If the property owner claims any sort of non-conforming use status for any aspect of the property or structures thereon, the property owner shall obtain a nonconforming use verification for those aspects through an appropriate land use decision making process. In no event shall this Ordinance be construed as a land use or development regulation, nor does prior operation of a short-term rental give rise to a nonconforming use right under the County's land use ordinance.
- I. *No unpermitted improvements or bedrooms.* All electrical, structural, plumbing, venting, mechanical and other improvements made to a registered short-term rental shall be fully permitted and all work completed by a licensed and duly qualified contractor. Any sleeping area used as a bedroom shall be inspected and permitted in accordance with the provisions of this Ordinance. Areas not approved for use as a bedroom shall be locked and secured as deemed appropriate by the STR Administrator and shall not be utilized as part of the short-term rental.
- J. *Contact Information.* Each registrant shall provide the name and contact information of a contact person that will be available to be contacted about use of the short-term rental during and after business hours and on weekends (24 hours a day, 7 days a week). The contact person shall respond/answer immediately to a phone call complaint about operation of the short-term rental and must be able to arrive on site at the short-term rental within 20 minutes if a phone call is not sufficient to remedy all alleged operational problems. The registrant may change the contact person from time to time during the term of registration certification, but only by revising the registration information with the County at least 14 days prior to the change's effective date, except when the failure to do so is beyond the registrant's control. Failure to maintain current and correct contact information for the contact person with the County, failure of the contact person to respond immediately to a telephone call complaint, or failure to arrive at the property within 20 minutes of being summoned shall be a violation of this Ordinance.
- K. *Fire and Life Safety.* A completed checklist for fire safety (fire extinguishers, smoke alarms, carbon monoxide detectors, chimney and dryer vent cleaning, etc.) shall be required with each annual short-term rental registration application and renewal. The contact person shall be responsible for completing the fire safety checklist and ensuring continued compliance. The County shall verify the information required prior to issuance of a Short-Term Rental Registration Certificate and may require further demonstration or proof for a renewal at the County STR Administrator's discretion.
1. At least one functioning fire extinguisher shall be accessibly located within the short-term rental dwelling unit. Extinguisher must be in a visible and placed in a secured location to ensure it is accessible to renters at all times.

Commented [A13]: There was a chimney fire in a Neskowin STR in the fall. Wood-burning fireplace and wood stove chimneys need to be cleaned annually. Similarly, dryer vents need periodic cleaning.

Commented [A14]: Recommend a fire extinguisher size.

2. All electrical outlets and light switches shall have face plates.
3. The electrical panel shall have all circuits labeled.
4. Ground Fault Circuit Interrupter (GFCI) protected receptacles shall be provided at outdoor locations and at kitchen and bathroom sinks.
5. Every bedroom shall have a smoke detector that is interconnected with a smoke detector in an adjacent hallway, common area, or in the immediate area of bedroom. Additionally, an interconnected smoke detector shall be placed on each additional floor and basement without a sleeping area. Interconnected may be via hardwiring or battery-operated wireless interconnectable smoke detectors.
6. A carbon monoxide detector/alarm device shall be placed and maintained in each bedroom or within 15 feet outside of each bedroom door.
7. All fireplaces, fireplace inserts, and other fuel burning heat sources shall be properly installed and vented.
8. All interior and exterior stairways with 4 or more steps and that are attached to the structure, shall be equipped with a handrail.
9. All interior and exterior guardrails, such as deck railings, shall be able to withstand a 200-pound impact force.
10. Exterior lighting shall be directed in a downward direction to prevent glare onto adjacent properties.

L. Emergency Escape and Rescue Openings for bedrooms:

1. For all dwelling units constructed after the adoption of this Ordinance, every bedroom shall have at least one operable emergency escape and rescue opening. Sill height shall not be more than 44 inches above the floor. Openings shall open directly into a public way or to a yard or court that opens to a public way. Minimum net clear opening at grade floor openings shall be 5 square feet and 5.7 square feet at upper floors. Minimum net clear height is 24 inches and net clear width is 20 inches.
2. For all dwelling units constructed prior to the adoption of this Ordinance, every sleeping area shall have at least one operable emergency escape and rescue opening that has been inspected and approved by the Tillamook County Building Official pursuant to the currently adopted Oregon Residential Specialty Code.

- M. Solid Waste Collection - minimum service requirements. The property owner shall subscribe to and pay for weekly solid waste collection service by the local franchise hauler with assisted pick-up provided by the franchise. For the purposes of this section, assisted pick-up means the collection driver retrieves the cart from the driveway, rolls it out for service, and then places it back in its original location. The owner shall provide covered garbage containers that can be secured in compliance with franchise

Commented [A15]: Please add the following modification and additional safety requirements.
 10. Exterior lighting shall be directed in a downward direction to prevent glare onto adjacent properties and should be turned off during the quiet hours from 10 PM to 7 AM.
 11. Exterior hot tubs and saunas shall have adequate structural support and shall have a locking cover or other barrier to protect children from gaining unpermitted access.
 12. Reflective house numbers shall be visible from the street at night to aid emergency responders.

requirements. All placards and notices to renters shall include the requirement that renters shall dispose of all household garbage in the containers and keep them covered/secured. Garbage, recycling or any other waste products shall not be placed outside of designated carts/cans.

N. *Mandatory Postings.* The Short-Term Rental Registration Certificate issued by the County (or a copy thereof) for the short-term rental shall be displayed in a prominent location within the interior of the dwelling unit adjacent to the front door and at the property's boundary at the front of the dwelling unit where it is visible and readable by anyone in the road right-of-way. Additionally, the owner shall post a placard inside the short-term rental dwelling unit at the front door and outside the unit at the property line where it can easily be read by people in the road right-of-way that contains the following information:

Commented [A16]: STR garbage management can be handled in any of the following ways: (1) guests take the garbage to a transfer facility, (2) guests take the garbage to their home, (3) guests/cleaning staff place garbage cans in the driveway no earlier than the morning of collection, (4) guests/cleaning staff place bear-proof cans in the driveway at any time.

Commented [A17]: Dwellings in the projected tsunami inundation zone for a Cascadia Subduction Zone earthquake should be identified on the Registration Certificate.

Commented [A18]: The minimum size of the placard shall be 12" x 18".

- I. The registration number that confirms the certificate is issued by Tillamook County, with the date of expiration.
2. The name of the property owner and the contact person and a telephone number where the contact person may be contacted in case of any problems and/or complaints about the short-term rental;
3. The number of approved maximum parking spaces and their location(s);
4. The number of bedrooms and maximum occupancy permitted for the short-term rental;
5. Any required information and conditions specific to the Short-Term Rental Registration Certificate;
6. Day of week of trash pickup;
7. The property address.
0. 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 is permitted in conjunction with a short-term rental.
- P. No Accessory Dwelling Unit (ADU) permitted after the date of adoption of this Ordinance shall be used as a short-term rental or in conjunction with a short-term rental.
- Q. *Good Neighbor Policy and Guidelines.* The property owner and contact person shall acknowledge the County's Good Neighbor Policy, shall post them in every short-term rental, and provide copies to all short-term rental renters:

Good Neighbor Policy:

Commitment to Community: We share our Expectations of Conduct with guests in multiple ways: on our website, at time of booking, and upon arrival. These are

enforceable standards required by the local jurisdiction. We think it's good information for residents, too! Here are a few examples:

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

Commented [A19]: Pet waste must be collected and appropriately discarded in the STR's garbage can. It is unacceptable to leave bagged pet waste along the road or in undeveloped lots.

Commented [A20]: How are "designated areas" defined and identified? Use of fire pits should be allowed only when the fire danger is low.

.90 Additional Inspections Required. To merit approval of an initial (first year) Short-Term Rental Registration Certificate following adoption of this Ordinance and for renewal every third year thereafter, the applicant shall obtain the following inspections and a satisfactory report for each and pay any fee(s) that may be required to obtain the inspection and report:

- Inspection Required.** The owner of the short-term rental dwelling unit shall obtain an inspection by the local building inspector to inspect the dwelling unit and determine that the dwelling unit meets current requirements of the International Building Code, including compliance with applicable fire and life safety code requirements for occupancy of the dwelling unit as a short-term rental. Inspection shall also confirm there have been no unpermitted improvements, modifications or additions to the dwelling unit. The inspection and certification shall include compliance with electrical, structural, and ventilation requirements. A Short-Term Rental Registration Certificate shall be not issued until the short-term rental passes inspection by the County Building Inspector.
- Reinspection Requirements.** In any case where an inspection is not approved by the County Building Inspector, the County Building Inspector shall allow thirty (30) days for minor repairs or sixty (60) days for major repairs, at the completion of which the owner or authorized agent must call the Tillamook County Department of Community Development for a re-inspection. The re-inspection fee adopted in the Community

Development fee schedule shall apply. If the repairs identified in the original inspection are not rectified at the time of re-inspection and within the specified timeframe, the registration application shall be invalidated, and the property owner must reapply and pay the requisite application and inspection fees.

- C. *On-site Septic System Inspection.* Unless the dwelling unit is served by a public or community sanitary sewer system, the existing on-site wastewater treatment system (system) must be capable of handling the wastewater flows expected to be generated based on the allowed number of bedrooms in the dwelling unit and the maximum number of occupants.
1. The property owner shall obtain an Authorization Notice (AN) from the Department Onsite Wastewater Division. Included in the authorization must be information to allow a calculation of the number of allowed bedrooms based on the capacity of the septic system. Final determination of the capacity and suitability of the septic system shall be made by the Onsite Environmental Program Manager (or their designee) and will share the determination with the County STR Administrator. An ESER (Existing System Evaluation Report) meeting these standards and conducted within 3 years of the date of the registration application or renewal may be submitted to fulfill this requirement.
 2. If the Onsite Environmental Program Manager identifies any deficiencies in the system, the property owner shall cure/correct the deficiencies within 60 days of the date of the ESER or within the specified timeframe for completion of the reinspection as specified in subsection B above, whichever occurs first. Registration certification shall not be issued or renewed under this section until after repairs are made and approved by the County. If the owner fails to cure the deficiencies within the time required, registration certification shall be revoked.
 3. The initial AN or ESER for an existing short-term rental is required in accordance with a phasing plan adopted by the County, but no later than December 31, 2023. After an initial AN or ESER is obtained, the property owner shall thereafter be required to conduct periodic maintenance of the system, undertaken by a DEQ authorized contractor, which at a minimum shall include inspection of the system (and as needed, pumping or repairs) prior to renewal of the Short-Term Rental Registration Certificate. The Onsite Wastewater Division is the delegated authority to adopt the periodic maintenance requirements specific to the types of systems in use, including the intervals at which the maintenance will be required. These requirements shall be made available to the public, registrants/property owners and DEQ authorized contractors. The required report on maintenance shall be provided to the Onsite Waste Division for review in a format as developed by the Division. The report shall be required before the owner can renew certification of the dwelling unit.

.100 Additional Requirements and Prohibitions. The following are on-going requirements for the operation of all STRs in the Unincorporated Tillamook County.

- A. *Advertising and Registration Number.* The property owner or contact person shall put the annual registration number on all advertisements for the specific property wherever it is advertised for rent.
- B. *Complaints.*
1. *Response to Complaints.* The contact person shall respond to neighborhood questions, concerns, or complaints in a reasonably timely manner depending on the circumstances and shall ensure to the best of their ability that the renters and guests of the short-term rental do not create unreasonable noise disturbances, engage in disorderly conduct, or violate the provisions of local ordinances or any state law.
 2. *STR Hotline.* The contact person shall respond by telephone within twenty (20) minutes to complaints from or through the Hotline and shall respond in-person within thirty (30) minutes to any additional or successive complaints regarding the condition, operation, or conduct of occupants of the short-term rental. Unresolved complaints shall result in an immediate violation of this Ordinance.
 3. *Record of Response.* The property owner or contact person shall maintain a record of complaints and the actions taken in response to the complaint, if relevant, in an electronic or written manner deemed reasonable to document the interaction. This record shall be made available for County inspection upon request to investigate all complaints.
- C. *Inspection.* Upon application for a Short-Term Rental Registration Certificate, all short-term rentals shall be subject to inspection by the County STR Administrator for compliance with this section.
1. The County's STR Administrator may conduct a site visit upon an application for operation of a short-term rental to confirm the number of bedrooms (as defined by this Ordinance) stated on the application and the number, location and availability and usability of off-street parking spaces. The site visit will be coordinated with the applicant or contact person, shall be conducted during the normal business hours, and with reasonable notice.
 2. The County's STR Administrator may visit and inspect the site of a short-term rental to ensure compliance with all applicable regulations, during normal business hours, and with reasonable notice and other procedural safeguards as necessary. Code violations shall be processed in accordance with Section .120 and the County's Civil Enforcement procedures.
- D. *Specific Prohibitions.* The following activities are prohibited on the premises of a short-term rental during periods of transient rental:
1. *Events.* Examples of events include, but are not limited to, organizational meetings, company retreats, wedding ceremonies, rehearsal dinners, family reunions, anniversary or birthday parties etc. Events where an approved Temporary Use Permit

has been issued by the Department of Community Development are exempt from this prohibition.

2. Unattended barking dogs.
3. Activities that exceed noise limitations contained in this Ordinance.

.110 Implementation of this Ordinance and Application to Short-Term Rentals Registered and Certified on the Date of its Adoption. All new/initial Short-Term Rental Registration Certificates issued after the date this Ordinance is adopted shall implement and comply with all provisions in this Ordinance. This section shall govern the implementation and applicability of this Ordinance to short-term rentals that are lawfully established, registered and operating on the date of adoption of this Ordinance (Lawful Pre-Existing Short-Term Rentals).

A. Lawful Pre-existing Short-Term Rentals. To qualify as a Lawful Pre-Existing Short-Term Rental, the property owner must be able to demonstrate the following with credible evidence to the satisfaction of the County's STR Administrator:

1. The short-term rental operator had a County-issued registration certificate during the 12 months preceding adoption of this Ordinance.
2. Proof the short-term rental has been rented during the 12 months preceding adoption of this Ordinance for a verifiable number of nights.
3. The short-term rental owner paid the County's Transient Room Tax during the 12 months preceding adoption of this Ordinance for a verifiable number of nights.
4. The short-term rental owner paid the County's Short-Term Rental Operator License Fee during the 12 months preceding adoption of this Ordinance.

B. Deferred Compliance with Some STR Requirements for Renewal of Lawful Pre-existing STRs. Lawful Pre-existing STRs, as defined in this section, shall be subject to and comply with all of the operational requirements in this Ordinance except for the following:

1. *New application or renewal precluded due to the subarea Cap.* The subarea caps limitation in Section .040(C) shall not apply to the first 5 registration renewals for Lawful Pre-Existing STR following adoption of this Ordinance. Registrants must still renew their registration annually but will not be denied due to the subarea cap during the first 5 renewals. Thereafter, all applicants for a new or renewed STR registration shall be subject to the applicable subarea cap.
2. *New application or renewal precluded due to 250-foot density limit.* The 250-foot minimum separation density requirement in Section .040(D) shall not apply to the first 5 registration renewals for a Lawful Pre-Existing STR following adoption of this Ordinance. Registrants must still renew their registration annually but will not be denied due to there being an active registered STR property within 250 feet the applicant's property. Thereafter, all applicants for a new or renewed STR registration shall be subject to the applicable 250-foot minimum separation distance between registered STRs.

Commented [A21]: We appreciate the underlying basis for Sections B.1 and B.2 but anticipate additional discussion will be needed.

C. *Compensation for Reasonable Investment in a Dwelling Unit as a Short-Term Rental.*
When the operation of a short-term rental must be curtailed or eliminated as a result of this Ordinance.

1. The 5-year deferred compliance (amortization period) provided for in this section for Lawful Pre-existing Short-Term Rentals shall be deemed just compensation for any reasonable investment that the property owners may have made in the dwelling unit for its use as a short-term rental that cannot otherwise be recouped, through use of the dwelling unit for long-term residential tenancy. In the event that an owner deems the amortization period provided for herein to be insufficient compensation to recoup his or her reasonable investment in the property's actual use as a lawful short-term rental (*i.e.*, hosted homeshare or vacation home rental) or imposition of these regulations results in a demonstrable reduction in the property's fair market value, such a property owner shall apply for additional compensation from the County pursuant to this section.
2. To seek additional compensation, the property owner shall submit a written claim for additional compensation with the County's STR Administrator within 90 days after the adoption of this Ordinance. In such claim, the property owner shall provide documentation of the owner's reasonable investments in the property exclusively for its use as a transient rental that exceed the value that can be recouped from continued transient rental use of the property for the amortization period and which cannot be put to any other economically viable use of the property. The property owner's burden of proof requires credible evidence that this Ordinance caused a reduction in fair market value of the property as a lawful short-term transient rental as compared to use of the property for long-term tenancy that cannot be recouped by the amortization period provided in this section. For purposes of this section, "credible evidence" means a professional real estate appraisal of the property's value with and without the regulations in this Ordinance, less the rental value derived from the 5-year amortization period for herein. If the property owner is able to demonstrate that application of this Ordinance resulted in a loss in property value that cannot be recouped through the amortization period provided for herein, the County STR Administrator may provide additional compensation in a form and amount of the Administrator's choosing based upon the evidence.
3. The property owner may appeal any such final determination pursuant to Section .140.

.120 Violations. In addition to complaints related to nuisance and noise and other violations of ordinances the Tillamook County Code, the following conduct constitutes a violation of this Ordinance and is a civil infraction:

- A. The discovery of material misstatements or providing of false information in the application or renewal process for a Short-term Rental Registration Certificate.

- B. Representing, advertising or holding-out a dwelling unit as available for occupancy or rent as a short-term rental where the owner does not hold a valid Short-Term Rental Registration Certificate issued under this Ordinance.
- C. Advertising or renting a short-term rental in a manner that does not comply with the standards of this Ordinance.
- D. Failure to comply with the substantive or operational standards in Sections .080, .090, .100 or any conditions attached to a particular Short-Term Rental Registration Certificate.

.130 Penalties.

- A. In addition to the fines and revocation procedures described in this Ordinance, any person or property owner who uses, or allows the use of, of advertises, the property in violation of this Ordinance is subject to the enforcement authority of the STR Administrator.
- B. Each 24-hour period in which a dwelling unit is used, or advertised, in violation of this Ordinance or any other requirement or prohibition of the Tillamook County Code shall be considered a separate occurrence and separate violation for calculation of the following fines:
 - 1. The first occurrence of one or more violation(s) will incur a warning with no monetary penalty.
 - 2. A second occurrence of one or more violation(s) within a 12-month period is subject to a fine up to \$250 per violation.
 - 3. A third occurrence and all subsequent occurrences of violation(s) within a 12-month period shall be subject to a fine up to \$500 per violation.
- C. *Revocation & Suspension.* The following actions are grounds for immediate revocation or suspension of a Short-Term Rental Registration Certificate and cessation of use of the dwelling unit for short-term tenancy:
 - 1. Failure to renew a Short-Term Rental Registration Certificate as required by Section .060 while continuing to operate a short-term rental.
 - 2. Receipt by the County of 3 or more unresolved complaints about the short-term rental within a 12-month period alleging violations of the requirements of this Ordinance.
 - 3. The discovery of material misstatements or that the registration application included false information for a Short-Term Rental Registration Certificate or renewal shall be grounds for immediate revocation of the certificate.
 - 4. Such other violations of this Ordinance of sufficient severity in the reasonable judgment of the STR Administrator, so as to provide reasonable grounds for immediate revocation of the certificate.

Commented [A22]: The fines described in B.1 to B.4 seem too low to prevent bad behavior.

5. Upon an emergency suspension or revocation of a Short-Term Rental Registration Certificate deemed necessary by the STR Administrator for public health and/or safety reasons, short-term rental activity shall cease immediately. If suspended, the short-term rental shall not be rented or used as a short-term rental until the emergency that exists has been resolved to the satisfaction of the STR Administrator.

D. *Notice of Decision, Appeal/Stay.* If the property owner is fined or a Short-Term Rental Registration Certificate is revoked as provided in this section, the STR Administrator shall send written notice of such action to the property owner stating the basis for the decision. The notice shall include information about the right to appeal the decision and the procedure for filing an appeal. The property owner may appeal the STR Administrator's decision under the procedures in Section .140.

.140 Appeals of County Decisions Regarding Short-Term Rentals. Any decision by the County approving, denying or revoking a Short-Term Rental Registration Certificate may be challenged, if at all, only pursuant to this section. This includes a decision by the County's STR Administrator made pursuant to Section .110 regarding a Lawful Pre-Existing Short-Term Rental.

A. *Filing Requirements - Notice.* The property owner or authorized agent may appeal a decision to approve, renew, deny or revoke a Short-Term Rental Registration Certificate, including any decision related to a Lawful Pre-Existing Short-Term Rentals under Section .110.

B. *Authority to Decide Appeal.* The STR Hearings Officer shall be responsible for deciding all appeals under this Ordinance.

C. *Time for Filing.* A property owner or authorized agent shall file a written notice of appeal, including a written description of the legal basis for the appeal, no later than 14 calendar days after the registration application, registration renewal or other determination being appealed was issued. This requirement is jurisdictional, and late filings shall not be accepted.

D. *Fee for Appeal.* The County shall establish by resolution a fee for filing an appeal under this section, payment of which shall be a jurisdictional requirement.

E. *Procedures.* The County's STR Administrator may establish administrative procedures to implement the appeal process provided in this section, including any required forms. The STR Administrator may adopt procedures for hearings not in conflict with this section, including but not limited to time limitations on oral testimony and on written argument.

F. *Hearing.* Within 35 days of receiving the notice of appeal, the STR Administrator shall schedule a hearing on the appeal before the STR Hearings Officer. At the hearing, the appellant shall have the opportunity to present evidence and arguments as may be relevant.

G. *The Record on Appeal.* The STR Hearings Officer's decision shall be based upon the record, which shall include all written documents associated with the file that is the

subject of the appeal, including all Transient Lodging Tax records, complaints about the short-term rental operation.

- H. *Standard of Review and Decision.* The STR Hearings Officer shall determine whether the County's decision was based on a preponderance of the evidence or the correct interpretation of the requirements of this Ordinance. A decision of the STR Hearings Officer shall be based on the evidence in the record and be issued in writing within 30 days after the record closes. The STR Hearings Officer may uphold the County's decision, uphold the decision with modifications or reverse the County's decision. If the STR Hearings Officer upholds a decision to revoke the Short-Term Rental Registration Certificate, the Hearings Officer shall order the property owner to discontinue operation of the dwelling unit as a short-term rental immediately. If the Hearings Officer reverses a decision to revoke the Short-Term Rental Registration Certificate, operation of the short-term rental may continue under the Short-Term Rental Registration Certificate.
- I. *Finality.* The STR Hearings Officer's decision shall be final on the date the decision is mailed to the appellant. The STR Hearings Officer's decision is the County's final decision on the matter and is appealable only by writ of review to Tillamook County Circuit Court.

.150 Severability. If any section, subsection or provision of this Ordinance is declared by a court of competent jurisdiction to be unlawful, preempted, or unenforceable, that declaration shall not affect the validity and enforceability of the remaining sections.

Lynn Tone

From: Sarah Absher
Sent: Monday, February 6, 2023 7:10 AM
To: Nicole Twigg; Lynn Tone; Erin Skaar
Subject: Re: Public comment data collection

Thank You Nicole,

We will include this data as public comments for committee review.

Sincerely,
Sarah

Sent from my T-Mobile 5G Device
Get [Outlook for Android](#)

From: Nicole Twigg <nicoletwigg22@gmail.com>
Sent: Monday, February 6, 2023 6:35:54 AM
To: Lynn Tone <ltone@co.tillamook.or.us>; Sarah Absher <sabsher@co.tillamook.or.us>; Erin Skaar <eskaar@co.tillamook.or.us>
Subject: EXTERNAL: Public comment data collection

[**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 County Commissioners, Community Development, the STR Advisory Committee, and any other interested parties.

There have been some looming questions after all the presentations about property data, and what would be the desired outcome of a reduction of STRs in Tillamook County. If we reduce the overall numbers, what would these properties become? Who would benefit? I have compiled a list of data that I don't believe was previously (and recently) presented. I tracked data collection points and am happy to discuss any part of this process that led to these findings.

Nicole Twigg
Kiwanda Coastal Properties
503-816-9516
kiwandacoastalproperties.com

To County Commissioners, Community Development, the STR Advisory Committee, and any other interested parties.

There have been some looming questions after all the presentations about property data, and what would be the desired outcome of a reduction of STRs in Tillamook County. If we reduce the overall numbers, what would these properties become? Who would benefit? I have compiled a list of data that I don't believe was previously (and recently) presented. I tracked data collection points and am happy to discuss any part of this process that led to these findings.

Nicole Twigg, committee member
Vacation Rental Manager/Realtor

Data suggests that the average home sold in Tillamook County since January 2021 has sold for 19% higher than the county's assessed Real Market Value (RMV). (See data collection analysis at end of this report).

We cross referenced the Tillamook County STR permit list from August (assuming that due to the pause, this list is generally accurate with **993 permits**) with county RMV assessed valuations.

STR list data:

RMV range from \$19,400-\$3,680,740.

60% of STRs with RMV less than \$200k are zoned commercial (condos). Several other condos are assessed above \$200k.

*Total approximately 56 commercially zoned Neskowin Condos permitted. Some condos restrict full-time residence based on HOA rules. Commercially zoned condos were designed and have historically been tourism lodging. **Hotel style condos are rarely eligible for conventional primary-home mortgage.***

Taking the county average of 1.19% of RMV:

- 80% of the STR list is over \$450k
- 64% of the list is over \$600k
- 40% is over \$800k
- 23% is over \$1 million

Workforce housing is defined as 50-120% of median household income (according to Housing Needs Analysis of Tillamook County December 2019)

- Median household income in 2021 was \$55,730
- 120% is \$66,876.

Home pricing affordability at 120% of median income of Tillamook County:

Affordability Calculator

Use Zillow's affordability calculator to estimate a comfortable mortgage amount based on your current budget. Enter details about your income, down payment and monthly debts to determine how much to spend on a house.

Annual income * (1): \$ 66,876

Home price Payment Full report Share

Calculate by payment

Monthly debts * (2): \$ 0

Down payment * (3): \$ 20,000

Simple ^

Debt-to-income * (4): 36 %

Interest rate * (5): 5 %

Loan term * (6): 360 months

Include taxes/ins (7)

Property tax * (8): 1.2 %

Home insurance * (9): \$ 800 /year

You can afford a house up to \$292,361

Based on the information you provided, a house at this price should fit comfortably within your budget. **Learn more**

\$1,994/mo

Affordability Calculator

Use Zillow's affordability calculator to estimate a comfortable mortgage amount based on your current budget. Enter details about your income, down payment and monthly debts to determine how much to spend on a house.

Annual income * (1): \$ 66,876

Home price Payment Full report Share

Calculate by payment

Monthly debts * (2): \$ 0

Down payment * (3): \$ 150,000

Simple ^

Debt-to-income * (4): 36 %

Interest rate * (5): 5 %

Loan term * (6): 360 months

Include taxes/ins (7)

Property tax * (8): 1.2 %

Home insurance * (9): \$ 800 /year

You can afford a house up to \$431,023

Based on the information you provided, a house at this price should fit comfortably within your budget. **Learn more**

\$2,005/mo

- Purchase based income estimate at 5% interest (far lower than national average), and no debt at the time of purchase.
- With 20k down payment, purchase affordability is \$292k.
- With \$150k down payment, affordability is \$431k.

Including hotel style condos, and homes valued over \$450k, 85% of STRs are not viable for the very highest bracket of workforce housing households.

Is the goal of STR reduction to lower property values throughout the county?

Ticor Title provided a list of rural improved properties totaling 16,411 structures.

- We removed anything zoned commercial.
- Removed everything with RMV under \$25k (not likely a viable home)
- Removed 4 records over \$10 million (one was the Cottages at Cape Kiwanda which is fractionally owned so perhaps that's why it's zoned residential?)

14,429 improved residential structures remain in the rural county.

Which means STRs represent less than 7% of the total housing stock in Tillamook County.

Average price of total (taking into account average sales price of 119% of RMV) = \$582,686

- 8.7% are below \$100k
- 19% are below \$200k
- 30% are below \$300k
- 46% are below \$450k

25% of the County's housing stock is valued at over \$800,000.

What is the purpose of the reduction of STRs? If they represent less than 7% of the county's entire housing stock, what should that number be? The maps presented at the start of our committee reflected that the vast majority of the STRs are within walking distance to the beach. These homes are traditionally higher RMV. Reducing STRs in these areas would make room for what? Not workforce housing. Based on the data, it will only encourage more wealthy owners who do not need to work, or rent their homes. These homes will then contribute less to enhancing the working economy of our community.

What is the goal of reducing total numbers of STRs?

What would happen to these homes? How would current STR homes that could be removed from the current STR program be used? Who might likely use/own/purchase these homes if they are not STRs?

- 2nd homes not available for tourism lodging?
 - Vacant neighborhoods, insignificant benefit to the local economy.
- Average Workforce housing
 - Very small percentage of current STRs would be affordable for workforce
- Investors for long-term tenants?
 - Very small percentage of current STRs would make a good, cash positive investment for long-term landlords.
- Top-tier workforce housing?
 - Very top tier like management rolls making a significant amount above median household income for the county. How many people make enough to afford an \$800k home? And would they want to live right near the beach full time?
- Non-workforce permanent housing
 - Retirees, wealthy people who do not need rental income to own their home. Not available for workforce and reducing the number of jobs in our local community. **This appears to be the goal that the new ordinance is designing for.**

Data collection method:

RECEIVED 16K+ List of rural tillamook county developed parcels (homes). I am uncertain if this may have contained a small number of properties within cities but I had requested rural county developed parcels.

filtered out sales within the past 2 years (2021-today)

1400 approx sales

We excluded 134 that sold for less than 50% of their RMV. These were extreme and perhaps severely dilapidated, or more likely, between families.

Average sales amount of excluded \$134k. Average market value \$666k

Excluded anything (32 SALES) that looked like RMV was assessed as vacant land (RMV less than 200) AND sales price was more than 400% RMV.

Average sales amount of excluded 613k. Average RMV \$50k

Remaining 1233 sales

Average 119% of RMV

Lynn Tone

From: davefr <davefr@gmail.com>
Sent: Saturday, February 4, 2023 12:10 PM
To: Lynn Tone; Sarah Absher
Subject: EXTERNAL: Short Term Rental Testimony

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

*Lynn/Sarah,
Please direct this public testimony to the Short Term Rental committee.
Thanks,
Dave*

As residents of the community of Oceanside, we are happy to share our little "slice of heaven" for visitors to enjoy. However there needs to be both fairness and balance.

It would be unfair to abruptly take away the short term rental opportunity from existing property owners who have come to depend on this income stream. On the other hand it's unfair to let Oceanside become a revolving door of anonymous tenants vs. a community of friends, family and neighbors.

That's where balance comes into play. We feel strongly that a cap should be put in place to "grandfather in" the existing short term rentals. However we feel that future growth in short term rentals should be very restricted. Especially if surrounding counties ban short term rentals which would make Oceanside a magnet for future STR growth.

Thanks for listening,
David and Rose Friedlund
2500 Cape Meares Loop
Oceanside, OR

Lynn Tone

From: Nicholas Young <nicholas@oregonvacationrentals.com>
Sent: Saturday, February 4, 2023 11:02 AM
To: Lynn Tone
Cc: Sarah Absher
Subject: EXTERNAL: STR Opinions

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

Hello,

As a manager of one of the larger vacation rental companies in the area I want to give my opinion on some of the new regulations that are being suggested.

The main theme of my opinions are that rental management companies need to be required to have a larger local presence for the properties they manage. This should include a local office that is staffed 7 days a week and a 24/7 response team to handle issues that are called in immediately. In my time managing rentals in the Pacific City area I've had only a few complaints from full time residents. I immediately resolved the issues personally and gave those residents my cell number in case they ever ran into further issues. It should be the norm that residents are treated with the same level of urgency that property managers show their owners in order to bolster a healthy relationship with the community.

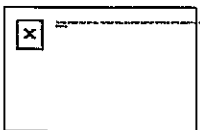
The suggestion to limit rentable nights, in my opinion, is a major oversight. Rental companies have complete control over rentable dates. The first response to this limitation would be to block the rental calendar for any dates outside May 15th-September 15th. This means the peak season remains just as busy and chaotic as it always is and in the off season all the rentals would shut down completely. This would cause local business owners to lose revenue that tourists bring in during the slower seasons and local residents to be laid off in droves. It seems like a "solution" that will only solve a "problem" during the dates that rentals are not considered a problem, but rather a lifeline for the community. After two years of the rental season being year round this may have offset the reality that during the months of October-April most rentals run at 25% occupancy and that the guests that rent during this time are often retirees enjoying the stormy weather and slower pace.

Limiting occupancy also seems to be a fallacy that people outside the industry think will help the problems. My viewpoint is that guests will still bring all the members they intended to bring, however they will be split among multiple properties. Outside looking in this seems like a positive outcome, however it leads to increased traffic with guests having to travel between rentals to meet up with family and friends, increased noise from guests coming and going, and increased likelihood of people driving under the influence. The best situation is to, within reason, allow as many guests as we can to remain in one rental. I agree that a property should never have more people than comfortably, or safely, fit inside the home and the current restrictions do a pretty good job at outlining that number.

I apologize for this email being fairly disjointed and all over the place, however each time I thought I was done another topic arose.

Best,

--



Nicholas Young | General Manager

Direct Line: 541-418-0115

Main Office: 503-528-7480

Website: <https://www.oregonbeachvacations.com/>

Lynn Tone

From: Pat Mulvihill <patmulv@gmail.com>
Sent: Friday, February 3, 2023 4:49 PM
To: Lynn Tone
Subject: Re: EXTERNAL: STR issues

thanks Lynne here are our comments on the proposed ordinance change;

Our family owns a home in the Neahkahnie community which we have rented on and off for about 10 yrs. Prior to that the property was owned by other family members and we managed the rental/maintenance for them for about 5 yrs. We have always done much of the work ourselves, including repairs/ maintenance, advertising, scheduling, cleaning and all other managerial duties. We do not attempt to rent the home often or at premium prices in order to turn a profit as a business - but we do rely on some income from the property to help afford the cost of ownership including primarily taxes ,utilities, maintenance and repairs etc. At this point we rarely advertise or seek new renters but basically rent to a group of returning renters to help meet some of our expenses. We have rarely raised our rates and are clearly underpriced but are happy to provide an affordable place for others to enjoy the beach. This is not an easy way to go, but the limited income allows us to own a house at the beach we love.

First, we agree that the growing number of STR 's requires regulation to preserve the character and unique attributes of the area and to preserve the lifestyle of full and part time residents who do not benefit directly from an STR. The current ordinance does probably need to be changed to prioritize the concerns of non STR residents . However we do not think the proposed ordinance is addressing the actual problems in a fair, effective fashion. For example ;

limiting the number of STR residents and spreading them out is clearly a desirable goal, but cutting off new applicants altogether is probably not a fair way to get there. Just because a property owner has already obtained a permit etc should not prohibit others from offsetting costs of their home by providing small minimally intrusive short term housing. In order to spread the benefits of STR, at minimum the permits should not automatically transfer on sale. Transferring a permit only encourages profit oriented investors as opposed to part time residents who need help paying for their property. Perhaps a larger number of permits would be reasonable if the permits were rotated and some years the permit would not be useable as they were alternated with others. This could also help with the spacing of STRs, by avoiding too many in one area in a given year. Rotating the permits would also reduce the harsh effects of the 250 ft setback proposal while still discouraging areas of STR saturation.

If there is to be a limitation on property owners ability to rent short term, rather than creating an extreme have and have not situation by cutting off new applicants, a fairer approach would be to limit the amount of money one could make on their STR per year. For example, income limited (or more highly) taxed at 3 times their property tax . This would reduce neighborhood impacts, by reducing rental days while discouraging the constant escalation of rental prices to the point where only the wealthy can come to the beach. It could also reduce the number of buyers who purchase solely for investment purposes (hoping to maximize rental days) which in turn drives up housing costs. After reaching an income limit their permit could move to another applicant.

The regulation of STRs is already pretty burdensome but much more so for those making modest amounts of money, as many of the hard costs are unrelated to STR income (taxes, utilities, permit fees, repairs etc). According to the County website there is a huge discrepancy in income from STR's, many generating < \$10k a year others over \$100k . It is neither logical nor fair that these situations be treated in the same way.

In our view the proposed ordinance is flawed in 2 major areas. As described above there is an all or nothing approach to permits - one either has a permit or not, and those without have no realistic chance of obtaining one. Second, the ordinance does nothing to address large constantly rented properties. A six bedroom house renting at \$1000 per night should not be treated the same as a small studio rented at \$100/night. The two rentals present far different impacts on the community and the smaller rentals are far more consistent with the goals of regulating STR 's. Despite the negative impacts of large organized rentals (and a prevailing community objection to them) the ordinance appears to reward the large party house rentals by making exclusions for occupancy and parking for 'estate' properties. There is no disincentive to creating larger and larger STR's despite their disparate impact.

Lastly, the proposed ordinance presents some smaller operational provisions which are either unclear or illogical. The requirement for weekly assisted trash pickup seems unnecessary and wasteful - what if no one is there or there is no trash? Further the trash provision implies that recycling should go 'only' in the waste container - obviously not a good policy. The ordinance requires all work on an STR be done by a licensed contractor - this is impractical, if not impossible and unnecessary as all structural work requires inspection in any event. The requirement that a contact person be within 20 minutes of the property is also likely impossible and clearly designed to force owners to use local management companies which in turn encourages charging higher rates and renting more often - exactly the result the community opposes. In summary the ordinance may mean well but does not distribute the regulatory burdens fairly and encourages the ascension of large capacity, expensive STR's rented as many days as possible. What our neighbors understandably object to is large groups of loud and inconsiderate renters. The county could also help - use the STR income to enforce the existing noise regulations caused by day visitors, locals and STR's (see 4th of July- maybe send a police car to Neahkahnie at 10:00 pm) empty the dog poop containers and provide trash cans etc - rather than shift the obligation to STR owners to regulate behavior. Pat and Jill Mulvihill

On Thu, Feb 2, 2023 at 1:54 PM Lynn Tone <ltone@co.tillamook.or.us> wrote:

You can submit any public comments to me.

From: Pat Mulvihill <patmulv@gmail.com>

Sent: Saturday, January 14, 2023 6:13 PM

To: Lynn Tone <ltone@co.tillamook.or.us>

Subject: EXTERNAL: STR issues

[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 Lynn. My wife and I would like to be on the contact list for proposed STR changes etc. We own property in Neahkahnie and are registered for short term rentals. We heard about the most recent

meeting from a neighbor but by then it was too late to join in. Is it too late to submit comments on the proposed ordinance ? If not when /where and how is the best way to do so?

I hope you are the right person to contact - if not can you forward this request to the appropriate place ? thank you for your help Pat Mulvihill

Lynn Tone

From: Public Comments
Sent: Friday, February 3, 2023 3:57 PM
To: Lynn Tone; Sarah Absher; County Counsel
Subject: FW: EXTERNAL: Short Term Rentals - Proposed Ordinance 84 Revisions

From: April Yungen <apriyungen@gmail.com>
Sent: Friday, February 3, 2023 2:56 PM
To: Public Comments <publiccomments@co.tillamook.or.us>; Sarah Absher <sabsher@co.tillamook.or.us>
Subject: EXTERNAL: Short Term Rentals - Proposed Ordinance 84 Revisions

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

Dear Commissioners and Committee,

I would like to introduce you to some of our guests by way of their letters to us in our guest book. As you can see, these are families who appreciate having a place to stay and enjoy the coast much like we all enjoy our own homes. They enjoy the outdoors, eat at local restaurants, cook at home, play games, etc. These are not things that are a burden on our neighbors.

SUBJECT:
DATE: 4/22/19

Fernando's
40th Birthday!

-This my best birthday ever.

-The house is beautiful, so comfortable,
and so well prepared for guests. You
think of everything!

We love Manzanita. So charming,
fun, less crowded than C.B. or J
Seaside + with less children around.
Perfect fit for us.

Thanks so much!

Fernando, Spike, Chris, Larry, Fabio
Portland, OR

(even the Easter Bunny left some
eggs around!!)

SUBJECT: / /
DATE: / /

SEPTEMBER 2012

♡ LOVELY PLACE ♡

Thank you!

THE PASTRIES AT
BREAD & CLEAN
ARE AT

THE COFFEE AT
MANZANITA CAFE IS
PERFECT! ♡

THANK YOU FOR
ALL THE LITTLE DETAILS
FOR A PERFECT STAY!

KEMES & KEVIN

♡

SUBJECT: Visit to Manzanita
DATE: 4/13/19

Dear owners of this house, (Bob & April)

This place was AWESOME!
It was huge and had a great view. The kids got their own beds and slept well. We had fun walking by the beach and discovering tide pools. We loved the decks even though it was rather rainy. We loved how clean it was when we arrived and how the house was in the cute tiny town of Manzanita. We left it as clean as we can. We'll want to visit again. We loved our stay! Thank you!

~~Do not~~
The ping-pong was super fun!

From,
The Jacksons,
Seattle, Washington, & KC, Kansas

P.S. - We all used the pool-pomps!

(Pizza garden is a great place with animated staff)

SUBJECT: Capobianco Family
DATE: 1/11/19

We enjoyed staying in
your home and loved
~~visiting~~ the coast and
La Mexican Place. We
will definitely visit again
soon. Heh Heh.

Signed,

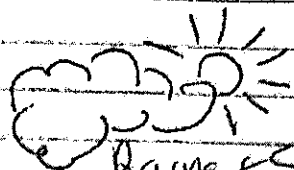
-Donato, Kimberly, Enzo and
Giorgia Capobianco

P.S. it was really
nice to have you at home
it was awesome!

October 15-18th

The Tran family had a wonderful trip. We've been coming to Manzanita for years and this was the best place we've stayed at. We will definitely try and book here in the future. Our daughter had a blast finding "treasure" on the beach.

Madeline, Khai & Lumen



6/10 - 6/12

Dear April + Rob,

!!! Raining + Sunny
!!! Cool and Cozy

What a comfortable, stress free space with my family of four, Zach, Caralyn, Matt + Me. It was the best way to celebrate a birthday! We all love the BIG bath, the fires, the cozy chairs, beds, and sofas.

The sounds of birds was enjoyable. We enjoyed the Manzanita Farmers Market, Thale Restaurant, and to walk

Came From Family Co

through neighborhoods to ~~and~~ the beach and back. It was nice watching the sky, tree, rain, clouds and sun through large windows + deck. Thank you so much.

field

SUBJECT
DATE: 11 '10 21

Parsons Family loved it all!

Wanda's cafe/bakery was amazing

The beaches were heaven sent.

Ventured to Cannon Beach,

Tom's Fish n chips was great!

We will be back no doubt! ♥

Parsons ♥
Chloe, Ryder, Sage, Mandi

SUBJECT:

DATE: 5/2/22 - 5/7/22

We had a wonderful time exploring the area. The highlights include crabbing off the dock at Kelly's & our walk to Short Beach.

Our kids from Portland came to see us and enjoyed showing us around and introducing us to some of their favorite places to eat. Lovely place to stay!

Pamela & Brian Ahar, Canadensis, PA
Mark & Neila Brownstein, Arizona

SUBJECT: thank -you!
DATE: 8/22/2020

29
What a wonderful tucked away base camp this has been for our week of exploring the coast and Manzanita. We three desperately needed an actual trip away (our last was in 2014...) and this fit the bill marvelously. We are the latest three of many, I'm sure, to have fallen in love with Manzanita. A perfect town for a week of reading, games, s'mores, beach sunsets - I could not have asked for a better place to celebrate my golden (!!) birthday.

Next time we'll have to bring our dog; this is a rare perfect for dogs Airbnb! And someone has to police the chipmunks.

Thank you for opening your doors for us to get some much needed decompression and rejuvenation. :)

- I, L, M
↑; Eugene, OR.

PS We loved discovering + filling the hummingbird feeder; it made for quite a few happy hummers!

SUBJECT:
DATE: 2/16/21

Thanks for sharing your wonderful home with us! It was the perfect get away for a long weekend. We loved visiting and playing on the beach. The dogs ran forever and were exhausted at the end of the day. We drove down to Tallahassee and had our fill of ice cream from The Creamery. We also enjoyed lunch + beer to go from Pelican Brewery. Everything about Whispering Pines was great. Thanks for having us!

The Claus Family

Tyler

Megan

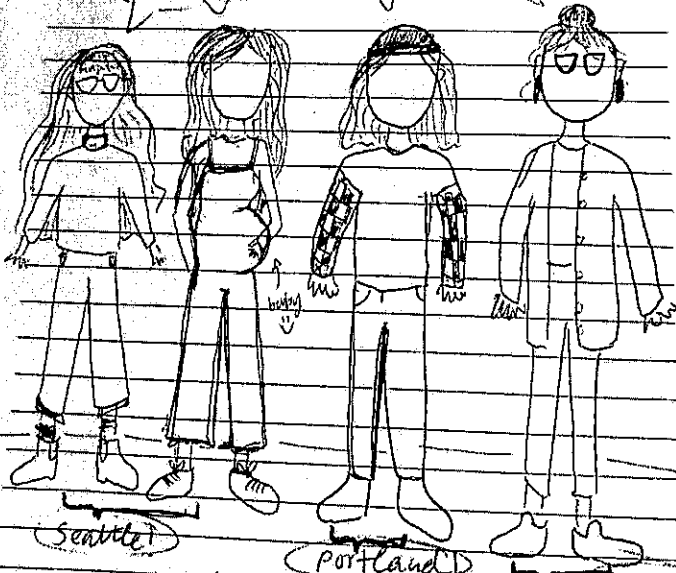
Ryder

••• Fish + Chips •••

SUBJECT
DATE: 8/20/21

Such a wonderful place for our
sister reunion getaway!!
we loved this peaceful + beautiful
get away!

we love it here!



we will definitely return!
-the Sept sisters

SUBJECT
DATE. 1/12/20

We had a great weekend
celebrating two 40th birthdays! The
house was cozy, clean and a great
space for 3 couples. We enjoyed
playing ping pong, cornhole and visiting
the beach between the storms. We
enjoyed visiting McGregors & Bread +
Ocean bakery. Thanks for a great
stay!

The Joachims (Damasus)
Palmer (Van, WA)
& Kaisers (Forest Grove)

Thank you for your time.

April Yungen, Manzanita

Lynn Tone

From: Public Comments
Sent: Tuesday, February 7, 2023 1:57 PM
To: Lynn Tone; Sarah Absher; County Counsel
Subject: FW: EXTERNAL: Ordinance 84 revisions

From: GREGORY MILLER <ggmphoto@charter.net>
Sent: Monday, February 6, 2023 4:21 PM
To: Public Comments <publiccomments@co.tillamook.or.us>; Lynn Tone <ltone@co.tillamook.or.us>; Sarah Absher <sabsher@co.tillamook.or.us>
Subject: EXTERNAL: Ordinance 84 revisions

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

Dear Tillamook County STR Advisory Committee,

There is a need to point out the obvious here. If those individuals who have invested in profit-making STRs in Neskowin were challenged in their home neighborhoods with the same invasive expansionism we are facing here, they would be indignant that their community was being defined by outside interests. And yet these same individuals are willfully blind to the impact their presence has on the residents of Neskowin and South Beach. A majority of STR owners stay at their own properties for less than 45 days of the year. Most STRs in my neighborhood are only ever occupied by vacationers.

It is the full time residents of Neskowin's responsibility and right, to work with the county to ensure that our community develops the way we envision the future. Not by the tail wagging the dog from outsiders and leaving the residents of our community to shoulder the burden left by investors; effectively forcing the residents to put up with and inadvertently support their efforts to make profits.

It also has to be mentioned that these new proposals mirror and are on par with ordinances that exist in California, Washington and Oregon. In addition, I believe that these proposals should not impact anyone with a current permit.

I am 100% behind the new revisions of Ordinance 84, with some adjustments. I believe it is fair to both sides.

Sincerely,

Gregory Miller
Neskowin, OR

Lynn Tone

From: Public Comments
Sent: Tuesday, February 7, 2023 1:56 PM
To: Lynn Tone; Sarah Absher; County Counsel
Subject: FW: EXTERNAL: New Ordinance 84 revisions

From: Candice & Gregory Miller <gandcm@gmail.com>
Sent: Monday, February 6, 2023 12:00 PM
To: Public Comments <publiccomments@co.tillamook.or.us>; Lynn Tone <ltone@co.tillamook.or.us>; Sarah Absher <sabsher@co.tillamook.or.us>
Subject: EXTERNAL: New Ordinance 84 revisions

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

Dear Tillamook County STR Advisory Committee,

We are full-time Neskowin residents. We fully support the first draft of Ordinance 84 revisions. We want to thank and applaud Sarah Absher and her team for listening to the people who live here. It is so vital that the County respects their voting constituents and not outside forces that are here to maintain a business income.

We would like to suggest the following changes to this current draft:

- Page 6/C - specify the cap to be no more than 20%
- Page 6 - add a minimum rental cap of 30 days per year
- Page 8/B - language to add bi-annual inspections
- Page 9/4 - if the number of bedrooms doesn't sync with the application, the permit should be revoked or suspended
- Page 9.060/B - when a property is sold, the registration certificate is non-transferable; the new owner must be added to the queue and re-apply.
- Page 11.080/A - exclude plus two (2) additional persons; must be two (2) persons per bedroom ONLY
- Page 11.080/D - change maximum day occupancy to four (4) additional people.
- Page 12.080/G - change quiet hours from 10pm-7am to 10pm-8am
- Page 12.080/H - eliminate the loop hole to apply for an exemption. Properties should be in full compliance with County zoning requirements, no exceptions.
- Page 13/M - in rural neighborhoods, require TOTER bear proof trash receptacles; straps on cans are useless

Sincerely,

Candice & Gregory Miller
Neskowin, OR

Lynn Tone

From: Public Comments
Sent: Tuesday, February 7, 2023 1:57 PM
To: Lynn Tone; Sarah Absher; County Counsel
Subject: FW: EXTERNAL: Proposed STR Changes

From: Peter-Tana Hatton <pthatton@gmail.com>
Sent: Tuesday, February 7, 2023 12:38 PM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: Proposed STR Changes

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

We are writing as we are concerned owners of a family home in Manzanita that we have owned since March 2016. Our family has always enjoyed going to the Oregon Coast and we wanted to be able to spend more time as a family together which prompted our decision to purchase our home. As we did not have the ability to purchase the home outright with cash, we obtained a mortgage on the home. Of course, that means paying each month the mortgage, the taxes, insurance, the utilities and the upkeep of the home to maintain it properly. We were able to obtain a STR permit from Tillamook County and observe all the rules that are required to maintain the home in an outstanding manner to look nice, not just for us, but also for our guests. Airbnb and VRBO both require that we maintain our property in a safe and legal manner. Having our home as a STR helps cover the mortgage and expense with owning a home on the Oregon Coast.

We maintain our STR Permit as required under the current Tillamook County Laws and Regulations. When our family visits Manzanita and the north Oregon Coast we spend a few days (sometimes a full week, if we can) at least 2-3 times per year. When we are there, we shop Manzanita Fresh Foods, The Little Apple, Fred Meyer in Tillamook, frequent restaurants like Wanda's, Manzanita Lighthouse, Riverside Fish & Chips in Nehalem, Pirates Cove and Garibaldi Portside Grill in Garibaldi, and shops in the area. We travel to Tillamook to visit the Tillamook Cheese Factory, Mohler Wine Tasting, the Antique Shops in Wheeler, when running, ride the Oregon Coast train out of Garibaldi. Our STR guests do the same! They also take guided fishing trips on the Nehalem River, go crabbing at Kelly's Marina, visit Rockaway Beach. Our family and our STR guests are here to visit and enjoy the Oregon Coast.

The Proposed Changes to the STR Code is unbearable. It is heartbreaking to think that we may be forced to sell our family home in Manzanita due to these discriminatory clauses in the Code. The Present Code has STR's covered. Does Tillamook County not depend and thrive on Tourism? Is it Tillamook's Intent to drive Tourism out of the County and have it be that the very grocery stores, the shops on Laneda Ave. in Manzanita, the antique shops in Wheeler, the train in Garibaldi, the Visitors Center at the Cheese Factory that rely on Tourists close due to lack of business. What about the workers that depend on Tourism to find employment – the Cleaners, the Maintenance folks, Roby's Furniture & Appliance (that gets 40% of it's business from STR and 2nd home owners), the Antique shops in Wheeler, the business owners of small shops up and down the Coast. How many kites or ice cream's are the 'locals' going to be able to purchase to support the local business enough to remain in business. To make STR Building Codes more Restrictive than other Residential Building Codes begs the question" "does Tillamook County not care about the Safety and Welfare of Long-Term Renters and homeowners?" To have STR Response times faster than local Emergency teams are able to Respond to situations? That Tillamook County does not address these same concerns across with other housing in the County is disturbing. When looking at Complaints and actual Incidents, less than 4% of Complaints/Incidents are actually related to a STR situation, and most are dealt with immediately, whereas those more abundant Complaints/Incidents with long-term housing and owners take much longer to address and resolve.

Since only 7% of the housing stock in Tillamook County is in STR (with 85% of those valued above the WFH limits), these efforts to Severely Limit STR's are insane. We urge Tillamook County to seriously revisit this thinking and retract these proposed changes now. If these Proposed changes are passed, we will be forced to sell our family's home and I can tell you that our family will refuse to step foot in Tillamook County ever again.

The Hatton Family

Lynn Tone

From: Public Comments
Sent: Tuesday, February 7, 2023 1:57 PM
To: Lynn Tone; Sarah Absher; County Counsel
Subject: FW: EXTERNAL: Support of Draft STR Ordinance and request for Density Limit for All of Unincorporated Tillamook County

From: LAURIE KOVACK <lkovack@mac.com>
Sent: Tuesday, February 7, 2023 9:10 AM
To: Public Comments <publiccomments@co.tillamook.or.us>; Sarah Absher <sabsher@co.tillamook.or.us>; Erin Skaar <eskaar@co.tillamook.or.us>
Subject: EXTERNAL: Support of Draft STR Ordinance and request for Density Limit for All of 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: Sarah Absher, Commissioner Skaar, and County Counsel

RE: Support of Draft Short Term Rental Ordinance and Request for Density Limit in All Unincorporated Areas of Tillamook County

I am writing in support of the draft short term rental ordinance that was presented at the January Tillamook County Short Term Rental Advisory committee. I appreciate the thoughtful attempt to structure a document that includes the concepts discussed by the committee in a way that allows specific discussion of actual provisions.

When reviewing the draft I hope the committee acknowledges that they are discussing regulating a business use in residential neighborhoods. The draft ordinance clearly allows short term rental use to continue. I think the draft ordinance presents a framework that helps preserve the quality of life for residents who live in the 80% of residential properties that are not short term rentals, while allowing a level of short term rentals which will continue to support the Tillamook county businesses that have become dependent on short term rental visitors.

On page 7 of the draft ordinance Section .040 Section D I strongly advocate changing the area to include all unincorporated areas of Tillamook County. For many residents it is the density and clustering of short term rentals that unfairly impacts their quality of life, while other residents with no short term rentals close by have minimal impact. This density impact is most extreme in the areas within walking distance of the ocean and often in Unincorporated Communities and Properties within City Urban Growth Boundaries. These impacted areas do not have a density limit in the proposed ordinance and I believe a density limit is warranted and can function positively in conjunction with a percentage cap.

I appreciate the efforts of the county employees, and county attorney, to present a comprehensive document for the committee to review. I hope thoughtful discussion creates an even stronger document to present to the commissioners for consideration and adoption.

Laurie Kovack
Neskowin

02/06/2023

Tillamook County Short Term Rental Advisory Committee
re: Draft Short Term Rental Ordinance | Building Code Issues

Dear Committee,

I have many concerns about the draft Short Term Rental Ordinance prepared by Mr. Kearns, this particular letter pertains specifically to the building code implications. As a licensed Oregon Architect, I deal with the building code and interpretations on a regular basis. One of the stated purposes of the draft ordinance is to *“Protect the health, safety and welfare of short-term and long-term renters, property owners, and neighboring property owners throughout Tillamook County.”* The 2021 ORSC is our current building code for one and two family dwellings and serves as a guideline for health, safety and welfare.

The draft Short Term Rental Ordinance references the 2021 ORSC for safety requirements, however I have noticed some discrepancies between what the current building code requires - most notably in .030 Bedroom Definition. The draft ordinance cites the ORSC code sections 304.1 and 305.1 for room dimensions and ceiling heights, but includes requirements that are above and beyond the code or omits the exceptions.

Per the ORSC:

- 70 SF, with horizontal dimensions of at least 7' is required for all "habitable spaces" which includes sleeping areas / bedrooms. (Section R304.1, screen capture below)

- 7' is the minimum ceiling height for **flat ceilings**, but if the ceiling is sloped, then 5' is the minimum - up to 50% of the ceiling can be between 5-7' if the rest of the ceiling is 7' or higher. Any area that is less than 5' in a sloped ceiling cannot count towards the required 70SF or minimum 7' dimension. (Section R305.1, screen capture below)

- The ORSC **does not** require “4 full-height walls surrounding a bedroom sleeping area.” Section R312.1 does require 36” guard rails to be placed on the open side of spaces adjacent to an open area. Many coastal vacation homes have open designs with sleeping lofts allowing for views with guard rails protecting the open side, which is compliant with ORSC and the previous versions of the code that preceded it.

- The ORSC **does not** require a built-in closet in order to be considered a bedroom. While desirable for long-term housing, closets are not a safety issue - it is common for beach houses, cottages and cabins built for the purposes of vacation / seasonal housing to not include closets.

- The ORSC code **does not** require a minimum of 50 SF per person

- The ORSC code requires interconnected / hardwired smoke detectors in existing only in areas where alternations or repairs require removal of interior wall or ceiling finishes to expose the structure (Section R314.4, screen capture below)

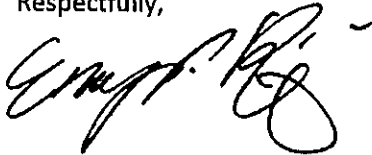
The draft ordinance states that the dwelling unit needs to meet “current requirements of the International Building Code.” When an existing structure was lawfully constructed under the current building codes in use at the time of construction, it should not be forced into full current compliance if the use or occupancy is not changing. Only the areas of the dwelling being altered, additions, and change of use from non-habitable spaces like attics and basements to habitable space or new construction needs to be fully compliant with the current code per R101.2.1.

Full compliance of the current building code would also include ventilated (“ie rainscreen”) facades, R49 roof insulation, R21 wall insulation and many other requirements. All of these are great to have - but just like requiring interconnected smoke detectors in an existing ceiling, it would be impractical and invasive to apply these requirements to an existing structure. Most homes in my neighborhood are framed with 2x4 walls and roofs which would never fit the amount of insulation the code requires today. ORSC would say that an *addition* would need to be fully compliant, but mercifully does not expect us to deconstruct and rebuild what is existing.

Food for thought...if an existing, lawful STRs does not have closets, has smoke detectors with batteries and is not fully compliant with the latest building code; and is deemed inappropriate for people on vacation, would it be appropriate to change the use to long-term housing? Would the impacts be less? Should the health, safety and welfare of short-term and long-term renters be handled differently?

In summary, I am in support of **future** STRs conforming to the current building code, as the occupancy / use would be changing. However an existing, lawful STR license should not be in jeopardy due to changes in the ordinance, especially if the dwelling has a long history of safe use as a vacation rental. Existing, lawfully licensed STRs should be grandfathered per the requirements at the time of licensure – provided the fire-life safety elements like egress windows, smoke detectors and approved bedrooms / sleeping areas met the requirements at the time approved for use as an STR.

Respectfully,

A handwritten signature in black ink, appearing to read "Emily Draper", with a stylized flourish at the end.

Emily Draper, Oceanside

SECTION R304
MINIMUM ROOM AREAS

R304.1 Minimum area.

Habitable rooms shall have a floor area of not less than 70 square feet (6.5 m²).

Exception: Kitchens.

R304.2 Minimum dimensions.

Habitable rooms shall be not less than 7 feet (2134 mm) in any horizontal dimension.

Exception: Kitchens.

R304.3 Height effect on room area.

Portions of a room with a sloping ceiling measuring less than 5 feet (1524 mm) or a furred ceiling measuring less than 7 feet (2134 mm) from the finished floor to the finished ceiling shall not be considered as contributing to the minimum required habitable area for that room.

SECTION R305
CEILING HEIGHT

R305.1 Minimum height.

Habitable space, hallways and portions of *basements* containing these spaces shall have a ceiling height of not less than 7 feet (2134 mm). Bathrooms, toilet rooms and laundry rooms shall have a ceiling height of not less than 6 feet 8 inches (2032 mm).

Exceptions:

1. For rooms with sloped ceilings, the required floor area of the room shall have a ceiling height of not less than 5 feet (1524 mm) and not less than 50 percent of the required floor area shall have a ceiling height of not less than 7 feet (2134 mm).
- > 2. Not more than 75 percent of the floor area of a bathroom or toilet room is permitted to have a sloped ceiling less than 6 feet, 8 inches (2032 mm) in height, provided that an area of 21 inches by 24 inches (534 mm by 610 mm) in front of toilets and lavatories has a minimum of 6 feet, 4 inches (1931 mm) in height, measured from the finished floor. An area of 24 inches by 30 inches (610 mm by 762 mm) in front of and inside a tub or shower shall have a minimum of 6 feet, 4 inches (1931 mm) in height, measured from the standing surface of the fixture.
3. Beams, girders, ducts or other obstructions in *basements* containing *habitable space* shall be permitted to project to within 6 feet 4 inches (1931 mm) of the finished floor.
4. Beams and girders spaced not less than 4 feet (1219 mm) on center may project not more than 6 inches (152 mm) below the required ceiling height.
5. Conversion of existing nonhabitable space, such as a *basement* or *attic*, to *habitable space*, shall provide a ceiling height of not less than 6 feet 8 inches (2032 mm) for flat ceilings or for the portion of ceiling required in Exception 1 of this section.

R305.1.1 Basements.

Portions of *basements* that do not contain *habitable space* or hallways shall have a ceiling height of not less than 6 feet 8 inches (2032 mm).

Exception: At beams, girders, ducts or other obstructions, the ceiling height shall be not less than 6 feet 4 inches (1931 mm) from the finished floor.

SMOKE ALARMS

R314.1 General.

Smoke alarms shall comply with NFPA 72 and Section R314.

R314.1.1 Listings.

Smoke alarms shall be *listed* in accordance with UL 217. Combination smoke and carbon monoxide alarms shall be *listed* in accordance with UL 217 and UL 2034.

R314.2 Where required.

Smoke alarms shall be provided in accordance with this section.

R314.2.1 New construction.

Smoke alarms shall be provided in *dwelling units*.

R314.2.2 Alterations, repairs and additions.

Where *alterations, repairs* or *additions* requiring a permit occur, the individual *dwelling unit* shall be equipped with smoke alarms located as required for new *dwellings*.

Exceptions:

1. Work involving the exterior surfaces of *dwellings*, such as the replacement of roofing or siding, the *addition* or replacement of windows or doors, or the addition of a porch or deck.
2. Installation, alteration or repairs of plumbing or mechanical systems.

R314.4 Interconnection.

Where more than one smoke alarm is required to be installed within an individual dwelling unit in accordance with Section R314.3, the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual *dwelling unit*. Physical interconnection of smoke alarms shall not be required where listed wireless alarms are installed and all alarms sound upon activation of one alarm.

Exception: Hardwired interconnection of smoke alarms in existing areas shall not be required where *alterations* or *repairs* do not result in removal of interior wall or ceiling finishes exposing the structure.

Lynn Tone

From: John Hanby <jhanby@nehalem.tel.net>
Sent: Monday, January 30, 2023 11:07 AM
To: Lynn Tone
Subject: EXTERNAL: Tillamook County Short Term Rental Process

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

Dear STR Advisory Committee, Commissioner Skaar and Director Absher:

My wife, Elaine, and I were part-time residents of NeahKahNie from 2002 to 2006 and full-time residents since then. During ownership of our property before building and then during the early years as residents, we had little awareness of the encroaching impact of STR's on livability in NKN. Part was undoubtedly due to the poor beach access of our particular location and thus low attraction for STR operations as compared to other NKN areas. More recently STR awareness and concerns have erupted. This eruption is evidence of the degradation in community livability which has resulted from essentially unrestrained STR development. This degradation will in all likelihood continue its progression in absence of meaningful and comprehensive regulation.

While awareness and action toward regulation of STR's in Tillamook County was late in getting started, the situation is now well recognized and is being addressed. I read the Tillamook County STR Ordinance Draft 1-9-2023. It is abundantly clear that considerable thought, effort and knowledge were brought forward in developing the Draft. The deliberations of the Advisory Committee and its leadership have been valuable. While I do not have a legal background and could not have begun in putting together the Draft Ordinance myself, I applaud the result. It addresses key factors that impact livability such as property conformance (e.g., number of bedrooms, occupancy limits, compliance of property with regulations), safety (e.g., for both renters and residents), number of STR Registration Certificates in a subarea and density, parking, noise, garbage, etc. Capping the total number of STR's in a community is particularly important. The Draft also properly references the serious need for normal rental housing. I see the Draft as highly credible and as an effective "strawman" document for moving forward.

As a NKN resident my sentiments are oriented in support of livability. This, however, does not mean adversity toward STR's. STR's provide important means for Oregonians and others to enjoy the beauty and attractions of Tillamook County's coastal regions and communities. STR's are important to the coastal economies and to opportunities for coastal workers and businesses. The pendulum, however, has swung too far in permitting STR's at the expense of livability. It's now time to swing the pendulum in the other direction - to correct previous missteps, and to ultimately sustain livability while also allowing vibrant STR businesses and employment. The pathway will not be easy but in the long-term is in the best interest of people (both residents and non-residents) and Tillamook County.

Respectfully submitted,
John Hanby, NKN full-time resident

Lynn Tone

From: Public Comments
Sent: Monday, February 6, 2023 9:58 AM
To: Lynn Tone; Sarah Absher; County Counsel
Subject: FW: EXTERNAL: STR

From: Leann Bennett <leannrbennett@gmail.com>
Sent: Saturday, February 4, 2023 12:33 PM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: STR

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

Dear Committee,

Thank you for your thoughtful consideration and time and energy on this topic.

I have owned a home on Birch Street in Oceanside for the past 17 years.

We frequent the home regularly but it is not our primary residence at this time. It has never been a rental.

Currently *every*, neighbor on Birch ST but one is a STR and has been purchased within the past 3 years as such (5).

The biggest issues we as owners have are;

1. Light pollution - After repeated knocks on doors, letters to the STR owners and repeated conversations no changes to exterior lighting have been done.
2. Garbage debris- Can's for pick up are not secured from wind, renters leave debris in our yard and on the street. This has been an issue OVER 10 YEARS.
3. Parking issues- Boats on drainage area, excess cars in street, no room for turn around or backing up out of our car from our driveway.
4. Utilizing our driveway and parking area- damaging our berm and driveway.
5. Noise- Parties
6. Road maintenance- Not once have any STR owners contributed to the maintenance and up keep of our unincorporated street which has extensive pot holes and steep transition from County maintained Alder St.

It is sad to not have neighbors that are invested in our area as people and as property owners other than for income. At one time we all looked after each other and knew each others names.

STR's do not make community and do not provide affordable housing.

As a Realtor I've seen prices in Oceanside more than double due to STR investment demand.

How are the people who want to make this their home suppose to compete with this?

I also see bank fraud from the borrowers on these properties claiming them as 2nd homes and getting attractive interest rates rather than investment properties.

I propose a limit on STR of no more than 10%.

I propose teeth to the lighting requirements with fines, & enforcement.

I propose a portion of the permit costs go toward maintaining the roads these homes are located on - even if they are *not* county maintained roads.

Thank you for your time,

Leann Bennett
5475 Birch St
Oceanside, OR

Lynn Tone

From: Joanie Blum <joanieis@icloud.com>
Sent: Saturday, February 4, 2023 9:33 PM
To: Lynn Tone
Subject: EXTERNAL: Saving our little village from the rental invasion

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 whom it may concern -

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

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

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

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

The problem with home owners who rent their 2nd homes is that they have no other investment in Neskowin other than their rental revenue and the tasks of maintaining these homes. They do not participate in the town in any way - shape-or-form, the activities that form the stable backbone of any neighbourhood. They are not volunteers with the fire department, they are not volunteers with the south county library committee, they do not help with spring or fall beach cleanup, they are not volunteers at Neskowin Valley School, or at the summer farmers' market - in short, they have no

investment in this town whatsoever, in the cultivation of the elements of a town that make it worthwhile and help it flourish. I realize that the houses they own are expensive and that perhaps the owners cannot afford to keep them without renting them from time to time - if this is the case, why not lease these homes to the many men and women who work here in south county? This would be a great neighbourhood endeavour. So many men and women - hospitality professionals, landscape artists, teachers, construction workers, electricians, medical professionals, and more - are anxious to lease homes here on a year-round basis, and surely special arrangements can be made with these renters for owners to have some summertime days or weeks in these places. This happens everywhere where there are special vacation spots, from Cape Cod to Mackinac Island to Puget Sound and elsewhere.

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

Kind regards -
Joanie Blum
Neskowin resident since 1980

*Ira M. Levin Ph.D.
49985 Seasand Road
Neskowin, OR 97149*

February 5, 2023

To Tillamook County Commissioners & STR Advisory Committee:

I am writing to you to convey my support for the recently drafted revised STR Ordinance prepared by Sarah Absher and Dan Kearns. This letter is intended to be in lieu of public comments I would make at the upcoming STR Advisory Committee's meeting scheduled for February 14 which I am unable to attend.

First let me introduce myself. My family and I have owned our residence in Neskowin in the South Beach area for over twenty years. We were attracted to this community because of its stunning, pristine, and serene beach, wetlands, and nature trails nearby on Cascade Head and Siuslaw National Forest. We avoided purchasing property in the more crowded and overly developed areas like Pacific City, Cannon Beach and Lincoln City. Over the years we have invested substantial sums of money to maintain and improve our property. As a result, we are very concerned about maintaining the wonderful quality of life this community offers.

While we generally support the overall development trends that have occurred here over the past two decades, we trusted such development would be planful, controlled and paced to protect the quality of life and fragile ecosystem we have chosen to reside within. We have been dismayed and disheartened by the seemingly uncontrolled expansion of Short -Term Rental (STRs) in Neskowin. Our home is now surrounded by former resident homes that have been purchased and turned into STRs. We have witnessed first-hand how such STRs can become a public nuisance without reasonable regulations and enforcement. Short term renters show little concern for creating disturbances at all hours, blocking roads with their parked vehicles, nor keeping beach areas clean. The increased traffic of large numbers of short term renters has also contributed to increased road damage.

The Tillamook County's Ordinances and related policies regarding Short Term Rentals (STRs) have become more important than ever and the current revisions being worked on are critically needed. I understand the taxes and fees the county collects from these businesses help fund some community projects in Neskowin. At the same time, so do our property taxes. That is why some level of collaboration and compromise of the interests of STR owners/managers with residents is the direction that should be sought. I do not want to prevent property owners who decide to turn their properties into short term rental businesses, but we believe such businesses should not be allowed to propagate and operate without reasonable regulations updated to reflect the current context. Such regulations should include both how these

Ira M. Levin PH.D.
49985 Seasand Road
Neskowin, OR 97149

properties are operated and most importantly strong enforcement of any established STR regulations.

In closing I want to convey my strong support for the direction of the current work amending the STR ordinance demonstrated in the most recent draft by Sarah Absher and Dan Kearns, even though I do not agree with all aspects of it. There are still some ambiguities where increased clarification is needed or where some key issues are still not fully addressed such as continued STR expansion and regulation enforcement. Any regulations/rules without clear, substantive enforcement processes and penalties associated with violations become meaningless.

I appreciate your consideration of my point of view in your deliberations.

Sincerely

Ira M. Levin

Lynn Tone

From: Sue Williams <suendave_163@comcast.net>
Sent: Saturday, February 11, 2023 10:00 PM
To: Public Comments
Subject: EXTERNAL: STR 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.]

I am in support of the comments made by Jacki Hinton. Please consider our community's concerns.

Thank you, Sue Williams

37450 3rd St.

Neahkahnie

Sent from my iPhone

Lynn Tone

From: Davensue_163 <davensue_163@comcast.net>
Sent: Saturday, February 11, 2023 9:37 PM
To: Public Comments
Subject: EXTERNAL: STR 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.]

I am in support of Jacki Hinton's comments.
Please consider our community's concerns.
Thank you,
Dave Williams
3rd st.
Neahkahnie

Lynn Tone

From: Jacki Hinton <hintonjacki56@gmail.com>
Sent: Saturday, February 11, 2023 4:27 PM
To: Public Comments
Subject: EXTERNAL: STR Comments

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Commissioner Skaar, Director Absher and STR Advisory Committee Members,

Please consider the following comments in your deliberations on revision of Ordinance 84.

I am a full-time resident of Neahkahnie, an active community volunteer and a frequent renter of STRs when travelling.

First, I offer my sincere appreciation to all of you for your dedication, time and hard work on behalf of the unincorporated communities of Tillamook County.

Second, I want to acknowledge the amazing effort by Director Absher, her staff and Daniel Kearns in preparing the fully revised draft ordinance. I support the draft as a reasonable, comprehensive approach to a responsible STR regulatory program. That said, I reserve the right to offer comments and recommendations as this process proceeds.

I specifically commend the inclusion of the following, which in combination help address many of the safety and livability concerns raised by community members as well as the county-wide lack of affordable and workforce housing:

- Subarea STR caps
- Density limits
- Five-year limited exclusion for existing permitted STRs
- Overnight occupancy tied to number of bedrooms and subject to maximum limit (I suggest eliminating the “plus 2 additional persons” and requiring basic emergency supplies for each occupant)
- Addition of maximum limit on day-time occupancy
- Requirement for off-street parking and parking diagram
- Noise and exterior lighting restrictions
- Trash containment and pick-up requirements
- Neighbor notification requirement (I suggest adding # of allowed vehicles and timely notification of any changes)
- Visible, enhanced signage (I suggest making the included information available on the County website also)
- More robust complaint collection and response system (I suggest a more robust enforcement process and penalty provisions as well)

- No future permitting of Accessory Dwelling Units (ADU) for STR use
- County use of STR operator license fees to address local affordable and workforce housing needs

Thank you for the opportunity to provide these comments.

Respectfully submitted,
Jacki Hinton

Lynn Tone

From: David Boone <daveboone01@gmail.com>
Sent: Thursday, February 9, 2023 11:25 AM
To: Public Comments
Subject: EXTERNAL: Comments On Proposed Amendments To 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.]

February 9, 2023

Commissioner Skaar
Director Absher
Members Short Term Rental Advisory Committee

Please consider the following comments regarding the proposed revisions to Ordinance 84 dated 1-9-2023.

First, I want to commend and thank Director Absher and Mr. Kearns for their thoughtful and useful proposed changes to the current Ordinance 84. While I have some comments and suggested modifications, the changes proposed are a significant step forward in implementing a more fair and workable system for regulating the Short Term Rental industry in unincorporated Tillamook County. These proposed changes represent a tremendous amount of work and thought which should be recognized and appreciated by those of us who are affected by STRs every day.

As a full time resident of Neahkahnie, I want to state, as I have in my previous comments to the STR Advisory Committee, that I do not want to eliminate Short Term Rental units in Neahkahnie. Properly regulated STR units in numbers appropriate for a particular neighborhood, provide a useful way for tourists to visit our area. However, given the way the STR industry has exploded over the last several years with absentee investors buying residences for the sole purpose of converting them to STRs, it is quite clear that Tillamook County just like most other destination areas in the United States must implement more effective regulations. I want to voice my strong support for the following proposed amendments to Ordinance 84:

- * a cap on the number of permitted STRs with the number varying by community
- * a "density" limit on STR locations to appropriate spread STRs in a community
- * a capacity limit on each permitted STR
- * required on site parking with no on street parking
- * a limited "grace" period for existing STRs before all the new requirements including caps apply
- * a local contact available 24/7 that will respond within a short, specified period to complaints
- * a requirement that all complaints be promptly reported to the County
- * posting critical information on signage readable from the street.

The current Ordinance 84 has proven to be insufficient in addressing the many problems resulting from the increasing number of STRs, for example, parking, noise, trash, unattended beach fires, traffic. It is absolutely critical to make substantive changes to prevent the continued erosion of the livability of our neighborhoods. The desire of absentee investors and others with financial interests to maintain the status quo of the current regulations is understandable. If the current system wasn't highly lucrative for these people, there would not be the very significant organized effort by the STR industry to oppose any changes.

Specific comments on the proposed amendments to Ordinance 84:

1. Section .030 E: In determining the change of ownership the term “person” should be defined to include all individuals or legal entities that are permitted to own real estate under Oregon law, including any type or level of ownership interest in any such entity. For example, there are a number of STRs in Neahkahnie that are held as LLCs. Anyone who owns any interest in such an LLC should be included as an “owner” of this STR.
2. Section .040 C: Capping the total number of permitted STRs in a community is critical if the livability of the community is to be maintained. The appropriate level will vary by community due to the different levels of commercial zoning as well as types of STR units. For example, Neahkahnie has no condominiums or duplexes and is zoned residential. Other communities have a significant number of condo units and have commercial zones. Manzanita for example has commercial zones and has an overall cap of 17.5% based on residential units. At this point, Neahkahnie has a permitted level of STRs vs water hookups of 22%. This is much too high. A more reasonable level would be in the 10% range. A higher level may be appropriate for communities that have commercial zones as well as condominiums and duplexes.
3. Section .040 D: Capping the density of STRs is an important longer term goal to improve the livability of communities. The proposed 250 ft boundary to boundary seems like a reasonable approach for single family residences. A more creative approach will be needed for condominiums and other high density units. Currently there is a “wall” of STRs along the ocean front which reaches several blocks inland. Note, these STRs are all within the inundation zone as defined by DOGAMI. That means when the Cascadia rupture happens with the subsequent tsunami, all of these units will be destroyed and those tourists who survive will require emergency services for at least two weeks, more realistically at least four weeks. That means shelter and food for a significant number of people which does not currently exist will be expected by those tourists attracted here by the STR industry as well as the State and County tourist agencies. At this point even the most basic “Go Bag” emergency supplies are not required for every STR permitted occupant. Requiring STRs to provide supplies for their customers should be part of the health and safety requirements for obtaining a STR permit. Limiting the density of STR units will help minimize this issue by decreasing the concentration of units in the inundation zone.
4. Section .050 D: These fees seem inadequate to cover all of the expenses of appropriately administering the STR industry in Tillamook County. The operating principle should be that sufficient fees are charged to cover all of the costs incurred by the County in properly administering the STR industry and enforcing all of the relevant regulations. The taxpayers of Tillamook County should not have to subsidize the STR industry.
5. Section .070 D 2: Parking at, or near, STRs is a significant current issue. The proposed parking requirements are a very positive effort to deal with this problem. However, the unlimited conversion of front yard to parking, as has already occurred with some of the local “hotels”, is detrimental to the appearance of the neighborhood. At this point it is not unusual to see cars jammed on to driveways and sticking into the street. Permitting one vehicle per bedroom (as long as appropriate on property parking is available) is appropriate for the non-Estate STR units. However, with the grandfathered “Estate” properties, this could be at least 7 cars. The over parking problem becomes an enforcement issue that the County needs to address in implementing any new regulations. The limitation on “on street” parking in Section .080 E is also very important. Most streets on the coast, and particularly in Neahkahnie, are narrow two-lane streets with no sidewalks. People have to walk in the street. Very fortunately no one has been injured walking or opening car doors into traffic which is quite common along the beach.
6. Section .080; Putting a limit on occupancy is a very important modification to the current Ordinance. The presence of “hotels” housing 20 transient lodgers or more is inconsistent with the character of any residential neighborhood. Having a maximum occupancy is important not only for minimizing neighborhood problems, such as noise, but also the safety of the transient lodgers. Fortunately, we have not experienced a fire in a single family residence that has been converted to a 20 person hotel (or even a 10 person unit). Limiting the occupancy of converted residences is important for the safety of all the transient lodgers as well as the livability of our neighborhoods.
The limitation of 2 people per bedroom is very reasonable. I question adding an addition 2 people, apparently on a sleeper sofa or the floor of the living room, but think this may be an acceptable compromise.
Permitting an “Estate” STR to have an addition 2 people, i.e. 14 as opposed to a cap of 12, I think is a bridge too far. I strongly support having an absolute occupancy cap of 12 adults regardless of the size of the STR unit. This is a lot of

people in a unit designed and built as a single family residence. Expecting 12 to 14 adults plus 2 children to evacuate an unfamiliar building in the dark in an emergency is an unnecessary safety risk undertaken for purely financial reasons.

7. Section .080 E: Having a local contact who can respond quickly should be an absolute requirement to having an STR permit. Two specific examples of not having such a contact. First, on a recent walk in the neighborhood, I saw a trash can that was overturned and trash spilled out. On a positive note, there was a contact person and phone number listed prominently at the street. I called and got a "leave a message" voicemail. Three hours later I received a text saying the contact was in Montana and would try and have a neighbor deal with the trash. Fortunately this was only a nuisance situation and did not need immediate attention but did show such immediate attention was not available. The second situation involved an STR tenant who had a family member locked in a bathroom. When they called the national renting agency, they were told it was late and they could not get anyone to respond for several hours. The person called the fire department who finally kicked the door open to get the person out.

It should be a cost of doing business to have a local person who is on call 24/7 to promptly deal with complaints.

8. Section .080 M: Regular trash service should be required. However, there should also be a requirement that the trash can be moved back to its storage place once emptied. It is not uncommon to see a trash can sitting by the driveway for days after trash pickup.

9. Section .080 N: The proposed requirement of posting certain information where it is visible without entering the property is important. However, there is too much information being required for the notice on the street. The critical information is the name of the contact, contact's phone number, & street address of the STR unit (many STRs in Neahkahnie do not have clearly posted street addresses). While maximum occupancy, permitted parking & STR permit numbers are important information, a sign containing that much information may be too large or the font too small. All of this information, including owner, permit number, expiration date, etc. should be posted on a County website which is easily searchable with the street address. The argument that there are privacy concerns about having a notice that a unit is an STR is a red herring given people are advertising nationally and many of the national renting agencies already have STR signs posted on the street for advertising purposes.

10. Section .090: If an STR is operating on a septic system, they should be required to have prominent postings in the unit of how to properly use the system, i.e. what can be put in the system and what can't. Also the system should be checked by a qualified service person periodically, e.g. once per year with a certificate of operability provided to the County. The risk of pollution of an improperly operated and/or maintained septic system is too great to not have appropriate safeguards.

11. Section .100: There is an inconsistency between paragraphs 1 & 2 of B. Given the proposed response times for a "contact", everyone would call the "Hotline". Either make the "Hotline" the place where people lodge complaints or make the listed "contact" respond to the complainant in the same time as to the Hotline. If the contact does not respond to the complainant, then use the Hotline. Also in paragraph 3 of B, there must be a requirement that ALL complaints be reported to the County within a short period of time, e.g. two weeks and be posted in connection with the particular STR unit on the County website. That way a complainant can be assured that their complaint is of record with the County. Without such a system, we will continue to hear the refrain that "there are no complaints regarding STRs". The specific prohibitions in D are a useful addition since the STR "hotels" are often currently used for business conferences and other large events.

12. Section .110 B: Having a five-year "grandfather" for existing STRs seems like a fair way for the STR owner to recoup any investment they may have made in connection with operating the unit as an STR. While it means the community must endure the livability issues that now plague us for an additional 5 years, it is a compromise that I think most non-STR property owners would be willing to accept to achieve a long term solution to the issue.

13. Section .110 C 2: My concern is this will simply be an invitation to purchase a "friendly" appraisal. In the interest of protecting the Tillamook taxpayer while being fair to the STR owner who has a legitimate claim under this Section, I suggest that 3 independent appraisals be required from qualified appraisers. The average of the two appraisals closest

to each other could be used. Having a friendly real estate agent provide a “user friendly” number is not in the interest of the County taxpayer.

As important issue that is not addressed in the proposed amendments is the effect of an STR investor owning more than one property in a community. In the interest of fairness to new STR permit applicants or even reapplying applicants, someone who presently has multiple permits should not get additional “bites at the apple” when applying after the “grandfather” period as expired. Anyone who holds a permit should have to wait in line until all other applications have been granted according to the relevant caps before their additional permit application is considered. I think the more appropriate approach is that followed by Manzanita in limiting permit holders to one permit regardless of the level of interest in the permit. This is a more fair allocation of what is obviously a very lucrative business based on the level of resistance to any changes from the STR industry and absentee STR owners.

Regardless of how well written or comprehensive a set of regulations may be, they are useless without effective and timely enforcement. At this point I have not observed such enforcement. The County sheriff has specifically stated his department is stretched too thin to respond to a non-safety issue like a noise complaint. As I indicated above, the fee structure for permitted STRs must provide sufficient resources for the County to appropriately enforce all regulations and inspection requirements. Coupled with this should be the creation of a database containing all STR permit information similar to what Manzanita currently does. This should contain all of the information listed in .080 N and be easily accessible on the Tillamook County website.

In looking at objections from interested parties to the proposed amendments to Ordinance 84, the concerns seems to generally fall in the following categories:

First; "It is a property right to be able to use a residence as an STR and there should be no limitations on this right". This position ignores the reality that every right has limitations including property rights. Placing a transient lodging business in a residential community violates the “property rights” of those property owners who bought the property as a residence with the expectation it was not a commercial area. No one would reasonably think a property owner has a “right” to put a McDonalds in a residential neighborhood or turn their property into a commercial trash dump. Having reasonable requirements on the operation of a business in a residential community in order to satisfy the health, safety and livability requirements for the residents of that community does not automatically violate an owner’s “property rights”. As an aside, most of the communities where absentee STR owners reside have much more stringent restrictions on STRs than are being proposed in the amendments to Ordinance 84 (e.g. Portland, Lake Oswego, Salem).

Second: " STRs provide income needed to keep rural Tillamook County and its businesses financially afloat". It is absolutely true that many businesses depend on tourists for a significant part of their revenue. How much of that tourist revenue comes from STR lodgers vs day trippers and other tourists has not been established to my knowledge. However, at least some of it does and it is a valuable contribution to the viability of certain local businesses. Nonetheless, everything has a useful limit and then cost/benefit is exceeded. I submit this has happened in the form of traffic congestion, overtaxing of natural resources (think drinking water, hiking trails, etc) and governmental resources (think regulation enforcement such as beach fires).

Third: “I can’t afford my second home/vacation home without the revenue from my STR”. Frankly, are you kidding!!! Who said you are entitled to operate a business in a residential neighborhood so that you can afford a vacation home? While there may be other reasonable objections to some of the proposed changes in the Ordinance, this one deserves no attention. A corollary to this assertion is that: “those of you who live full time on the coast just want to keep it for yourselves”. The reality is that much of the operating infrastructure that visitors (and part time residents) rely on depends on volunteers who are full (and some part time) residents not absentee STR owners or transient lodgers. Most of the fire fighters in rural Tillamook County are volunteers as are many of the medical first responders. Many of us are on the boards of necessary organizations such as water districts, sanitation districts, health districts, etc. We welcome

and encourage visitors to our area. We do object to "visitors" who don't respect the natural environment or simply want to financially benefit from activities that negatively impact the livability of our communities.

Once again, I want to commend Director Absher and Mr. Kearns for the time and thought they have invested in trying to balance a number of competing interests. While there are certain items I would like to see additionally considered, I am very appreciative of the work product they have provided.

Respectfully submitted,
David Boone
daveboone01@gmail.com

Lynn Tone

From: Dianne Bloom <diannerbloom@gmail.com>
Sent: Sunday, February 12, 2023 5:01 PM
To: Public Comments
Subject: EXTERNAL: Tillamook County needs to Regulate 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.]

Dear Commissioners and STR Committee members,

Tillamook County needs to do a better job at regulating Short Term Rentals. Current STR regulations are grossly inadequate. My husband and I moved here full time from Washington DC 12 years ago for the peace, quiet and community life. Since our arrival, our community in Neahkahnie has been transformed and impacted in a very negative manner. Cars are parked all over, older folks can't drive down to sit on the beach. There is no parking and some of live to far from their homes to walk. The noise from homes with anywhere from 10-20-30 folks partying is unreal. It's a miracle that the number of beach fires lit have not spread and destroyed our neighborhood. As it is, visitors driving and parking on the sand dunes is ruining them. We don't have adequate police and state park ranger coverage to handle the influx of short term renters who don't obey rules. Trash is another story. The attitude seems to be, I don't live here, what does it matter. 5-10 years ago our streets and beach would be busy from Spring thru Fall. Now we are swamped with traffic and noise year around. We don't have adequate water resources to support all the short term rentals in Neahkahnie. Folks have addressed these water shortages, due to short term rental overuse, in the STR Committee meetings if you need details. These short term renters are not our volunteer firefighters, emergency preparedness volunteers nor our ham radio operators. They are not members of our Medical Reserve Corp. We need to keep our community available to folks who desire to live here and participate in our community. Please help put some limits on short term rentals so our quality of life will improve or least not continue to deteriorate.

Respectfully Submitted,

Dianne R Bloom
37430 3Rd St
Neahkahnie Beach
Nehalem OR 97131

Lynn Tone

From: Dan Conner <dan@londonproperties.com>
Sent: Sunday, February 12, 2023 3:27 PM
To: Sarah Absher
Cc: Public Comments; hintonjacki56@gmail.com
Subject: EXTERNAL: STR 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.]

Sarah Absher
CEM Director
Tillamook County
1510-B Third Street
Tillamook, OR 97141

Dear Ms. Absher,

Thank you and your staff for the time and work you have all put into the STR draft ordinance. I can imagine the frustration and pressures you all must feel and I certainly do not wish to add to them. However, some of my neighbors have been encouraging me to add one more voice to the issue.

As you are aware, I have lived and worked from my home in Neahkahnie for over 30 years. My love and respect for our very special community has grown deeper in every one of those years. Like so many of my neighbors, I am now beginning to sense that the "feel", character and soul of our little community is being endangered by the growing number of STR units. We are now experiencing an ever-increasing number of short-term visitors, many of who, regretfully, do not always appear to be invested in preserving its fiber, character, and uniqueness. I am very much concerned that if we allow the number of short-term visitors to be unregulated or to continue increasing, we may very soon destroy forever the character and spirit of this very special spot of the Earth.

As you know, I have recently completed a small subdivision of lots (for permanent residents) in Neahkahnie. To do my small part, I have added to each of those lots a CC&R prohibiting any short-term rentals.

Again, on behalf of my neighbors and myself, I would like to thank you and your staff for your efforts in helping us to reasonably control and limit the number of STRs.

Dan Conner
8015 Circle Drive
Neahkahnie, OR 97131

D. J. Conner
Fresno office: 559-436-4050

Oregon office: 503-368-7330

Cell: 559-905-6442

dan@londonproperties.com

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Lynn Tone

From: Raleighworld <raleighworld@earthlink.net>
Sent: Sunday, February 12, 2023 1:08 PM
To: Public Comments
Cc: Sarah Absher
Subject: EXTERNAL: Tillamook County STR Comments

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Commissioner Saar, Director Asher, and STR Advisory Committee Members,

I am a homeowner in the Neahkahnie Beach neighborhood. I am writing to express my strong support for the efforts of this committee to find a reasonable way to manage the explosive growth of Short Term Rentals in unincorporated Tillamook County. Thank you for taking on this task.

I am in complete support of all aspects of the draft ordinance. It addresses many concerns to not only manage growth, but also life and safety issues that should be expected by the general public when occupying a rented space. I believe that Short Term Rentals are an important part in providing visitors an opportunity to experience our coast. However when homes are acquired or built for the sole purpose of providing short term lodging particularly in residential areas as opposed to a homeowner letting out the residence for a short time occasionally during the year, people are just creating mini-motels and all of the aspects that go with such properties. I don't think that is in the spirit of someone trying to make a little extra income from a family property.

We purchased land and built in the Neahkahnie Beach neighborhood precisely because it is not commercial. It has no infrastructure to support the scale of STR that is now clearly taking place. At the current rate of rental growth, we will lose the sense of community in all aspects that drew us here in the first place. I would remind those who are concerned that they may be losing their rights to use their property as they wish that the same argument exists for those of us who knowing the existing restrictions on land use were drawn to this location by those very restrictions. This is not the "wild west" and in our dense society, rules of conduct (zoning for example) are not only desirable, but necessary. Everyone is affected in some way or another by the constraints of living in our modern society. This revision of STR addresses the need to accommodate the needs of both residents and visitors.

Thank you for the opportunity to comment.

Jeff Welty

Lynn Tone

From: Ketzel Levine <ketzel.levine@gmail.com>
Sent: Sunday, February 12, 2023 12:49 PM
To: Public Comments
Subject: EXTERNAL: Comments - 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.]

To the commissioners and STR committee members:

I am a full-time resident of Neahkahnie and the owner of two Airbnbs, both on my immediate property.

I have nothing but wholehearted enthusiasm for the draft revisions proposed in response to my community's concerns. It's quite heartening to know we've been heard.

The STR cap and density limit is a huge step forward. You likely know that 22% of dwellings in Neahkahnie now function as STRs. Without the promise of sanity inherent in your provisions, we could end up a ghost town of seasonally uninhabited homes instead of a connected, vibrant & welcoming community.

I applaud all efforts to protect the entire county's residents from 'over-tourism' - as stated in a 2019 Tillamook County commissioners report - when "the negative impacts of disruption and congestion are overwhelming the local facilities". We are indeed overwhelmed.

I'm aware this is not just a regional problem; the stress of tourism is an issue worldwide. And I appreciate a balance has to be struck; owning a home in a beautiful place like this is a privilege, and comes with a responsibility to both share and protect it. To that end, leadership is crucial.

I also want to express regret that you've received rude and egregious comments. When I read things such as, "If you pass this...you'll be bringing the wrath of God down on your heads", I am dumbstruck. While I hope all involved have become inured to vitriol, I find it quite dispiriting to see you so abused.

Thank you for your hard work.

Ketzel Levine
Neahkahnie

Lynn Tone

From: John Bloom <john.m.bloom@gmail.com>
Sent: Sunday, February 12, 2023 11:24 AM
To: Public Comments
Cc: Dee Bloom; Jacki Hinton
Subject: EXTERNAL: Strongly DISAGREE that 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.]

I strongly **DISAGREE** that Tillamook County should regulate STR's under current program regulations and are restrictive enough. The current regulations are toothless and thus totally inconsequential.

We are having these hearings because the current program has spectacularly failed to regulate!

We have STR's in Neahkahnie that are actually motels. We have demonstrated that STR's use 80% more water than residents and our water works are already challenged and finite. Let alone the parking, litter and unlawful use of firework treating our homes. STR's are not sustainable option.

I hear the assertion of owners "property rights" but how about my right of "quiet use and enjoyment" of my property and residence? What gives you the right to pursue an economic enterprise in my neighborhood at one's whim?

The STR lobby wants us to look at the taxes generated as "free money" but that as we all know is an illusion and a trap. Just look at the deterioration on our Tillamook County roads and infrastructure with the onslot of increased tourism and how little TLT money has actually contributed Tillammok Counties wellbeing.

I am in favor of caps and density limitations on existing STR's. We as a community do not need to contort ourselves to accomodate free enterprise individuals, the tourist lobby or the real estate lobby. Rather, they need to accommodate the will of the people who choose to live here because it is through our endeavor's that make this area so desirable to live in.....not their economic enterprises!

Jack Bloom
Neahkahnie Beach

Lynn Tone

From: Michael Booker <doc-holladay@earthlink.net>
Sent: Sunday, February 12, 2023 10:51 AM
To: Public Comments
Subject: EXTERNAL: Short term rental proposals

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

Hello, I am writing in support of the proposals to manage short term rentals in Tillamook County. I am a resident of Neahkahnie and I am a registered voter in Tillamook County. The committee worked very hard on the proposals and I feel they balance the many varied interests that exist. There can be no one perfect solution but the unmanaged approach we currently have does not consider enough the needs and desires of residents. There has existed a business model that changes our neighborhoods to motels and there needs to be balance. I feel the proposals struck that balance. Thank you for your work on this subject.

Michael Booker

Sent from my iPhone

Lynn Tone

From: Sharon Gibson <sgibson385@gmail.com>
Sent: Monday, February 13, 2023 3:57 PM
To: Public Comments
Subject: EXTERNAL: Short Term Rental Order 84 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 County Commissioners and STR Advisory Committee,

We have been full time residents of the Neahkahnie community for 20 years and are writing to let you know of our support for the draft STR revisions.

We are heartened by your efforts to restore balance in residential neighborhoods like ours by putting in STR caps and density limits. We are also pleased you have recommended a maximum limit on occupancy and parking as well as requirements for infrastructure support such as trash pick-up.

Issues such as lack of enforcement capacity, water resource management, parking of RVs on roadsides, and emergency preparedness are on-going concerns but your work seems to represent an investment in community livability which is appreciated.

We believe that the STR business should indeed be treated as a business and as such be licensed and monitored closely accordingly. Ordinance 84 seems to address this well, so we hope it becomes a reality.

Regards,
Sharon Gibson
P. O. Box 263
Nehalem, OR. 97131

Lynn Tone

From: Jessica Schaffer <jessica@nervoussystemreset.com>
Sent: Monday, February 13, 2023 3:56 PM
To: Public Comments
Subject: EXTERNAL: STR revisions

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

Dear County Commissioners and STR Advisory Committee,

I live outside of Manzanita and am writing to let you know I *vigorously* support the STR draft revisions. This could be a game changer for full-time residents like myself.

I am heartened by your efforts to restore balance in residential neighborhoods like ours by putting in STR caps and density limits. I'm also relieved you've recommended a maximum limit on occupancy and parking.

I know we have more work to do - issues such as lack of enforcement, resource concerns (specifically, water) and emergency preparedness are on-going concerns - but your work reflects a real investment in community livability. And for that, I am deeply appreciative!

Thank you,

Jessica

Jessica Schaffer
Nervous System Health Educator
pronouns: she/her (*why this matters*)
www.NervousSystemRESET.com
503-348-6288

Lynn Tone

From: Meadow Davis <meadowandcorey@gmail.com>
Sent: Monday, February 13, 2023 10:59 AM
To: Public Comments
Subject: EXTERNAL: County STR Ordinance

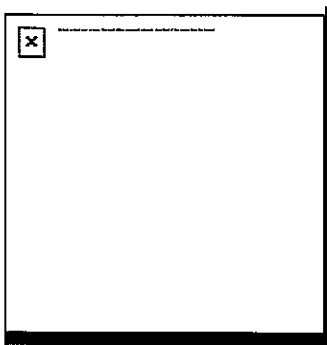
[NOTICE: This message originated outside of Tillamook County -- **DO NOT CLICK** on links or open attachments unless you are sure the content is safe.]

Please consider our public comments as a real estate professionals regarding the STR ordinance discussions. I believe that STRs are an integral part of our local economy, and should be allowed in the unincorporated areas of Tillamook County. However, in order to preserve property values, quality of life for residents and second home owners, and to ensure that resources such as Neahkahnie water are sufficient for the existing homes, I only support STRs if the following restrictions or something like them are in place:

- Maximum number of guests per residential unit. The 10 person maximum seems more than fair to me— single family residences are generally not designed to support more than 10 people. Nor are the utilities to them allocated to support larger groups.
- Maximum number of cars with off street parking required for that maximum number.
- Some sort of density cap. The % system used by Manzanita seems fairer and easier to enforce than the proposed distance (250 ft) idea.
- Local management/emergency contact required to enforce noise complaints/issues/garbage/etc.
- The fairest licensing seems to be one license per owner. This supports folks who own a second home and use rentals to help offset their costs. It eliminates those owners who are creating basically a hotel in the residential zone owning multiple rental houses and operating a business. License does not run with property (ie it is forfeited at point of sale, new owner gets in line for a new license). It seems unfair to force a 5 year rollover— if an owner is conscientious and has invested in their rental, it seems unfair that they would have to give up a license randomly. Point of sale seems fairer.
- Some sort of 3 strikes or punishment for not following the rules— would result in forfeiture of license.

Best of luck at tomorrow's meeting.

Regards,



Meadow + Corey Davis | Home + Sea Team
Cascade Hasson Sotheby's International Realty
m: 503.812.9543
e: meadowandcorey@gmail.com
offices: Manzanita | Cannon Beach | Gearhart
Live Listings Data & Statistics at www.homeandsea.us



Lynn Tone

From: Marilyn Flemming <22snyde@gmail.com>
Sent: Monday, February 13, 2023 10:03 AM
To: Public Comments
Subject: EXTERNAL: Fwd: 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.]

>>
>> Commissioner Skaar, Director Absher, and STR Committee Members, We
>> stand in agreement of revised ordinance 84, submitted to us by Jacki Hinton on Feb. 11, 2023.
>> We have been full-time residents of Neahkahnie for almost seven years at 38305 Beulah Reed Road.
>> Thank you for this consideration,
>> Marilyn Flemming
>> J David Flemming
>>

Lynn Tone

From: Marilyn Flemming <22snyde@gmail.com>
Sent: Monday, February 13, 2023 9:20 AM
To: Public Comments
Subject: EXTERNAL: 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.]

Commissioner Skaar, Director Absher, and STR Committee Members, We stand in agreement of revised ordinance 84, submitted to us by Jacki Hinton on Feb. 11, 2023.

We have been full-time residents of Neahkahnie for almost seven years at 38305 Beulah Reed Road.

Thank you for this consideration,

Marilyn Flemming

J David Flemming

Lynn Tone

From: Judith Schwartz <sorrel@nehalem.tel.net>
Sent: Monday, February 13, 2023 7:21 AM
To: Public Comments
Subject: EXTERNAL: Comments Regarding STR Advisory Committee Updates

[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 long term (approx. 30 years) full time resident of Neahkahnie and am writing to show support for the latest STR Draft. These changes will go a long way to preserve the livability and sense of community for those of us who consider Neahkahnie our "Home".

I strongly support the recommendation of limits on occupancy and parking, definition of excessive and inappropriate noise, intrusive outdoor lighting, guidelines for management of garbage, and the provision of clear and accessible management/owner contact information.

There are still other issues to address, such as lack of enforcement protocols, concern regarding the limits and quality of our water supply, and provisions addressing the impact that STRs have on emergency preparedness.

I have great appreciation for the work done so far towards supporting the investment in our community's livability.

Thank you,
Judy Sorrel

Lynn Tone

From: Chris <gracestrand@gmail.com>
Sent: Monday, February 13, 2023 4:27 PM
To: Public Comments
Subject: EXTERNAL: Please include me supporting public comments re: 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.]

Please include me in supporting public comments letter from Jacki Hinton 2/11/2023.

Sincerely,
Chris Strand

Lynn Tone

From: chiphall75@gmail.com
Sent: Monday, February 13, 2023 4:27 PM
To: Public Comments
Subject: EXTERNAL: STR 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 Commissioner Skaar, Director Absher and STR Advisory Committee Members,

We, Tarri Butler and Chip Hall are full time residents of Neahkahnie, OR.

We so greatly appreciate the amount of time, thought and effort you have put into your revisions of Ordinance 84. We support these revisions.

We especially appreciate the following four:

1. Subareas STR caps: A stringent cap will hopefully allow the pendulum to swing back towards reason, community and livability after these past years of unbridled STR greed and growth.

2) Density limits: Yes, having to live right next door to a STR is difficult enough, but at least we will know other nearby homes won't also become motels.

It's also prevents non local STR investors from buying up strings of ocean view homes for their customers.

1. Five-year limited exclusion for existing permitted STRs:

Five years seems quite generous but at least outside investors will have some time constraints on how long they can consistently reap financial rewards, (ie have your mortgage paid for you, etc) on the backs and livability of local citizens.

1. County use of STR operator license fees to address local affordable and workforce housing needs: This is such a relevant idea and very necessary issue to be addressed. Thank you for this sincere and community minded concept. There could be an added fee/surcharge that went directly into the construction of said affordable housing.

We also appreciate the below being included in your revisions:

- Overnight occupancy tied to number of bedrooms and subject to maximum limit
- Addition of maximum limit on day-time occupancy
- Requirement for off-street parking and parking diagram
- Noise and exterior lighting restrictions
- Trash containment and pick-up requirements
- Neighbor notification requirement
- Visible, enhanced signage
- More robust complaint collection and response system (I strongly suggest a more robust enforcement process and penalty provisions as well)

- No future permitting of Accessory Dwelling Units (ADU) for STR use

Thank you again for caring and working on behalf of local citizens and tax payers who live in unincorporated Tillamook County.

Tarri Butler
Chip Hall
8465 San Dune Road
NKN
541-359-5264
chiphall75@gmail.com

Sent from my iPhone

Lynn Tone

From: Lloyd Lindley <lloydlindleyasla@gmail.com>
Sent: Monday, February 13, 2023 4:43 PM
To: Public Comments
Subject: EXTERNAL: Draft Revised Ordinance 84 TilCO STR Advisory Com
Attachments: STR Comments 02132023.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.]

Please find attached my comments regarding the Draft Revised Ordinance 84.

Thank you

Lloyd Lindley II, FASLA Emeritus

Lynn Tone

From: Thomas Ayres <jta@nehalemtel.net>
Sent: Monday, February 13, 2023 11:00 PM
To: Public Comments
Cc: David Boone and Jacki Hinton
Subject: EXTERNAL: STR Comments

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

To: Commissioner Skaar, Director Absher and the STR Advisory Committee Members

From: Tom and Barbara Ayres, full time residents of Neahkahnie from 1979 through to the present.

Re: Draft Proposal, Short Term Rental Ordinance.

We would like to thank you for all of your work in preparing this Draft Ordinance. I think this Draft goes a long way toward addressing the problems which have been caused by the explosion of STRs in Neahkahnie in the last few years.

A few comments and observations:

The provisions for Annual Short-Term Rental Registration (Section .040) combined with the Cap on the Number of STR Certificates in Effect in the different subareas (Section .040 C.) and the 5 year phase out of "grandfathered" permits (.110 B. 1.) have the potential to allow our Neahkahnie Community to regain its quiet, safe, residential character. This will, of course, only be possible if the "Cap" on STRs is set at a reasonable level of ten percent or less.

We appreciate the provisions in the Draft that require good signage and local management that can respond to problems within 20 minutes.

We also support your efforts to control parking problems through the requirement of off street parking. However, we think you need to take into account the aesthetics of entire front yards being converted into hotel-like parking lots in order to support bloated high occupancy hotel-like STRs. To address that problem we suggest that for STRs in Neahkahnie there be a maximum of two "outdoor" parking spaces if two spaces are provided in an enclosed garage, or 3 "outdoor" spaces if one space is provided in a garage or if no garage spaces are provided. We realize that the number of parking spaces would sometimes control the maximum occupancy, but we think that is an acceptable trade off to insure that the community retains enough landscaping and vegetation to maintain a residential aesthetic.

Once again, thank you for all your hard work getting to this Draft Ordinance, and thank you for considering our comments and suggestions.

Lynn Tone

From: Gregory Hightower <ghightower70@gmail.com>
Sent: Tuesday, February 14, 2023 1:12 PM
To: Public Comments
Cc: Jacki Hinton
Subject: EXTERNAL: Short term rentals in Neahkanie
Attachments: 2-11-23 JH STR Comments.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.]

As full time residents of Neahkanie we fully endorse and agree with Jacki Hinton's comments in her below attached letter. We would have attended today's STR meeting and written our own letter, but just returned late last evening from an out of state vacation that did not facilitate getting the internet.

Sincerely,

Greg & Kathie Hightower

Lynn Tone

From: Sharon Gibson <sgibson385@gmail.com>
Sent: Monday, February 13, 2023 3:57 PM
To: Public Comments
Subject: EXTERNAL: Short Term Rental Order 84 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 County Commissioners and STR Advisory Committee,

We have been full time residents of the Neahkahnie community for 20 years and are writing to let you know of our support for the draft STR revisions.

We are heartened by your efforts to restore balance in residential neighborhoods like ours by putting in STR caps and density limits. We are also pleased you have recommended a maximum limit on occupancy and parking as well as requirements for infrastructure support such as trash pick-up.

Issues such as lack of enforcement capacity, water resource management, parking of RVs on roadsides, and emergency preparedness are on-going concerns but your work seems to represent an investment in community livability which is appreciated.

We believe that the STR business should indeed be treated as a business and as such be licensed and monitored closely accordingly. Ordinance 84 seems to address this well, so we hope it becomes a reality.

Regards,
Sharon Gibson
P. O. Box 263
Nehalem, OR. 97131

Lynn Tone

From: Meadow Davis <meadowandcorey@gmail.com>
Sent: Monday, February 13, 2023 10:59 AM
To: Public Comments
Subject: EXTERNAL: County STR Ordinance

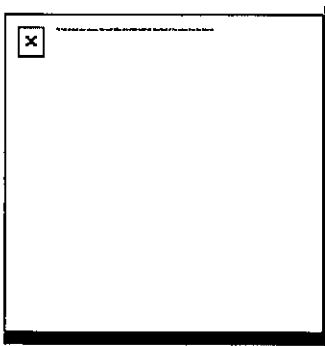
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Please consider our public comments as a real estate professionals regarding the STR ordinance discussions. I believe that STRs are an integral part of our local economy, and should be allowed in the unincorporated areas of Tillamook County. However, in order to preserve property values, quality of life for residents and second home owners, and to ensure that resources such as Neahkahnie water are sufficient for the existing homes, I only support STRs if the following restrictions or something like them are in place:

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- Some sort of 3 strikes or punishment for not following the rules— would result in forfeiture of license.

Best of luck at tomorrow's meeting.

Regards,



Meadow + Corey Davis | Home + Sea Team
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m: 503.812.9543
e: meadowandcorey@gmail.com
offices: Manzanita | Cannon Beach | Gearhart
Live Listings Data & Statistics at www.homeandsea.us



Lynn Tone

From: Marilyn Flemming <22snyde@gmail.com>
Sent: Monday, February 13, 2023 10:03 AM
To: Public Comments
Subject: EXTERNAL: Fwd: 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.]

>>
>> Commissioner Skaar, Director Absher, and STR Committee Members, We
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>> We have been full-time residents of Neahkahnie for almost seven years at 38305 Beulah Reed Road.
>> Thank you for this consideration,
>> Marilyn Flemming
>> J David Flemming
>>

Lynn Tone

From: Marilyn Flemming <22snyde@gmail.com>
Sent: Monday, February 13, 2023 9:20 AM
To: Public Comments
Subject: EXTERNAL: ordinance 84

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We have been full-time residents of Neahkahnie for almost seven years at 38305 Beulah Reed Road.

Thank you for this consideration,

Marilyn Flemming

J David Flemming

Lynn Tone

From: Judith Schwartz <sorrel@nehalem.tel.net>
Sent: Monday, February 13, 2023 7:21 AM
To: Public Comments
Subject: EXTERNAL: Comments Regarding STR Advisory Committee Updates

[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 long term (approx. 30 years) full time resident of Neahkahnie and am writing to show support for the latest STR Draft. These changes will go a long way to preserve the livability and sense of community for those of us who consider Neahkahnie our "Home".

I strongly support the recommendation of limits on occupancy and parking, definition of excessive and inappropriate noise, intrusive outdoor lighting, guidelines for management of garbage, and the provision of clear and accessible management/owner contact information.

There are still other issues to address, such as lack of enforcement protocols, concern regarding the limits and quality of our water supply, and provisions addressing the impact that STRs have on emergency preparedness.

I have great appreciation for the work done so far towards supporting the investment in our community's livability.

Thank you,
Judy Sorrel

Lynn Tone

From: Public Comments
Sent: Thursday, February 16, 2023 8:12 AM
To: Lynn Tone; Sarah Absher; County Counsel
Subject: FW: EXTERNAL: STR comments

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

From: Jane <janecomerford2335@gmail.com>
Sent: Wednesday, February 15, 2023 6:39 PM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: STR 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.]

First, I want to commend Sara Absher and everyone who has contributed to putting together this STR plan for Tillamook County's unincorporated areas. Thank you for all your hard work and diligence in tackling this difficult issue.

I have been a homeowner in Neahkahnie since the mid 1970's, and have watched for decades, the changes that have taken place. Most change has come gradually. But the explosion of STR's in the past decade has been remarkable!

Many of us (myself included) rented their homes for some period of time as a way to afford their purchase. I personally rented my cottage year round for the first 8 years I owned it. Subsequently, I rented it short term on weekends, to help me with my expenses. I don't think anyone objected to that, most importantly, my neighbors. I spent lots of time at my cottage, knew my neighbors, and valued my small community.

But times have changed, and too many homes are being purchased and run strictly as a business. The houses on Reed Rd between Nehalem Rd and Neahkanie Rd are examples of that. They are year round STR's, being managed for profit. (As an aside, I thought that NO businesses were allowed to operate in NK- Isn't a year round STR a business??) These businesses are totally changing the feel of individual neighborhoods and the community as a whole. We no longer know the owners of these homes, because they themselves, rarely, if ever, use these homes.

I digress. I just want to once again state that I support this STR ordinance that is being proposed for adoption. While I don't agree with every aspect of it, and can recognize that it might need further tweaking, I do agree with most of it in principle.

Thanks for listening.
Jane Comerford

Lynn Tone

From: Laurie McCray <mccrayla7@yahoo.com>
Sent: Monday, February 13, 2023 10:01 PM
To: Lynn Tone
Subject: EXTERNAL: Comments on Revisions to 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.]

Comments on the the proposed revisions to Ordinance 84 - Short Term Rentals

I am a full time resident living in Neahkahnie and thank you for the opportunity to review and comment on the draft revisions to Ordinance 84. It appears to have been a thoughtful process responding to many competing interests and concerns.

However, revising the ordinance seems to address primarily nuisance concerns rather than also taking a wider, more comprehensive view of how these essentially commercial enterprises impact residential neighborhood communities. A focus on a broader vision of "livability" for permanent residents is needed. There has been a significant increase in the number of short term rentals in my neighborhood and I believe this has contributed to the sharp rise in property values (and taxes). This has exacerbated the shortage of affordable housing and workforce housing necessary to sustain our communities. Although a separate issue, I suggest that property taxes for full time residents be capped based on criteria used in other jurisdictions (e.g. capped at age 65 and for younger residents on SSDI).

The data presented that estimates the number of night's rented in 2021 and 2022 focuses on 6 communities that have very different characteristics. I'm catching up on the progress that this committee has made and this may have been addressed previously. Each area has essentially a "community plan" (related to zoning) that in part addresses unique characteristics and challenges, I'm wondering why this Ordinance revision process attempts to implement a "one size fits all" approach? In some cases, it might be more responsive to local concerns to consider specific policies for each planning area experiencing issues associated with STRs in addition to those proposed countywide. I support a subregional STR cap.

The following comments are in addition to those I have submitted previously:

Emergency Preparedness - I recommend that a "Go Bag" be required for each person occupying a STR. This could be regulated by imposing a large deposit if these emergency supplies are removed from the residence when the renters vacate the STR. If (or when) a disaster occurs in Neahkahnie, there will not be sufficient emergency resources available to support the needs of a large number of visitors.

Transfer of rights to use property as a STR. I do not agree that the right to operate a STR should accompany the transfer of property to new owners. This could be tempered by allowing such a one time transfer to a family member.

Exterior (and interior) lighting. My home and property have been adversely impacted by the light coming from a STR that was constructed abutting my property recently. It was designed as a reverse floor plan so that the living room is on the second floor. There are no draperies on this floor so that light from the interior is intrusive. Although I have a fenced yard when my dog sees people in an unexpected place, she barks excessively requiring me to keep her inside. There is also outside deck lighting that is often left on all night. I hope that there is sufficient consideration for keeping our skies dark enough to star gaze.

I recommend that STRs that accommodate renters with dogs be required to have a 6 foot fence securely anchored to the ground. I would also like to see a policy that prevents renters from leaving dogs unattended in the yard or residence (similar to what motels require).

Thank you for providing this opportunity to comment on the revisions to Ordinance 84 and I look forward to following this process.

Laurie J McCray
38365 3rd St
Nehalem, Oregon 97131

Lynn Tone

From: craig nern <cfnern@gmail.com>
Sent: Sunday, February 12, 2023 11:06 AM
To: Public Comments
Subject: EXTERNAL: STR 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.]

Commissioner Skaar, Director Absher, and members of the STR Advisory Committee:

As a full-time resident of Neahkahnie, I wish to express my support for the Draft Ordinance 84 Revisions. Many excellent comments have already been submitted and, in particular, I endorse those offered by Mark Roberts on January 20, and Jackie Hinton on February 11. Those comments, plus many others in support of the revisions, make a strong case for strengthening the rules and protecting our neighborhoods.

I wish to present a comment that is more conceptual or philosophical. I have worked in the area of investment and finance for many years and it occurs to me that there is an episode from the not so distant past that may be instructive. About 20 years ago people on Wall Street figured out how to make exceptional profits from the mortgage and housing markets. Their innovation was to financialize and securitize residential mortgages. The result was an investment bubble, a systemic financial crisis, and the big recession of 2008.

Of course Tillamook Country's STR industry is nothing like the vast Wall Street machinery that created the "Great Financial Crisis." However, there are three aspects of the GFC that I believe are analogous to our local situation.

- > Activities that are highly profitable in the present often lead to unintended negative consequences over time... especially when widely pursued when controls are weak.
- > Participants are highly motivated to protect profits and resist regulation.
- > Sensible regulation can work. The Wall Street giants fought their regulatory revisions, but the subsequent banking rules have proved effective - no systemic crises since then, and the banking industry is stronger than ever.

It takes courage to regulate a profitable industry with many vocal advocates, but we elect our public officials to find the proper balance between competing interests and with the future well-being of our County in mind.

Thank you for considering my view.

Craig Nern
Neahkahnie

Commissioner Starr, Director Absher and Members of the STR Advisory Committee

We want to thank the county staff for preparing the draft ordinance made public prior to the January 10 Short-Term Rental (STR) Advisory Committee. It provides clarity and is an excellent document for continuing the discussion about short-term rental issues facing our neighborhood. The current ordinance is not working in Neahkahnie and starting with a clean slate makes sense.

In reviewing the Committee goals and priorities and given the current conditions in Neahkahnie, it is clear the Board of County Commissioners made the correct decision in instituting a pause for new STR's in the county. In this time of exploding rentals in our neighborhoods, the current ordinance is failing to protect community livability and public safety, as well as provide the county with adequate tools for addressing problems.

We will provide more complete comments in the near future regarding the specific proposals in the draft ordinance. We are pleased to see actions that address an out of control situation. To highlight a few, we need and support:

1. A cap on STR certificates,
2. Means to halt further STR concentration,
3. Lower STR occupancies compatible with a single family residential community,
4. A reasonable 5 year exclusion from caps and density limits for pre-existing STRs,
5. Adequate funding and enforcement tools enabling the county to do its job,
6. Controls on parking, noise and garbage, plus clear additional operational requirements and standards for STR's, and
7. Contact and posting requirements.

It is surprising to read how some commenters say things are just fine under the current ordinance. It seems that ship has sailed and rather than debating that, we need to be discussing how to solve the identified problems so that we can be a single family residential community where both residents want to live and tourists want to visit.

Sincerely,

Mike Woodin and Amy Bell
37635 Beulah Reed Rd

Lynn Tone

From: Jon McLoughlin <jon@hallomoon.com>
Sent: Sunday, February 12, 2023 5:53 PM
To: Public Comments
Subject: EXTERNAL: Public Comments - 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 STR Advisory Review Committee:

Please accept this email as public comment regarding STRs.

First thank you for your efforts and donating your time. As we all know, compromise brings the best results from two opposing sides. Especially when the compromise is based on facts, data, and a willingness to see how all will be affected.

We bought our lot in 2006 in the Neahkahnie area. It was a challenging lot to build on. Some might say a garbage lot. Build start date was in the fall of 2018 with completion date in the spring of 2020 right when COVID hit. Our goal has always been to STR this house until we can move to Neahkahnie and become full time residents in the next 5-7 years. We will then enter the local workforce and contribute to the local economy as full time residents. This home is part of our retirement plan. We manage the short term rentals through VRBO and do all the house and yard maintenance ourselves. We have never had a complaint and the six neighbors around us have our contact information. Our yearly income from the STR rental fees barely cover mortgage, insurance, taxes, utilities, etc.

We were very disappointed to find out that instead of amendments being recommended and made to the current Ordinance #84, that a whole new draft was written. The new draft seems extreme, biased, excessive, not very realistic, some parts a bit absurd, and some parts probably overstepped state codes and laws.

Below is what we feel strongly about:

- * We are totally against the 5 year exemption, compensation for reasonable investment, and the 250 ft distance. We would prefer a reasonable cap of some sort based on factual data regarding housing density, percentages of full time residents, and percentages of 2nd homes not used as STRs in the more populated coastal communities.
- * We support all current STRs being grandfathered in.
- * We support that if current STRs are not actively renting then maybe their permit should be allowed to expire over a certain time period. Having inactive STR permits skews the STR data.
- * If parking and road access are safety issues, we support the local fire department or city planner to address that and put up signs based on safety. Parking and road use should apply to all and not just STRs.
- * We support STRs continuing to be protected under land use laws and current laws and not changed to some sort of business license permit system.
- * Our home is above the price point of workforce housing or low income housing. By virtue of the neighborhood, lot cost, and construction costs to build on a difficult lot. It has never been a long term rental and the house would not exist if we did not build it.

* We know the STR stats are back to pre-pandemic levels. Our quarterly income has changed drastically. The cleaning company that we use which has been in business for over 10 years also confirms that. Please do not make decisions based on 2 years of pandemic activity. The population growth that ballooned during the pandemic was STRs, hotels, homeowners coming to use their 2nd home and/or letting family members use their 2nd home.

* We do support accountability to whoever is staying in our home. But we would request the same apply to full time residents as well as long term rentals.

* We support the current occupancy rules and bedroom requirements in the current Ordinance #84. We support safety rules like smoke alarms but we do not support STRs having to continually meet current building codes.

* We ask that any new laws be applicable to all and not just STRs.

* We believe the Oregon Coast should be available to all, not just the locals or those that can afford a second home. The Oregon Coast is a beautiful tourist destination. Anyone that lives on the Oregon Coast lives in a tourist destination.

If the current draft gets approved it will decimate the local economy: restaurants, shops, service industry, grocery stores, construction industry, medical, schools, charities, etc. We ask that the committee make recommendations based on facts and data. How will losing the income earned from STRs affect the county, schools, roads, low income housing, parks, beaches, trails, etc.?

Thank you for your consideration,
Jon and Katie McLoughlin

503-708-1234

jon@hallomoon.com

Lynn Tone

From: bmalcolmson@comcast.net
Sent: Sunday, February 12, 2023 5:26 PM
To: Public Comments
Subject: EXTERNAL: Short Term Renta Caps

[**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 and STR Advisory Committee,

I live in Neahkahnie and am writing to let you know of my *vigorous* support for the STR draft revisions. This could be a game changer for full-time residents like myself.

I am heartened by your efforts to restore balance in residential neighborhoods like ours by putting in STR caps and density limits. I'm also relieved you've recommended a maximum limit on occupancy and parking.

I know we've a ways to go yet - issues such as lack of enforcement, resource concerns (specifically, water) and emergency preparedness are on-going concerns - but your work reflects a real investment in community livability.

Thank you very much for your efforts.

Sincerely, Bonnie Laing-Malcolmson

38455 Beulah Reed RD
Nehalem, OR 97131

503-358-3896
bmalcolmson@comcast.net

To: Tillamook Board of County Commissioners and Short Term Rental Advisory Committee

I am a retired navy veteran with a lifelong love of the ocean. Having a family member with an ocean front condominium has meant that I am able to spend a week at the ocean every year almost cost-free. I have just learned that Tillamook County is proposing an ordinance that would restrict short term rentals (STR's). The condo has been in my family for nearly fifty years and has always been a STR. It is in Neskowin and is in a condominium complex that was developed in 1972 to be a STR property with a manager residing on-site.

I know that my family cannot afford to continue owning this condo without rental income to help with taxes and condominium fees which are considerable. It would be a great loss to me and my family to lose my opportunity to spend time at the beach.

After my retirement from the Navy and my move back to this area, my wife and kids and I have enjoyed many visits to the beautiful Oregon coast. Now my children are grown. Some have children of their own and we all have been able to share time together with them and our friends at the beach each year.

We ask the Tillamook County Commissioners to reconsider the proposed changes to the STR ordinance. Please grandfather the STR rights of owners in condominium associations that have been operating as STR properties under the current ordinance.

Paul Lusk and Debbie Stiles-Lusk

Paul R Lusk USN ret