



TILLAMOOK COUNTY BOARD OF COMMISSIONERS NOTICE OF MEETING AGENDAS

BOARD OF COMMISSIONERS

David Yamamoto, Chair
dyamamoto@co.tillamook.or.us

Erin D. Skaar, Vice-Chair
eskaar@co.tillamook.or.us

Mary Faith Bell, Commissioner
mfbell@co.tillamook.or.us

CONTACT

Tillamook County Courthouse
201 Laurel Avenue
Tillamook, Oregon 97141
503.842.3403
www.co.tillamook.or.us

COMMUNITY UPDATE MEETING

Tuesday, May 24, 2022 at 8:00 a.m.

Teleconference and KTIL-FM at 95.9

BOARD MEETING

Wednesday, May 25, 2022 at 9:00 a.m.

Justice Facility ATV Conference Room
5995 Long Prairie Road, Tillamook, Oregon.
Teleconference and Live Video at tctvonline.com

AGENDAS

COMMUNITY UPDATE – 2022-05-24 COMMUNITY UPDATE AUDIO.MP4

CALL TO ORDER: Tuesday, May 24, 2022 8:00 a.m.

1. 00:03 Welcome and Board of Commissioners' Roll Call
2. 01:34 Coastal Caucus
3. 19:26 Tillamook County Community Health Center
4. 30:48 Nehalem Bay Health Center & Pharmacy
5. 32:07 Sheriff's Office
6. 34:03 Emergency Management
7. 35:17 Board of Commissioners
8. Cities
 - 38:28 Manzanita
 - 39:26 Garibaldi

ADJOURN – 8:40 a.m.

MEETING – 2022-05-25 BOCC MEETING AUDIO.MP4

CALL TO ORDER: Wednesday, May 25, 2022 9:01 a.m.

1. 02:16 Welcome & Request to Sign Guest List
2. 02:20 Pledge of Allegiance
3. Public Comment
30:27 Short-Term Rental Ordinance Impacts/David Boone
32:41 Permit Suspension Comments/Doneg McDonough
4. ----- Non-Agenda Items: There were none.
5. 02:59 Election Update/Tassi O'Neil, County Clerk

AGENDA ITEM TAKEN OUT OF ORDER

PRESENTATIONS

6. 07:24 Tides of Change Services Overview Presentation/Valerie Bundy, Executive Director; Beth Hope, Community Response Coordinator, Tides of Change

LEGISLATIVE – ADMINISTRATIVE

7. 38:06 Discussion and Consideration of an Order in the Matter of Declaring County Owned Property as Surplus/Matt Kelly, Undersheriff

A motion was made by Commissioner Bell and seconded by Vice-Chair Skaar. The motion passed with three aye votes. The Board signed Order #22-027.
8. 40:05 Discussion and Consideration of a Prevailing Wage Rate Contract for Construction with Arden Olson Flooring for the Correctional Facility Flooring Replacement Project/Lieutenant Fernando Silveira, Sheriff's Office

A motion was made by Commissioner Bell and seconded by Vice-Chair Skaar. The motion passed with three aye votes. The Board signed the contract.
9. 42:45 Discussion and Consideration of an Order in the Matter of Increasing the Customer Rates for Solid Waste Disposal for Solid Waste Collection Franchisee, Recology Western Oregon/David McCall, Solid Waste Program Manager

A motion was made by Commissioner Bell and seconded by Vice-Chair Skaar. The motion passed with three aye votes. The Board signed Order #22-028, SWSD #22-002.

10. 48:46 Discussion and Consideration of an Order in the Matter of Increasing Customer Rates for Solid Waste Disposal for Solid Waste Collection Franchisee, Walker Waste Solutions, dba, City Sanitary Service/David McCall, Solid Waste Program Manager
- A motion was made by Commissioner Bell and seconded by Vice-Chair Skaar. The motion passed with three aye votes. The Board signed Order #22-029, SWSD #22-003.
11. 50:45 Discussion and Consideration of an Order in the Matter of Increasing Customer Rates for Solid Waste Disposal for Solid Waste Collection Franchisee, Walker Waste Solutions, dba, Oceanside Sanitary Service/David McCall, Solid Waste Program Manager
- A motion was made by Commissioner Bell and seconded by Vice-Chair Skaar. The motion passed with three aye votes. The Board signed Order #22-029, SWSD #22-003.
12. 52:37 Discussion and Consideration of Modification #5 to Personal Services Agreement #4585 with Clean Earth Environmental Solutions, Inc. for Household Hazardous Waste, Conditionally Exempt Generator Waste, and Agricultural Pesticide Waste Management Services/David McCall, Solid Waste Program Manager
- A motion was made by Commissioner Bell and seconded by Vice-Chair Skaar. The motion passed with three aye votes. The Board signed the modification.
13. 55:41 Discussion and Consideration of a Contract for General Services with Dairy Compost, Inc. for the Processing of Yard Waste into a Marketable Product/David McCall, Solid Waste Program Manager
- A motion was made by Commissioner Bell and seconded by Vice-Chair Skaar. The motion passed with three aye votes. The Board signed the contract.
14. 58:10 Discussion and Consideration of a Professional Services Agreement with Great West Engineering for Pacific City Transfer Station Engineering Services/David McCall, Solid Waste Program
- A motion was made by Commissioner Bell and seconded by Vice-Chair Skaar. The motion passed with three aye votes. The Board signed the agreement.
15. 1:00:52 Discussion and Consideration of an Out-of-State Travel Request for Melanie Hetrick to Attend the American Library Association of Library Services for Children National 2022 Conference in Kansas City, Missouri on 9/28/2022—10/02/2022/Geri Godber, Library Director
- A motion was made by Commissioner Bell and seconded by Vice-Chair Skaar. The motion passed with three aye votes. The Chair signed the travel request.

16. 1:03:18 Discussion and Consideration of a Personnel Requisition for a New Regular Full-Time Communications and Wellbeing Manager in the Health and Human Services Department/Marlene Putman, Director, Health and Human Services
- A motion was made by Commissioner Bell and seconded by Vice-Chair Skaar. The motion passed with three aye votes. The Chair signed the requisition.
17. 1:07:45 Discussion and Consideration of an Order in the Matter of a Notice of Intent to Award a Contract for the Tillamook County Courthouse Interior Remodeling Project/Commissioner David Yamamoto
- A motion was made by Commissioner Bell and seconded by Vice-Chair Skaar. The motion passed with three aye votes. The Board signed Order #22-031.
18. 1:11:59 Discussion and Consideration of Conducting a Compensation Review and Market Analysis for AFSCME-Represented Positions/Commissioner David Yamamoto
- A motion was made by Commissioner Bell and seconded by Vice-Chair Skaar to also approve a Teamsters Union review analysis. The motion passed with three aye votes. The Board signed the scope of work document.
19. 1:20:27 Discussion and Consideration of an Order in the Matter of the Appointment of a Building Official for Tillamook County/Commissioner David Yamamoto
- A motion was made by Commissioner Bell and seconded by Vice-Chair Skaar. The motion passed with three aye votes. The Board signed Order #22-032.

Chair Yamamoto recessed the meeting at 10:29 a.m.

Chair Yamamoto reconvened the meeting at 10:35 a.m. - 2022-05-25 BOCC MEETING AUDIO.MP4 PART II.

20. 00:13 Discussion and Consideration of an Order in the Matter of Temporarily Pausing the Processing and Issuance of New Short-Term Rental Permits in Unincorporated Tillamook County/Sarah Absher, Director, Community Development
- A motion was made by Commissioner Bell and seconded by Vice-Chair Skaar. The motion passed with three aye votes. The Board signed Order #22-033.
21. 34:42 Board Concerns – Non-Agenda Items: There were none.
22. 34:50 Board Announcements

ADJOURN – 11:11a.m.

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JOIN THE BOARD OF COMMISSIONERS' MEETINGS

The board is committed to community participation and provides opportunity for public attendance during meetings via in-person and teleconference.

- **Community Update Meetings: Tuesdays at 8:00 a.m.**
 - Teleconference: Dial 971-254-3149, Conference ID: 736 023 979#
 - Radio: KTEL-FM at 95.9
- **Board Meetings: Wednesdays at 9:00 a.m.**
 - Justice Facility ATV Conference Room, 5995 Long Prairie Road, Tillamook, Oregon
 - Teleconference: Dial 971-254-3149, Conference ID: 736 023 979#
 - Live Video: tctvonline.com

MEETING INFORMATION AND RULES

- Matters for discussion and consideration by the board shall be placed on an agenda prepared by the staff and approved by the board chair. Any commissioner may request items on the agenda.
- Public hearings are formal proceedings publicized through a special public notice issued to media and others. Public hearings held by the board are to provide the board an opportunity to hear from the public about a specific topic. Public hearings are therefore different regarding audience participation at board meetings.
- Commissioners shall be addressed by their title followed by their last name.
- Commissioners shall obtain approval from the chair before speaking or asking questions of staff, presenters, and public. As a courtesy, the chair shall allow an opportunity, by the commissioner who has the floor, to ask immediate follow-up questions.
- A majority of the board shall constitute a quorum and be necessary for the transaction of business.
- All board meeting notices are publicized in accordance with public meeting laws.
- All board meetings shall commence with the Pledge of Allegiance.
- The chair will utilize the gavel as needed to maintain order, commence and adjourn meetings, and signal approval of motions.
- The board reserves the right to recess to executive session as may be required at any time during these meetings, pursuant to ORS 192.660(1).
- The courthouse is accessible to persons with disabilities. If special accommodations are needed for persons with hearing visual, or manual impairments who wish to participate in the meeting, contact (503) 842-3403 at least 24 hours prior to the meeting so that the appropriate communications assistance can be arranged.

PUBLIC COMMENT

- Providing public comment is an opportunity for constituents to be heard and express their views to the board.
- The board allows public comment at board meetings during the public comment period designated on the agenda.
- Comments are limited to one per person and per agenda item.
- Comments must be related to the agenda item(s) previously registered to comment on.
- The allotted time for public comments is two minutes per person; this time may not be allotted to another speaker. The chair may, at their sole discretion, further limit or expand the amount of time.
- The public comment opportunity is not a discussion, debate, or dialogue between the speaker and the board, which may or may not respond.
- Members of the public do not have the right to disrupt the meeting; the board may prohibit demonstrations such as booing, hissing, or clapping.
- Remarks containing hate speech, profanity, obscenity, name calling or personal attacks, defamation to a person, people, or organization, or other remarks the board deems inappropriate will not be allowed.
- Failure to follow all rules and procedures may result in not being able to provide public comment and/or being removed from the meeting.

In-Person Procedures

- Sign in before the meeting begins and indicate your desire to provide public comment and which agenda item you would like to comment on. When your name is announced, please come forward to the table placed in front of the dais and for the record, first identify yourself, area of residence, and organization represented, if any.

Virtual Procedures

- Register by sending an email to publiccomments@co.tillamook.or.us by 12:00 p.m. on the Tuesday prior to the board meeting. The email must contain all of the following information:
 - Full name, area of residence, and phone number.
 - Agenda item(s), you wish to comment on.
- Once registered, and before the start of the meeting, board staff will email a Microsoft Teams meeting link.
- When logged in to the meeting you must remain muted with your camera off until your name is called, then you unmute and turn on your camera.
- The chair may require those providing virtual comment to turn on their camera while providing comment or testimony.

Written Procedures

- Written comments may be mailed to 201 Laurel Avenue, Tillamook, Oregon 97141 or emailed to: publiccomments@co.tillamook.or.us.
- Written comments received by 12:00 p.m. on the Tuesday prior to the board meeting will be distributed to the board and posted online. All written comments submitted become part of the permanent public meeting record.

AGENDAS

COMMUNITY UPDATE

CALL TO ORDER: Tuesday, May 24, 2022 8:00 a.m.

1. Welcome and Board of Commissioners' Roll Call
2. Adventist Health Tillamook
3. Coastal Caucus
4. Tillamook County Community Health Center
5. Nehalem Bay Health Center & Pharmacy
6. Tillamook Family Counseling Center
7. Sheriff's Office
8. Emergency Management
9. Board of Commissioners
10. Cities
 - a. Manzanita
 - b. Nehalem
 - c. Wheeler
 - d. Rockaway Beach
 - e. Garibaldi
 - f. Bay City
 - g. Tillamook
 - h. South County

ADJOURN

MEETING

CALL TO ORDER: Wednesday, May 25, 2022 9:00 a.m.

1. Welcome & Request to Sign Guest List
2. Pledge of Allegiance
3. Public Comment
4. Non-Agenda Items
5. Election Update/Tassi O'Neil, County Clerk

PRESENTATIONS

6. Tides of Change Services Overview Presentation/Valerie Bundy, Executive Director; Beth Hope, Community Response Coordinator, Tides of Change

LEGISLATIVE – ADMINISTRATIVE

7. Discussion and Consideration of an Order in the Matter of Declaring County Owned Property as Surplus/Matt Kelly, Undersheriff
8. Discussion and Consideration of a Prevailing Wage Rate Contract for Construction with Arden Olson Flooring for the Correctional Facility Flooring Replacement Project/Lieutenant Fernando Silveira, Sheriff's Office
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21. Board Concerns – Non-Agenda Items
22. Board Announcements

ADJOURN

OTHER MEETINGS AND ANNOUNCEMENTS

On May 25, 2022, the Board of Commissioners will temporarily hold its weekly board meeting at the **Justice Facility ATV Conference Room, 5995 Long Prairie Road, Tillamook, Oregon**. Teleconference number is: 971-254-3149, Conference ID: 736 023 979#. The ATV conference room is located directly behind the Justice Facility.

The Commissioners will hold a Board Briefing on **Wednesday, May 25, 2022** at **2:00 p.m.** to discuss weekly commissioner updates. The meeting will be held at the Courthouse in the Nehalem Room, 201 Laurel Avenue, Tillamook, Oregon. The teleconference number is 1-971-254-3149, Conference ID: 736 023 979#.

Memorial Day is an observed holiday for the County and the Oregon State Circuit Court. All the County offices in the Tillamook County Courthouse and the Tillamook County Library, administrative offices in the Jail and Justice Facility, Public Works Department, Department of Community Development, Surveyor's Office, and the Health and Human Services Department and clinics will be CLOSED on **Monday, May 30, 2022**.

BOARD OF COMMISSIONERS' BOARD MEETING

Wednesday, May 25, 2022

	Present	Absent		Present	Absent
Mary Faith Bell	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Rachel Hagerty	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
David Yamamoto	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Bill Sargent	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Erin Skaar	<input checked="" type="checkbox"/>	<input type="checkbox"/>			

PLEASE PRINT

Name

Email or Address

Item of Interest

David Boone	daveboone01@gmail.com	STAR
Beth Hope	beth@tidesofchange.nw.org	TOC
Valerie Bundy	valerie@tidesofchange.nw.org	TOC
Leah Laviollette	leah.laviollette@gmail.com	Concerned Citizen
Robert Poppe	bobpop@citysanitaryserv.n.cun	Trash Rates

(Please use reverse if necessary)

WEDNESDAY, May 25, 2022

PLEASE PRINT

[illegible]

John M. Bloom
[REDACTED]
Nehalem, OR 97131

Tillamook County Commissioners
Short Term Rental Committee
Tillamook, OR

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

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

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

Respectfully,

Jack Bloom

Lynn Tone

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

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

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

Dear Sara Absher and Short Term Rental Committee,

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

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

Respectfully,

Dianne R Bloom
[REDACTED]
Nehalem OR 97131

Lynn Tone

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

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

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

Sarah:

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

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

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

Thanks for your consideration.

Marc C. Johnson
[REDACTED]
[REDACTED]

Marc C. Johnson, Author

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

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

Lynn Tone

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

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

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

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

To: Commissioner David Yamamoto

From: Darryl Carter / Neahkahnie

Dear David,

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

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

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

Best regards,

Darryl

Sent from my iPad

May 23, 2022

To: Tillamook County Board of Commissioners

Re: A pause on short-term rental permits

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

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

My concerns about short-term rentals are:

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

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

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

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

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

Sincerely,
Terri Desaro

[REDACTED]

Lynn Tone

From: Dave Holt [REDACTED]
Sent: Friday, May 20, 2022 1:57 PM
To: Public Comments; Sarah Absher
Subject: EXTERNAL: STR comments and questions for the County Commissioners and STR Advisory Committee

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

Tillamook County Commissioners Yamamoto, Bell and Skaar

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

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

How it happened...

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Sincerely,
Dave Holt
Neahkahnie resident

Lynn Tone

From: Linda Cook [REDACTED]
Sent: Saturday, May 21, 2022 4:04 PM
To: Public Comments
Subject: EXTERNAL: May 24 Board Meeting of Commissioners RE: STRs

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

Dear Tillamook County Commissioners,

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

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

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

Thank you for this opportunity,

Linda Cook

Mailing address:

[REDACTED]
Nehalem

Physical address is in Neahkahnie

Lynn Tone

From: Paula Sansum [REDACTED]
Sent: Saturday, May 21, 2022 1:06 PM
To: Public Comments
Subject: EXTERNAL: STRs in Tillamook County

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

County Commissioners,

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

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

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

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

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

Last August, we were instructed to forego

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

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

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

Sincerely,

Paula & Robb Sansum

[REDACTED]
Neahkahnie

Lynn Tone

From: Judith Jones [REDACTED]
Sent: Saturday, May 21, 2022 10:54 AM
To: Public Comments
Subject: EXTERNAL: Short term rentals

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

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

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

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

Lynn Tone

From: Michael Maginnis [REDACTED]
Sent: Saturday, May 21, 2022 6:44 AM
To: Public Comments; Sarah Absher
Subject: EXTERNAL: STRs

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

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

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

Please pause the issuance of permits while regulations are reviewed.

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

We need a limit on the maximum number of occupants.

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

Thank you, Michael Maginnis and Tela Skinner

Lynn Tone

From: Christopher Johnson [REDACTED]
Sent: Sunday, May 22, 2022 7:47 PM
To: Public Comments
Subject: EXTERNAL: issuance of short-term rental permits in Tillamook County

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

DATE: May 22, 2022

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

RE: Issuance of STR permits in Tillamook County

Dear Commissioners:

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

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

Christopher Johnson
[REDACTED]

Nehalem, OR 97131.

Lynn Tone

From: Terri Maragos [REDACTED]
Sent: Sunday, May 22, 2022 6:09 PM
To: Public Comments; Sarah Absher
Subject: EXTERNAL: Short-Term Rentals in Unincorporated Tillamook County

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

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

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

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

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

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

Sincerely yours - Anne "Terri" Maragos

Lynn Tone

From: Elaine [REDACTED]
Sent: Sunday, May 22, 2022 11:54 AM
To: Public Comments
Cc: Sarah Absher
Subject: EXTERNAL: 2022 STR Permits, unincorporated Tillamook County

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

Attention: Mary Faith Bell
David Yamamoto
Erin Skaar

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

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

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

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

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

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

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

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

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

Thank you,
Elaine Hanby


Nehalem, OR

Lynn Tone

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

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

To whom it may concern:

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

Sincerely,

Manfred Baetscher
[REDACTED]
Nehalem, OR 97131

Lynn Tone

From: Barberry [REDACTED]
Sent: Saturday, May 21, 2022 8:54 PM
To: Public Comments
Subject: EXTERNAL: limits on short term rentals

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

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

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

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

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

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

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

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

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

Regards,

Barry Marshall

Lynn Tone

From: Becky Berg [REDACTED]
Sent: Saturday, May 21, 2022 5:29 PM
To: Public Comments
Subject: EXTERNAL: Short Term Rentals, Neahkahnie, Tillamook Co.

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

For circulation to Three Commissioners and Sarah Absher

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

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

Lynn Tone

From: Michelle Vinciguerra [REDACTED]
Sent: Saturday, May 21, 2022 12:08 PM
To: Sarah Absher; Public Comments
Subject: EXTERNAL: Please pause the issuance of new STR permits in Tillamook County!

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

Dear Sarah,

Dear Commissioners,

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

Sincerely,

Dr. and Mrs Anthony Vinciguerra

Lynn Tone

From: Elizabeth ARCH [REDACTED]
Sent: Saturday, May 21, 2022 10:48 AM
To: Public Comments
Subject: EXTERNAL: Pause in issuing new STR permits

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

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

Thank you,

Elizabeth Arch

[REDACTED] Neahkahnie

Lynn Tone

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

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

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

Respectfully,
Mike

Mike Cook
[REDACTED]

Nehalem (Neahkahnie) 97131
[REDACTED]



Virus-free. www.avg.com

May 22, 2022

John Hanby, Full-time NKN Resident
[REDACTED]

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

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

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

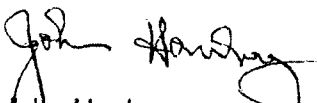
As we look around us, we note that incorporated communities in our region and adjacent counties are placing limitations on STRs. There's a reason for this. They recognize that insufficiently regulated STRs erode the character and livability of the communities. The issue is then compounded in Tillamook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

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

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

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

Respectfully submitted,


John Hanby

Commissioner Yamamoto
Commissioner Skaar
Commissioner Bell
Director Absher

May 20, 2022

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

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

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

I urge the Board of Commissioners to:

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

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

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

Thank you

Mark Roberts

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

Mark Roberts

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

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

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

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

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

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

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

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

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

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

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

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

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

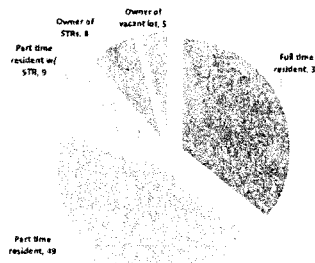
Most full-time residents agree there are serious or some problems with current levels of short-term rentals. Perhaps unsurprisingly, only those who have a direct, financial interest in short term rentals have no problems with short term rentals.

Neahkahnie Community Survey



January/February 2022

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

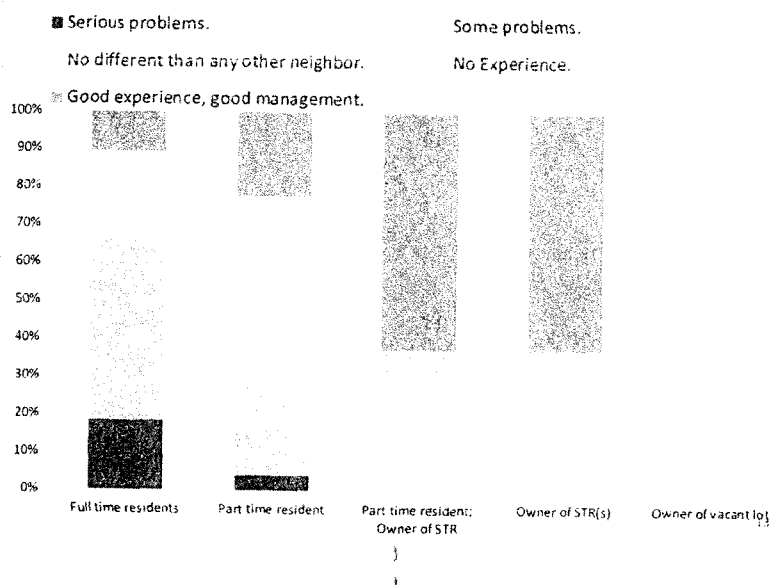


For perspective, the Neahkahnie Water District estimates* that:

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

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

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



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



Residence or Boutique Hotel?

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

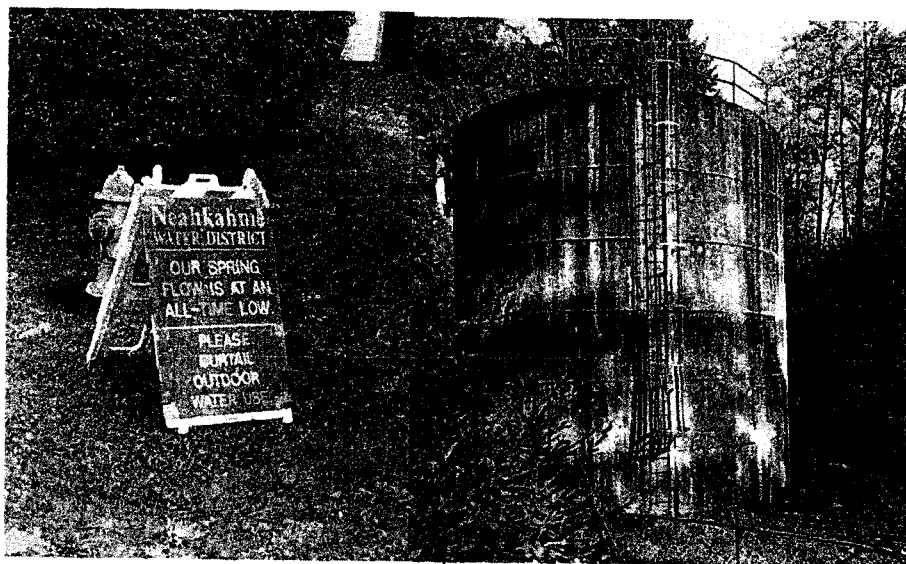
It is nearly fully booked thru December

Yes, it is zoned residential NK-7.5

Safety is becoming a more recognized issue:

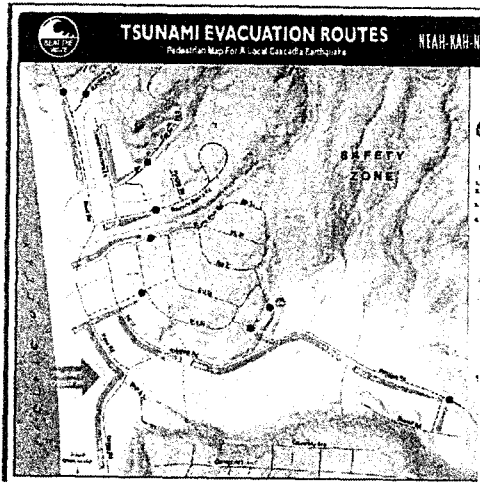
-the Neahkahnie Water District is studying whether their ‘fire flow’ oriented storage tank is refilling during the peak tourist/summer months. Their initial data suggests that the tank is NOT refilling such that fire-fighting capacity is diminished, now.

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



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

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



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

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



EARTHQUAKE AND TSUNAMI
COMMUNITY DISASTER CACHE
Planning Guide
May 2021



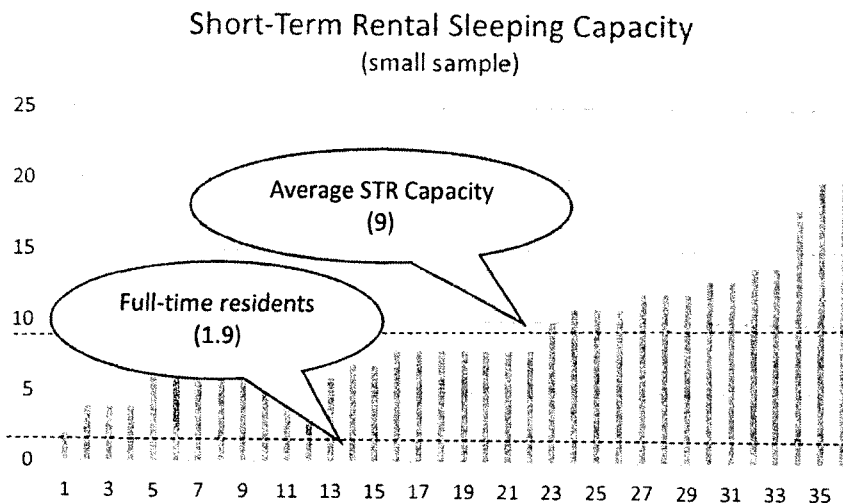
Abstract
A Community Disaster Cache is a stock of supplies designed to support a local population in its response to a disaster. Developing a successful and sustainable Community Disaster Cache involves a four-step planning process: 1) Design, 2) Implementation, 3) Maintenance, and 4) Deployment. Each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



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

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

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



Graph shows illustrative range of STR advertised sleeping capacity.

Data are for VRBO listings in Neahkahnie as of 4/9/2022 for mid-week dates of 5/2/2022 thru 5/5/2022

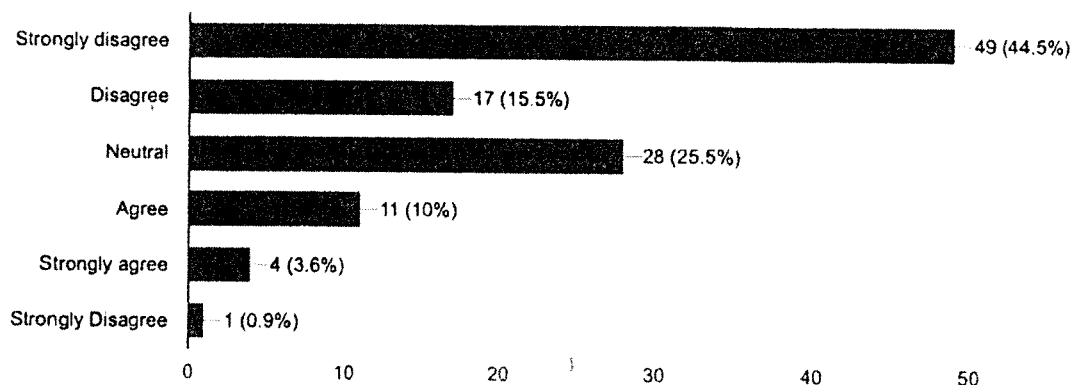
Short-term rentals sleeping 18 to 20, with as many as nine cars all coming and going in close temporal proximity to each other, compound an already fraught situation on highway 101. (Parking along the beach road during the summer season is already hazardous. There are NO sidewalks in Neahkahnie. I doubt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

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

The recent Community Survey of Neahkahnie property owners asked:

"What is your opinion of the current Tillamook County policy of NO LIMIT on the number of Neahkahnie properties that can be permitted for use as short-term rentals?"

110 responses



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

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

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

Mark Roberts

}

}

Lynn Tone

From: Barbarry [REDACTED]
Sent: Sunday, May 22, 2022 11:48 AM
To: Public Comments
Subject: EXTERNAL: short term rentals

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

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

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

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

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

On Saturday, May 21, 2022, 08:53:35 PM PDT, Barbarry [REDACTED]

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

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

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

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

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

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

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

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

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

Barry Marshall

Lynn Tone

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

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

To: Tillamook County Commissioners
From: Craig Nern
Re: Support for Pause in STR Permits

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

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

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

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

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

Thank you for considering my comments.
Craig Nern

[REDACTED]
Nehalem, OR 91731

Lynn Tone

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

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

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

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

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

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

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

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

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

Sincerely yours - Anne "Terri" Maragos

Lynn Tone

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

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

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

Attention Tillamook County Commissioners:

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

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

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

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

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

Sincerely

Teresa Taylor
Neahkahnie resident

Lynn Tone

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

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

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

Attention: Mary Faith Bell
David Yamamoto
Erin Skaar

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

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

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

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

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

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

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

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

Thank you,
Elaine Hanby


Nehalem, OR

Lynn Tone

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

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

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

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

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

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

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

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

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

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

Thank you for your time and consideration.

Michael Booker

Lynn Tone

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

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

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

Dear Ms Absher and STR Advisory Committee,

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

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

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

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

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

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

Thank you,

Michael Booker

Lynn Tone

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

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

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

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

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

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

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

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


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

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

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

Thank you,

Susan Ritz Williams


Neahkahnie

Lynn Tone

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

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

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

To the Tillamook County Board of Commissioners—

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

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

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

Bruce Bishop
[REDACTED]

Neahkahnie, Oregon 97131

Lynn Tone

From: gail young [REDACTED]
Sent: Thursday, May 19, 2022 11:03 AM
To: Public Comments; Sarah Absher
Subject: EXTERNAL: A public comment

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

Tillamook County Commissioners Bell, Skaar and Yamamoto -

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

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

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

Gail and Richard Young

Lynn Tone

From: Jeff Welty [REDACTED]
Sent: Thursday, May 19, 2022 7:29 PM
To: Public Comments
Subject: EXTERNAL: Comments for 25May22 BOCC Meeting

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

Greetings,

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

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

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

Jeff Welty
[REDACTED]

Lynn Tone

From: Bruce Bishop [REDACTED]
Sent: Thursday, May 19, 2022 11:29 AM
To: Public Comments
Cc: [REDACTED] Sarah Absher
Subject: EXTERNAL: Pausing Short-Term Rental Permits

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To the Tillamook County Board of Commissioners—

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

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

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

Bruce Bishop
[REDACTED]

Neahkahnie, Oregon 97131

Lynn Tone

From: Ross and Nancy Duran <[REDACTED]>
Sent: Thursday, May 19, 2022 8:37 PM
To: Public Comments
Subject: EXTERNAL: STRs

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

Honorable Board of Commissioners of Tillamook County:

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

Nancy Duran
[REDACTED]
[REDACTED]

Lynn Tone

From: Frantz Coe [REDACTED]
Sent: Thursday, May 19, 2022 5:04 PM
To: Public Comments
Subject: EXTERNAL: STR permits

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

David Yamam, Erin Skaar, Mary Faith Bell

Dear Commissioners,

I am writing to ask you to cap the issuance of Short-Term Rental permits for Tillamook County. As a 25 year home owner in Neahkahnie I am seeing the impact higher occupancy rates are having on our water system. For the first time ever we were asked to not water our garden last summer. Our system is not able to accommodate the increasing level of occupancy. You are the ruling authority that can cap and limit short term rental permits in Neahkahnie. There is a reason the counties to the north and south of us have instituted limitations on short term rentals and I urge you to study and understand those reasons before issuing additional permits in the Neahkahnie area.

Permits are hard to get back once they are issued.

Frantz and Laurie Coe
[REDACTED]

Lynn Tone

From: susan goelz [REDACTED]
Sent: Thursday, May 19, 2022 10:28 PM
To: Public Comments
Subject: EXTERNAL: Neahkahne Short term rentals

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

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

Sincerely
Susan Goelz
[REDACTED]

Lynn Tone

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

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

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

To the STR Advisory Committee and Tillamook BOCC:

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

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

Thank you.

Ken Jones
[REDACTED]

May 18, 2022

Tillamook County Commissioners,

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

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

Other observations:

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

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

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

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

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

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

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

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

Bob Joseph

Lynn Tone

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

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

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

Tillamook County Commissioners Yamamoto, Bell and Skaar

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

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

How it happened...

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

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

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

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

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

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

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

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

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

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

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

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

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

Sincerely,
Dave Holt
Neahkahnie resident

Lynn Tone

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

--Original Message-----

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

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

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

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

Please pause the issuance of permits while regulations are reviewed.

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

We need a limit on the maximum number of occupants.

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

Thank you, Michael Maginnis and Tela Skinner

Lynn Tone

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

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

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

Begin forwarded message:

From: Elizabeth ARCH [REDACTED]
Date: May 21, 2022 at 10:47:37 AM PDT
To: publiccomments@co.tillamook.or.us
Subject: Pause in issuing new STR permits

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

Thank you,
Elizabeth Arch
[REDACTED]

Lynn Tone

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

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

From: Michelle Vinciguerra [REDACTED]
Sent: Saturday, May 21, 2022 12:08 PM
To: Sarah Absher <sabsher@co.tillamook.or.us>; Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: Please pause the issuance of new STR permits in Tillamook County!

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

Dear Sarah,

Dear Commissioners,

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

Sincerely,

Dr. and Mrs Anthony Vinciguerra

Lynn Tone

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

From: Judith Jones [REDACTED]
Sent: Saturday, May 21, 2022 11:02 AM
To: Sarah Absher <sabsher@co.tillamook.or.us>
Cc: [REDACTED]
Subject: EXTERNAL: Fwd: Short term rentals

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

Begin forwarded message:

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

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

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

March 23, 2022

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

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

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

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


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

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

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

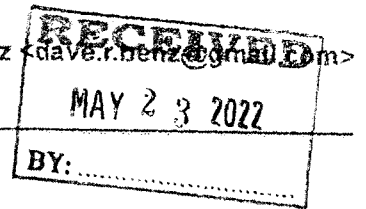
We appreciate you undertaking a serious effort to examine and revise the county's short-term rental regulations. Short-term rentals and our community will benefit from workable and balanced regulation. Please enact immediately a pause or moratorium on new short-term rental permits so you can act before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

Thank you,

Mike Woodin and Amy Bell




WASTE DEPARTMENT NOON MAY 24, 2022 1 of 2
 For: Sarah Arbiser
 Tillamook County Dave Benz
 Planning.



Form submission from: Public Comment Registration

2 messages

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

Wed, May 18, 2022 at 1:43 PM

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

Dave Benz [REDACTED]
 To: Neah Kahnle [REDACTED]
 Cc: Amy VanDyke [REDACTED]

Wed, May 18, 2022 at 1:58 PM

May 18, 2022

Karen,

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

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

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

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

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

C. Manzanita State Park has booked by May 1, solid every day June, July August this year. EVERY person camping at Manzanita State Park is a Short Term Renter, who brings cans, liter waster to the area. These hundred of people daily use Manzanita and Neahkanie Beaches. If STR's are going to be capped, limited etc., then the hundreds using this park and motels must be limited also!

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

Sincerely,

David R and Jean N Benz

Quoted text hidden:

David R Benz

P.2/2



Dave Benz [REDACTED]

NEAHKANIE STR PROPOSAL IDEA'S

1 message

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

Tue, May 17, 2022 at 5:56 PM

May 17, 2022

For: Karen Babbitt and Sarah Absher,

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

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

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

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

Homes sold:

02/27/2019 to 02/27/2020 total of 16 homes

02/27/2020 to 02/27/2022 total of 9 homes

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

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

Population of permanent vs non permanent owners

A discrepancy exists between almost any records including US Census Block Group.

Also of the non permanent resident how many are registered voters in Oregon.

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

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

Sincere Personal regards,]

Jean & David Benz

[REDACTED]
Nehalem/Neahkanie, OR 97131
[REDACTED]



For: Karen Babbitt

Dave Benz <[REDACTED]>

Form submission from: Public Comment Registration

2 messages

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

Wed, May 18, 2022 at 1:43 PM

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To: Neah Kannie <[REDACTED]>
Cc: Amy VanDyke <[REDACTED]>

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Sincerely,

David R and Jean N Benz

[REDACTED]
[Quoted text hidden]
[REDACTED]

PZ-02



Dave Benz [REDACTED]

NEAHKANIE STR PROPOSAL IDEA'S

1 message

Dave Benz [REDACTED]

Tue, May 17, 2022 at 5:56 PM

To: Neah Kahnio [REDACTED]

Cc: Amy VanDyke [REDACTED]

May 17, 2022

For: Karen Babbitt and Sarah Absher,

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

Sincere Personal regards,]

Jean & David Benz

[REDACTED]
Nehalem/Neahkanie, OR 97131
[REDACTED]

Lynn Tone

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

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

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

Regarding STRs in Neahkahnie/ unincorporated Tillamook County:

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

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

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

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

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

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

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

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

Thank you,

Laurie McCray

Nehalem, Oregon 97131

Lynn Tone

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

Good Morning Lynn,

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

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

Sarah

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

From: Guy Sievert [REDACTED]
Sent: Thursday, May 12, 2022 11:12 AM
To: David Yamamoto <dyamamoto@co.tillamook.or.us>; Mary Faith Bell <mfbell@co.tillamook.or.us>; Erin Skaar <eskaar@co.tillamook.or.us>
Cc: Sarah Absher <sabsher@co.tillamook.or.us>
Subject: EXTERNAL: Neskowin STRs

Commissioners,

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

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

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

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

Guy Sievert
Neskowin

Isabel Gilda

From: Pam Greene <[REDACTED]>
Sent: Tuesday, May 24, 2022 11:59 AM
To: Public Comments
Subject: EXTERNAL: Please consider an immediate moratorium on the further issuance of short term rental permits

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

Dear Tillamook County Commissioners and Tillamook County Director of Community Development,

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

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

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

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

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

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

STRs are miniature motel businesses.

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

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

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

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

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

4.B There is a need for **termination of STR permits when property ownership changes** — NOT the automatic transfer of STR permit along with the property forever as provided under the current regulations. Why? Because we need to draw up new guidelines for a fair and equitable way to rotate the benefits of running an STR to all property owners, not just a select few who capitalized early. Circumstances for property owners

change, and **every one of us should have a fair shot at applying for an STR permit**, perhaps through a 3-4 year permit rotation with a lottery draw. This will stimulate the building trades and economy for all homes, while reducing the incentive for property speculators to play monopoly with the fabric of our communities.

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

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

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

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

Respectfully submitted,

Pam Greene

Neahkahnne homeowner and resident.

Lynn Tone

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

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

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

Dear Commissioners, Sarah Absher and STR Committee,

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

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

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

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

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

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

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

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

Thank you for your efforts,
Barbara Rippey

Lynn Tone

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

Hello Lynn,

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

Sincerely,



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

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

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

Dear Ms Absher and STR Advisory Committee,

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

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

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

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

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

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

Thank you,

Michael Booker

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

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

Some basic information regarding Neahkahnie:

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

Comments on STR issues:

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

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

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

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

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

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

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

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

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

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

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

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

5. Public access of STR permit information

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

6. Safety Considerations for STR Guests

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

7. Enforcement of Regulations


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

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

8. Neighborhood Livability

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

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

David Boone


Lynn Tone

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

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

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

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

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

Larry & Debbie Kiser

Lynn Tone

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

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

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

[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,

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

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

Thank you for your consideration.

John R. Osburn & Kathryn Koepke
[REDACTED]



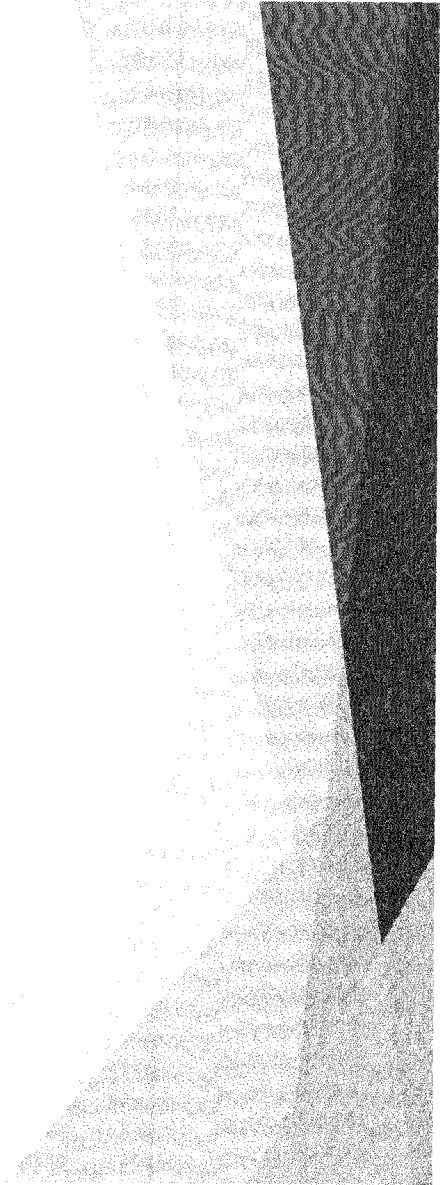
Services Overview

Mission

To provide hope, safety and support to those impacted by gender-based violence and to shift cultural norms through advocacy, education and community collaboration

Services

- Safety Planning
- Information & Referrals
- System Navigation & Advocacy
- Accompaniment Services
- Health Advocacy
- Counseling & Support Groups
- Protection Order Assistance
- 24-Hour Crisis Intervention
- Emergency Shelter



Partnerships

- Advocate Initiated Response (AIR)
- Sexual Assault Response Team (SART)
- Prison Rape Elimination Act (PREA)
- Domestic Violence Intervention Council (DVIC Council)
- Healthcare Partnerships and Advocacy
- DHS Co-Located Advocate

2021 Statistics

- ▶ 427 Survivors with 11046 services
 - ▶ 364 adults and 63 teens/children
 - ▶ 27% of survivors were Latinx
- ▶ 42 Protection Orders were filed
- ▶ 524 Crisis/Helpline Calls Answered
- ▶ 58 AIR Calls
- ▶ 683 Bednights (51 adults and children sheltered & safehoused)

Contacts:

▶ **Valerie Bundy**, Executive Director

valerie@tidesofchangenw.org 503.842.9486

▶ **Beth Hope**, Community Response Coordinator

beth@tidesofchangenw.org 503.842.9486

www.tidesofchangenw.org



3/31/22

Dear Tillamook County Commissioners,

City Sanitary Service took over operations of Oceanside Sanitary Service on 1/1/21. We had an interesting year serving the people of the Oceanside area. Our mission was to provide service exactly the same way the Zwald's had provided it. This, we thought, would create minimal impact, and change to the citizens of that area and keep them very happy. A high level of positive customer feedback leads me to believe we accomplished this and have even offered them more services like curbside recycling and roll carts. We would like to increase some of the rates in the Oceanside area by 5% to keep the rates in line with our base service rates in the rest of the county. We do not intend to raise any of the existing Oceanside rates that are already higher than the county rates. Please see the chart of rates for clarity.

We would also like to make a few small changes to the schedule of pick up days for certain service types, to make our service schedule uniform throughout the county. We would like to change the definition of every other week service to first and third week service instead of first, third, and fifth week service. We would also like to change once per month service to the first week of each month instead of the last week of each month. These changes may seem small but will help our drivers have uniformity throughout the areas of their routes. These changes will also allow us to have less trucks on the road, and in some cases use smaller trucks to complete routes. These changes help lessen the environmental impact and create efficiencies in overall operations.

Thank you for your consideration in these matters. We hope to continue to serve the people of Oceanside with great service for many years to come.

Respectfully,

Robert Poppe
Co-owner

Oceanside Franchise Hauler Rate Review Report
edited March 2022

Franchisee:

City Sanitary Service

REVENUE

Route collection Services
 Drop Box Services
 Rental revenue
 Non-franchised revenue & pass-through revenue
 Recycling revenues
 Other revenue (med waste, interest)
Total revenue

Number of regular route customers as of January 1, 2021*
 Number of regular route customers as of July 1, 2021*
 Number of regular route customers as of January 1, 2022*
 Regular route tonnage for 2021:

*Regular route customers are usually cans, carts, dumpsters, based on service listings.
 Number of drop box pulls in 2021:
 Drop box tonnage for 2021:

	2021 actual	7/1/22-6/30/23 projected w/o rate change	7/1/22-6/30/23 projected w/ 3% rate change	% change	Allocation method
	\$2,727,186	\$2,754,458	\$2,837,091	4%	Actual
	\$103,945	\$105,000	\$105,000	1%	1% CC DB
	\$377,130	\$399,758	\$399,758	6%	1% CC DB
	\$12,451	\$10,000	\$10,000	-20%	Actual
	\$47,917	\$48,000	\$49,440	3%	Actual
	\$3,268,628	\$3,317,216	\$3,401,289	4%	
	3409				Actual
	3836				Actual
	3887				Actual
	6151 tons				3% truck weights
	1821				1% CC DB
	4464 tons				1% truck weights

	2021 actual	7/1/22-6/30/23 projected w/o rate change	7/1/22-6/30/23 projected w/ 5% rate change	% change	Allocation method/comments
	\$140,685	\$142,091	\$149,196	6%	
	\$1,039	\$1,050	\$1,050	1%	
	\$3,771	\$3,998	\$3,998	6%	
	\$0	\$0	\$0	#DIV/0!	
	\$0	\$0	\$0	#DIV/0!	
	\$145,495	\$147,139	\$154,244	6%	
	0				
	343				
	341				
	184.53 tons				
	18				
	44.64 tons				

EXPENSES

Operational expenses

Disposal expense (franchised) 9899 tons up 73
 Disposal expense (other) med waste
 Recycling collection expense (all in labor)
 Recycling processing expense
 Labor-related expenses
 Labor expense
 Taxes, Insurance
 Other labor-related expense
 Operations-related expenses
 Fuel
 Repairs and Maintenance
 Depreciation and Amortization
 Equipment Lease and/or Rent
 Property Lease and/or Rent
 Equipment expense (eg. short-term rental) Truck Repairs
 Insurance expense
 Other operational expense (incl. franchise fees)
Total operational expenses
 Number of route collection trucks as of January 1, 2021
 Number of route collection trucks as of January 1, 2022
 Number of drop box collection trucks as of January 1, 2021
 Number of drop box collection trucks as of January 1, 2022

	\$903,492	\$981,018	\$981,018	9%
	\$1,029	\$2,000	\$2,000	94%
	\$12,765	\$17,000	\$17,000	#DIV/0!
	\$539,258	\$571,613	\$571,613	6%
	\$225,122	\$238,629	\$238,629	6%
	\$160,465	\$170,000	\$170,000	6%
	\$86,118	\$95,000	\$95,000	10%
	\$27,357	\$35,000	\$35,000	28%
	\$201,244	\$208,000	\$208,000	3%
	\$0	\$0	\$0	#DIV/0!
	\$40,282	\$42,400	\$42,400	5%
	\$111,424	\$130,000	\$130,000	17%
	\$74,313	\$78,000	\$78,000	5%
	\$57,647	\$60,000	\$60,000	4%
	\$2,440,515	\$2,628,660	\$2,628,660	8%
	13			
	17			
	5			
	5			

	\$27,105	\$29,431	\$29,431	9%
				#DIV/0!
	\$638	\$850	\$850	33%
	\$26,963	\$28,581	\$28,581	6%
	\$11,256	\$11,931	\$11,931	6%
	\$8,023	\$8,500	\$8,500	6%
	\$4,306	\$4,750	\$4,750	10%
	\$1,368	\$1,750	\$1,750	28%
	\$10,062	\$10,400	\$10,400	3%
	\$0	\$0	\$0	#DIV/0!
	\$2,014	\$2,120	\$2,120	5%
	\$5,571	\$6,500	\$6,500	17%
	\$3,716	\$3,900	\$3,900	5%
	\$0	\$0	\$0	#DIV/0!
	\$101,022	\$108,713	\$108,713	8%
	13			
	17			
	5			
	5			

Administrative expense

Management services
 Administrative services
 Postage, phones, office supplies, utilities, etc.
 Advertising and outreach expenses
 Education, Training, Publications, dues
 Bad debts
 Other admin. Expenses
Total administrative expenses

	\$174,000	\$174,000	\$174,000	0%
	\$8,090	\$10,000	\$10,000	24%
	\$85,214	\$90,000	\$90,000	6%
	\$11,891	\$13,000	\$13,000	9%
	\$4,667	\$6,000	\$6,000	29%
	\$11,655	\$11,000	\$11,000	-6%
	\$70,662	\$75,000	\$75,000	6%
	\$366,239	\$379,000	\$379,000	3%

	\$15,660	\$15,660	\$15,660	0%
	\$728	\$900	\$900	24%
	\$7,675	\$8,100	\$8,100	6%
	\$1,070	\$1,170	\$1,170	9%
	\$420	\$540	\$540	29%
	\$0	\$0	\$0	#DIV/0!
	\$6,360	\$6,750	\$6,750	6%
	\$31,912	\$33,120	\$33,120	4%

Return on income before taxes (revenue - allowable costs)

	\$461,875	\$309,556	\$393,629	-15%
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	\$12,561	\$5,306	\$12,411	-1%
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Operating margin

	14.1%	9.3%	11.6%	-18%
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	8.6%	3.6%	8.0%	-7%
--	------	------	------	-----

Oceanside franchise data only!

Current and Proposed Rates

Trash Cans/Rollcarts

35 gal roll cart weekly pickup
35 gal roll cart twice weekly pickup
Curbside every Other Week pickup
Curbside Once a Month pickup
Each Extra Can set out

Current	Proposed
(32-36 gallon cans/rollcarts)	
\$25.00	\$26.25
\$50.00	\$52.50
N/A	N/A
N/A	N/A
\$6.65	\$6.65

Current	Proposed
(60-65 gallon cans/rollcarts)	
N/A	N/A
N/A	N/A
N/A	N/A
N/A	N/A
N/A	N/A

Current	Proposed
(90-95 gallon cans/rollcarts)	
N/A	N/A
N/A	N/A
N/A	N/A
N/A	N/A
N/A	N/A

In Yard weekly pickup Can
In Yard twice weekly pickup Can
In Yard every Other Week pickup Can
In Yard Once a Month pickup Can
Each Extra Can set out

\$28.05	\$28.05
\$56.10	\$56.10
\$23.35	\$23.35
\$11.70	\$11.70
\$6.65	\$6.65

\$45.60	\$47.85
\$91.20	\$95.70
N/A	N/A
N/A	N/A
N/A	N/A

\$66.20	\$69.45
\$132.40	\$138.90
N/A	N/A
N/A	N/A
N/A	N/A

Rental Fees

Trash Cans/Rollcarts (per month)

\$3.00	\$3.00
--------	--------

\$3.00	\$3.00
--------	--------

\$3.00	\$3.00
--------	--------

95 Gallon CCR & Office Paper Cart 2xMonth

\$6.00	\$6.30
--------	--------

\$6.00	\$6.30
--------	--------

\$6.00	\$6.30
--------	--------

Containers

Weekly pickup
Each additional stop per week
Rental Fees

Current	Proposed
1 cubic yard container	
\$119.25	\$119.25
\$119.25	\$119.25
\$14.00	\$14.00

Current	Proposed
1 1/2 cubic yard container	
\$139.20	\$146.15
\$139.20	\$146.15
\$18.60	\$18.60

Current	Proposed
2 cubic yard container	
\$212.70	\$212.70
\$212.70	\$212.70
\$17.55	\$17.55

Weekly pickup
Each additional stop per week
Rental Fees

Current	Proposed
3 cubic yard container	
N/A	

Current	Proposed
4 cubic yard container	
N/A	

Current	Proposed
5 cubic yard container	
N/A	

Weekly pickup
Each additional stop per week
Rental Fees

Current	Proposed
6 cubic yard container	
N/A	

Current	Proposed
8 cubic yard container	
N/A	

Current	Proposed
2 yard cont. Cardboard Recycle	
\$3.40	\$3.55
\$22.00	\$22.15
\$18.60	\$18.60

Roll-off/Drop Box containers (please list charges)

10-15 yd drop boxes
20-30 yd drop boxes

Current \$113.55 per hour proposed \$119.25 Drop Box Rent \$13 per day \$200 per month
Current \$120.00 per hour proposed \$126.00

Extra/Additional charges (eg. Go Back, On Call, Extra Stop, NSF check, replacement, etc.): Please list!

- 1 Medical Waste \$15 minimum charge \$15/gallon Large bins \$90 max weight 60 lbs
- 2 On call service current \$9.25 per can up to \$9.75/current \$26.00 per yard up to \$27.30
- 3 \$10 NSF fee, \$15 OTP restart fee, \$25 cart return fee, \$5 refund processing fee, Minimum two weeks of no service before crediting account.
- 4 Lost roll cart replacement fee \$65
- 5 Distance charge of \$126.00 per hour for truck time if less than 3 customers per road mile or for unscheduled or extra pick ups

Garbage Removal Services for Oceanside

Billed Monthly - Rate includes roll cart rent where applicable	Current	Proposed	Day of Service
(1) 30 gal can checked weekly	\$28.05	\$28.05	Every Tuesday
(1) 35 gal roll cart checked weekly	\$28.00	\$29.25	Every Tuesday
(1) 60 gal roll cart checked weekly	\$48.60	\$50.85	Every Tuesday
(1) 90 gal roll cart checked weekly	\$69.20	\$72.45	Every Tuesday
(1) 30 gal can checked on 1st and 3rd weeks of the month	\$23.35	\$23.35	1st & 3rd Tuesdays
(1) 35 gal roll cart checked on 1st and 3rd weeks of the month	\$26.35	\$26.35	1st & 3rd Tuesdays
(1) 30 gal can checked once a month	\$11.70	\$11.70	First Tuesday of the Month
(1) 35 gal roll cart checked once a month	\$12.25	\$12.75	First Tuesday of the Month

Additional Services / Fees

Billed Monthly	Current	Proposed	Schedule
Recycling - Commingled/Curb Side Only - (no glass)	\$9.00	\$9.30	2nd and 4th Tuesdays
Extra can or roll cart up to 35 gallons	\$6.65	\$6.65	Each 35 gallons
Extra can or roll cart up to 40 gallons - Grandfathered accts only*	\$7.75	\$7.75	Each 40 gallons
Extra can or roll cart up to 50 gallons - Grandfathered accts only*	\$8.95	\$8.95	Each 50 gallons
Extra roll cart up to 65 gallons	\$13.30	\$13.30	Each 65 gallons
Extra roll cart up to 90 gallons	\$19.95	\$19.95	Each 90 gallons
On call Tuesday pickup up to 35 gallons	\$14.00	\$14.00	Call in Monday before Noon
On call Tuesday pickup up 40-50 gallons - Grandfathered accts only*	\$18.00	\$18.00	Call in Monday before Noon
On call Tuesday pickup up 65 gallons	\$18.50	\$18.50	Call in Monday before Noon
On call Tuesday pickup up to 90 gallons	\$27.75	\$27.75	Call in Monday before Noon
(1) Yard Container emptied weekly - commercial use	\$119.25	\$119.60	Every Tuesday
(1) Yard Container emptied every other week - commercial use	\$89.00	\$89.00	1st, 3 rd Tuesdays
On call Tuesday - 1 Yard emptied - commercial use	\$51.45	\$51.45	Call in Monday before Noon
Container Rental per month - 1 Yard size - commercial use	\$14.00	\$14.00	Every Month
(2) Yard Container emptied weekly - commercial use	\$212.70	\$212.70	Every Tuesday
Container Rental per month - 2 Yard size - commercial use	\$17.55	\$17.55	Every Month
Return Service Fee	\$6.00	\$6.00	On Occurrence
Extra Service-Cleanup - Includes "Raccoon Cleanup"	\$10.00	\$10.00	On Occurrence

* New customer owned can must be no larger than 32 gallons. Ask about roll cart with attached lids.



CITY SANITARY SERVICE / OCEANSIDE SANITARY SERVICE - PO Box 486, Tillamook, OR 97141 - (503) 842-6262 - www.citysanitaryservice.com



Dear Oceanside Customers,

City Sanitary Service will be increasing rates for curbside service in 2022. We will be increasing some residential, commercial, and drop box service rates by approximately 5% starting July 1, 2022. The base rate for weekly service for one 32 gallon can will continue to be \$28.05 per month. The rate for 35 gallon roll cart will go from \$28 per month to \$29.25. A one cubic yard container to be picked up weekly will stay at \$19.25 per month. The biweekly rate for a truck and driver will go from \$20 to \$26. We currently offer curbside commingled recycling to all Oceanside customers. Twice per month recycle pick up is included from \$9 per month to \$9.30 per month. Customer owned cans over 32 gallons are not allowed for new customers. Existing customers with cans over 32 gallons are strongly encouraged to switch to roll cart service for the health and safety of our workers.

For those with regular service, if you are bin to be one or two consecutive weeks or more, you can contact us ahead of time to temporarily stop service and avoid an extra fee. We will continue to offer weekly can checks for customers in part time residences paying for regular service. If your can is not out and you do not call ahead, no credit will be extended. For on call service we must be notified by noon the day before your regular service day or your can will not be picked up.

For a full list of rates, go to our website at **citysanitaryservice.com** or call us at 503-842-6262.



Dear Oceanside Customers,

City Sanitary Service will be increasing rates for garbage service in 2022. We will be increasing some residential, commercial, and drop box service rates by approximately 5% starting July 1, 2022. The base rate for weekly service for one 32 gallon can will continue to be \$28.05 per month. The rate for 35 gallon roll cart will go from \$28 per month to \$29.25. A one cubic yard container to be dumped weekly will stay at \$119.25 per month. The hourly rate for a truck and driver will go from \$120 to \$126. We currently offer curbside commingle recycling to all Oceanside customers. Twice per month recycle pick up is going up from \$9 per month to \$9.30 per month. Customer owned cans over 32 gallons are not allowed for new customers. Existing customers with cans over 32 gallons are strongly urged to switch to roll cart service for the health and safety of our workers.

For those with regular service, if you are going to be gone for two consecutive weeks or more, you can contact us ahead of time to temporarily stop service and avoid being charged. We will continue to offer weekly can checks for customers in part time residences paying for regular service. If your can is not out but you did not call ahead, no credit will be extended. For on call service we must be notified by noon the day before your regular service day or your can will not be dumped.

For a full list of rates, go to our website at:
citysanitaryservice.com or call us at 503-842-6262.

EXHIBIT A



3/31/2022

Dear Tillamook County Commissioners,

City Sanitary Service would like to thank you for allowing us to serve the citizens of Tillamook County for another year. We had a profitable 2021 in part due to another busy year for construction drop box work and an increase in overall customer count. City Sanitary Service remains a financially healthy business. Looking to the future we are requesting a rate increase of 5% for residential, commercial and drop box trash rates to keep up with increased fuel and dump fee rates. This will keep us in the allowable profit margin range and help us to keep up with anticipated inflation, labor, and supply cost increases. The base rate for weekly residential service would go from \$20.00 per month to \$21.00 for one can picked up weekly at the roadside.

City Sanitary Service took over operations of Oceanside Sanitary Service at the start of 2021. Ken and Nonda Zwald along with their employees provided excellent service to the people of Oceanside. We have continued to keep up their high standards while expanding the service options for the people in that area. Customer feedback has been positive. This year we plan to make a few small changes to bring rates and service types in the Oceanside area closer in unison with all of our Tillamook County customers. We plan to purchase at least one new truck in 2022 and hopefully, after years of waiting, update the interior of our office space.

We continue to see an increase in customers choosing to pay bills online and opting to receive electronic bills. Roughly a third of our monthly revenue comes from online payments. We continue to make updates to our website, publish a quarterly newsletter called WastEd, and post to our Facebook page to communicate with the over 550 customers following us. This spring we also plan to run our Keep-it-Clean campaign to reduce contamination in our curbside commingled recycling. Thank you for allowing us to serve the citizens of central Tillamook County in 2021 and we look forward to a successful 2022.

Respectfully,

A handwritten signature in black ink, appearing to be "R. Poppe", followed by a long horizontal line.

Robert Poppe
Co-owner

Tillamook County Franchise Hauler Rate Review Report
 edited March 2022

Franchisee:

City Sanitary Service

REVENUE

Route collection Services
Drop Box Services
Rental revenue
Non-franchised revenue & pass-through revenue
Recycling revenues
Other revenue (med waste, interest, Bay City, SCCR)
Total revenue
Number of regular route customers as of January 1, 2021*
Number of regular route customers as of July 1, 2021*
Number of regular route customers as of January 1, 2022*
Regular route tonnage for 2020:
Number of drop box pulls in 2021:
Drop box tonnage for 2021:

2021 actual	7/1/22-6/30/23 projected w/o rate change	7/1/22-6/30/23 projected w/ 3% rate change	% change	Allocation method
\$2,727,186	\$2,754,458	\$2,837,091	4%	Actual
\$103,945	\$105,000	\$105,000	1%	56% CC DB
\$377,130	\$399,758	\$399,758	6%	56% CC DB
\$12,451	\$10,000	\$10,000	-20%	Actual
\$47,917	\$48,000	\$49,440	3%	Actual
\$3,268,628	\$3,317,216	\$3,401,290	4%	
3409				Actual
3836				Actual
3887				Actual
6151				52% truck weights
1821				56% CC DB
4464				56% truck weights

Tillamook County franchise

2021 actual	7/1/22-6/30/23 projected w/o rate change	7/1/22-6/30/23 projected w/ 5% rate change	% change	Allocation method/comments
\$1,348,890	\$1,362,379	\$1,430,498	6%	
\$57,170	\$58,800	\$58,800	3%	
\$211,193	\$223,865	\$223,865	6%	
\$0	\$0	\$0	#DIV/0!	
\$40,828	\$41,000	\$43,050	5%	
\$1,658,081	\$1,686,044	\$1,756,213	6%	
1818				
1870				
1833				
3198.52				52% truck weights
1020				56% CC DB
2499.84				56% truck weights

EXPENSES

Operational expenses

Disposal expense (franchised) 10615 tons up 716
Disposal expense (other) med waste
Recycling collection expense (all in labor)
Recycling processing expense
Labor-related expenses
Labor expense
Taxes, insurance
Other labor-related expense
Operations-related expenses
Fuel
Repairs and Maintenance
Depreciation and Amortization
Equipment Lease and/or Rent
Property Lease and/or Rent
Equipment expense (eg. short-term rental) Truck Repairs
Insurance expense
Other operational expense (incl. franchise fees)
Total operational expenses
Number of route collection trucks as of January 1, 2021
Number of route collection trucks as of January 1, 2022
Number of drop box collection trucks as of January 1, 2021
Number of drop box collection trucks as of January 1, 2022

\$903,492	\$981,018	\$981,018	9%	52% truck weights	\$469,816	\$510,129	\$510,129	9%
\$1,029	\$2,000	\$2,000	94%	all city				#DIV/0!
			#DIV/0!	n/a				#DIV/0!
\$12,765	\$17,000	\$17,000	33%	45% cccrCust.Count	\$5,744	\$7,650	\$7,650	33%
\$539,258	\$571,613	\$571,613	6%	55% labor hours	\$296,592	\$314,387	\$314,387	6%
\$225,122	\$238,629	\$238,629	6%	55% labor hours	\$123,817	\$131,246	\$131,246	6%
\$160,465	\$170,000	\$170,000	6%	55% labor hours	\$88,255	\$93,500	\$93,500	6%
\$86,118	\$95,000	\$95,000	10%	55% labor hours	\$47,365	\$52,250	\$52,250	10%
\$27,357	\$35,000	\$35,000	28%	55% labor hours	\$15,046	\$19,250	\$19,250	28%
\$201,244	\$208,000	\$208,000	3%	55% labor hours	\$110,684	\$114,400	\$114,400	3%
\$0	\$0	\$0	#DIV/0!	55% labor hours	\$0	\$0	\$0	#DIV/0!
\$40,282	\$42,400	\$42,400	5%	55% labor hours	\$22,155	\$23,320	\$23,320	5%
\$111,424	\$130,000	\$130,000	17%	55% labor hours	\$61,283	\$71,500	\$71,500	17%
\$74,313	\$78,000	\$78,000	5%	55% labor hours	\$40,872	\$42,900	\$42,900	5%
\$57,647	\$60,000	\$60,000	4%	Actual	\$2,346	\$2,350	\$2,350	0%
\$2,440,515	\$2,628,660	\$2,628,660	8%		\$1,283,976	\$1,382,882	\$1,382,882	8%
13					13			
17					13			
5					5			
5					5			

Administrative expense

Management services
Administrative services
Postage, phones, office supplies, utilities, etc.
Advertising and outreach expenses
Education, Training, Publications, dues
Bad debts
Other admin. Expenses
Total administrative expenses

\$174,000	\$174,000	\$174,000	0%	53% cust. Count	\$92,220	\$92,220	\$92,220	0%
\$8,090	\$10,000	\$10,000	24%	53% cust. Count	\$4,288	\$5,300	\$5,300	24%
\$85,274	\$90,000	\$90,000	6%	53% cust. Count	\$45,195	\$47,700	\$47,700	6%
\$11,891	\$13,000	\$13,000	9%	53% cust. Count	\$6,302	\$6,890	\$6,890	9%
\$4,667	\$6,000	\$6,000	29%	53% cust. Count	\$2,473	\$3,180	\$3,180	29%
\$11,655	\$11,000	\$11,000	-6%	Actual	\$8,915	\$9,000	\$9,000	1%
\$70,862	\$75,000	\$75,000	6%	53% cust. Count	\$37,451	\$39,750	\$39,750	6%
\$366,239	\$379,000	\$379,000	3%		\$196,844	\$204,040	\$204,040	4%

Return on income before taxes (revenue - allowable costs)
Operating margin

\$461,875	\$309,556	\$393,630	-15%		\$177,261	\$99,121	\$169,290	-4%
14.1%	9.3%	11.6%	-18%		10.7%	5.9%	9.6%	-10%

Tillamook County franchise data only!

Current and Proposed Rates

Trash Cans/Rollcarts

	Current (32-36 gallon cans/rollcarts)	Proposed
Curbside weekly pickup	\$20.00	\$21.00
Curbside twice weekly pickup	\$40.00	\$42.00
Curbside every Other Week pickup	\$18.50	\$19.50
Curbside Once a Month pickup	\$9.25	\$9.75
Each Extra Can set out	\$6.20	\$6.50
In Yard weekly pickup	\$25.00	\$26.25
In Yard twice weekly pickup	\$50.00	\$52.50
In Yard every Other Week pickup	N/A	N/A
In Yard Once a Month pickup	N/A	N/A
Each Extra Can set out	\$6.20	\$6.50

	Current (60-65 gallon cans/rollcarts)	Proposed
Curbside weekly pickup	\$37.10	\$38.95
Curbside twice weekly pickup	\$74.20	\$77.90
Curbside every Other Week pickup	N/A	N/A
Curbside Once a Month pickup	N/A	N/A
Each Extra Can set out	N/A	N/A
In Yard weekly pickup	\$45.60	\$47.85
In Yard twice weekly pickup	\$91.20	\$95.70
In Yard every Other Week pickup	N/A	N/A
In Yard Once a Month pickup	N/A	N/A
Each Extra Can set out	N/A	N/A

	Current (90-95 gallon cans/rollcarts)	Proposed
Curbside weekly pickup	\$54.20	\$56.90
Curbside twice weekly pickup	\$108.40	\$113.80
Curbside every Other Week pickup	N/A	N/A
Curbside Once a Month pickup	N/A	N/A
Each Extra Can set out	N/A	N/A
In Yard weekly pickup	\$66.20	\$69.45
In Yard twice weekly pickup	\$132.40	\$138.90
In Yard every Other Week pickup	N/A	N/A
In Yard Once a Month pickup	N/A	N/A
Each Extra Can set out	N/A	N/A

Rental Fees

Trash Cans/Rollcarts (per month)	\$3.00	\$3.00
----------------------------------	--------	--------

Trash Cans/Rollcarts (per month)	\$3.00	\$3.00
----------------------------------	--------	--------

Trash Cans/Rollcarts (per month)	\$3.00	\$3.00
----------------------------------	--------	--------

95 Gallon CCR & Office Paper Cart 2xMonth

Containers

	Current	Proposed
1 cubic yard container		
Weekly pickup	\$96.20	\$101.00
Each additional stop per week	\$96.20	\$101.00
Rental Fees	\$18.60	\$18.60
3 cubic yard container		
Weekly pickup	N/A	
Each additional stop per week		
Rental Fees		
6 cubic yard container		
Weekly pickup	N/A	
Each additional stop per week		
Rental Fees		

	Current	Proposed
1 1/2 cubic yard container		
Weekly pickup	\$139.20	\$146.15
Each additional stop per week	\$139.20	\$146.15
Rental Fees	\$18.60	\$18.60
4 cubic yard container		
Weekly pickup	N/A	
Each additional stop per week		
Rental Fees		
8 cubic yard container		
Weekly pickup	N/A	
Each additional stop per week		
Rental Fees		

	Current	Proposed
2 cubic yard container		
Weekly pickup	\$177.68	\$186.55
Each additional stop per week	\$177.68	\$186.55
Rental Fees	\$18.60	\$18.60
5 cubic yard container		
Weekly pickup	N/A	
Each additional stop per week		
Rental Fees		
2 yard cont. Cardboard Recycle		
Weekly pickup	\$3.40	\$3.55
Each additional stop per week	\$22.00	\$22.15
Rental Fees	\$18.60	\$18.60

Roll-off/Drop Box containers (please list charges)

10-15 yd drop boxes
20-30 yd drop boxes

Current \$113.55 per hour proposed \$119.25 Drop Box Rent \$13 per day \$200 per month
Current \$120.00 per hour proposed \$126.00

Extra/Additional charges (eg. Go Back, On Call, Extra Stop, NSF check, replacement, etc.): Please list!

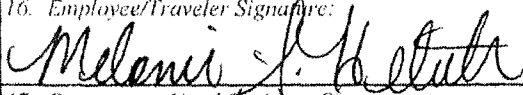
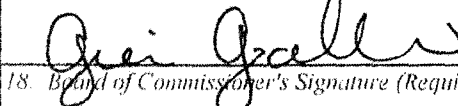
- 1 Medical Waste \$15 minimum charge \$15/gallon Large bins \$90 max weight 60 lbs
- 2 On call service current \$9.25 per can up to \$9.75/current \$26.00 per yard up to \$27.30
- 3 \$10 NSF fee, \$15 OTP restart fee, \$25 cart return fee, \$5 refund processing fee, Minimum two weeks of no service before crediting account.
- 4 Lost roll cart replacement fee \$65
- 5 Distance charge of \$126.00 per hour for truck time if less than 3 customers per road mile or for unscheduled or extra pick ups

PLEASE COMPLETE ALL SECTIONS IN YELLOW. WHERE DOLLAR AMOUNT DOES NOT APPLY LEAVE AT \$0.00
THIS FORM IS FILLABLE. AMOUNTS & TOTALS WILL CALCULATE AUTOMATICALLY

TILLAMOOK COUNTY TRAVEL AUTHORIZATION

2022

Please complete this form and obtain required signatures **before** traveling.

1. Name of Employee/Traveler: Melanie Hetrick		2. Date: 05/10/2022	
3. Training Related Conference (if yes, attach Agenda): <input checked="" type="radio"/> Yes <input type="radio"/> No		4. Airfare/Railfare: \$ 337.88 Confirmation Number: 72302019867	
5. Name of Conference or Training: Assoc of Library Services for Children National Institute		6. Conference/Training Cost: \$ 499.00	
7. Itinerary: Destination (City, State): Kansas City, MO Est. Departure Date: 09/28/2022 Time: 11:25 am Est. Return Date: 10/02/2022 Time: 615 am		8. Lodging Reservation Information: Hotel Name: Kansas City Marriott Downtown Address: 200 W 12st St Kansas City, MO 64105 Phone number: 816-421-6800 Confirmation Number: EU5S1FH2	
9. Miscellaneous Expenses: (Identify Specific Expenses: Taxis, Shuttles, Etc.) a. Shuttles to/from Airport \$ 100.00 c. _____ b. _____ d. _____		10. Lodging Rate: Amount per Night: \$ 169.00 Tax per Night: \$ 32.76 Total per Night: \$ 201.76	
11. Meals: (Please CHECK which rate you are using in ONE box below) Daily Meal Rate without receipts (See policy): _____ CONUS Rate with detailed receipts and accounting: <input checked="" type="checkbox"/> *Daily Rate: _____ *(Standard rate or City Conus Rate) # of Meals x Rate Total Breakfast: 4 \$ 12.80 \$ 51.20 Lunch: 5 \$ 19.20 \$ 96.00 Dinner: 4 \$ 32.00 \$ 128.00 Total Meals: \$ \$ 275.20		Number of Nights: x 4 Total Lodging: \$ 807.04 12. Cost of Trip: Airfare/Railfare: \$ 337.88 Lodging: \$ 676.00 Meal Per Diem: \$ 275.20 Personal Car Miles: \$ 113.61 Training/Conference Cost \$ 499.00 Miscellaneous: \$ 100.00 Total Not To Exceed: \$ 2,001.69	
13. Personal Car Miles Total miles round trip: 194.20 x IRS Rate 0.585 \$ \$ 113.61			
14. Purpose of Trip (Be Specific): To allow Melanie Hetrick to travel to Kansas City for the National Institute put on by the Association of Library Services for Children. She is TCL's Children's Librarian and previously has not been allowed to attend this conference.			
15. Approved for Payment: Meal Per Diem: \$ 275.20 Transportation: \$ 337.88 Personal Car Miles: \$ 113.61 Training/Conference: \$ 499.00 Misc: \$ 100.00 Total \$ 2,001.69 Lodging: \$ 676.00			
16. Employee/Traveler Signature: 		Date: 05-11-22	
17. Department Head Designee Signature: 		Date: 5-11-22	
18. Board of Commissioner's Signature (Required for Out-Of-State)		Date:	

Accessible Room: No

HOTEL RATES

Single Occupancy Rate Per Room:

Date	Guest(s)	Status	Rate
Sep 28, 2022	1	Confirmed	169.00
Sep 29, 2022	1	Confirmed	169.00
Sep 30, 2022	1	Confirmed	169.00
Oct 1, 2022	1	Confirmed	169.00

Additional Guest Charges:

Additional GuestRate

Second Guest 0.00

Third Guest 0.00

Fourth Guest 0.00

Hotel Tax Policy:

Room Rates shown do not include 18.35% Hotel Room Tax and a \$1.75 City Development Fee Per Night (subject to change). Total room charges will include all room fees and taxes.

CANCELLATION POLICY

Attendee reservations must be cancelled by 11:59 PM EST, 3 days prior to the arrival date. Any reservation cancelled after 11:59 PM EST, 3 days prior to the arrival date will be charged the first nights room and tax.

EARLY DEPARTURE

An early departure fee equal to one (1) night's room and tax may apply for a change resulting in an earlier departure changed after 12 midnight on the day of arrival. A change to the departure date made prior to midnight on the day of arrival will not result in an early departure fee.

A kind note about calling the hotel "just to be sure":

Please do not call your hotel "to be sure" until after **Sep 27, 2022**. Please understand that processing your reservations from the Housing Bureau into the Hotel system will take a few days. Rest assured that if you have received a confirmation number already from the Housing Bureau, the hotel will honor your booking. Thank you for your consideration.

After Sep 27, 2022, all reservation changes can be made by contacting the hotel directly at 816-421-6800. Passkey, its reservation system and/or their agents act only in the capacity of agent for all customers in all matters pertaining to hotel reservations, and as such are not responsible for guaranteed hotel rooms, damages, expenses, inconveniences or damage to any person or property from any cause whatsoever.

||

FW: EXTERNAL: Your Hotel Reservation -

Melanie Hetrick <mhetrick@co.tillamook.or.us>

Wed 5/11/2022 7:42 AM

To: Geri Godber <ggodber@co.tillamook.or.us>

Here it is. Got stuck in spam. - MAH

From: Americans for Library Service to Children 2022 National Institute <info@cvent.com>

Sent: Tuesday, May 10, 2022 12:06 PM

To: Melanie Hetrick <mhetrick@co.tillamook.or.us>

Subject: EXTERNAL: Your Hotel Reservation -

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

The Association for Library Service to Children (ALSC) 2022 National Institute

HOTEL RESERVATION ACKNOWLEDGEMENT #EU551FH2

This is an automated acknowledgement, from the The Association for Library Service to Children (ALSC) 2022 National Institute Housing Bureau. Please do not reply to this acknowledgement.

Thank you for making your hotel reservation on May 10, 2022 for The Association for Library Service to Children (ALSC) 2022 National Institute being held in Kansas City, MO, over the dates of Sep 28, 2022 - Oct 2, 2022.

All reservation changes can be made at the event website: https://book.passkey.com/entry?token=eyJ0eXAiOiJKV1QiLCJhbGciOiJIUzI1NiJ9.eyJwYXlsb2FkIjp7ImVudHJ5IjojUkVTRVJWQVRJT04iLCJwYXJhbXMiOlt7Im5hbWUiOiJjb25maXJtTnVtYmVyliwidmFsdWUiOiJFVTVTMUZlMiJ9XX19.k3ZTuLyYvhPpJNNUhpDwdpEjswA_QdHohtMp-3K6eMA&utm_source=587&utm_medium=email&utm_campaign=288183536 or by calling 1-888-236-2427 / 1-888-236-2427 (International).

GUEST INFORMATION

Melanie A Hetrick

Tillamook County Library

1716 Third Street, Tillamook, OR 97141

Tillamook, OR 97141

US

5038120206

mhetrick@co.tillamook.or.us

HOTEL INFORMATION

Kansas City Marriott Downtown

200 West 12th Street

Kansas City, MO 64105

ROOM INFORMATION

Room Name: Marriott Quality Room- No Guaranteed Bed Type

Check-in: Sep 28, 2022

Check-out: Oct 2, 2022

Share-withs:

Melanie A Hetrick

Requests:



Receipt

Expedia itinerary: 72302019867444

Purchase date: May 10, 2022

Booking details

Flights

Portland (PDX) to Kansas City (MCI)

United

Depart: Sep 28, 2022

Return: Sep 28, 2022

Kansas City (MCI) to Portland (PDX)

Delta

Depart: Oct 2, 2022

Return: Oct 2, 2022

Traveler 1: Adult

Melanie Anne Hetrick

Payment details

Flight 1 price: PDX to MCI

Traveler 1: Adult	\$143.26
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Taxes and fees	\$34.34
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Expedia booking fee	\$2.68
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Flight 2 price: MCI to PDX

Traveler 1: Adult	\$124.65
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Taxes and fees	\$32.95
----------------	---------

Total	\$337.88
--------------	-----------------

Paid	\$337.88
------	----------



Thank you for your payment. Please look for an email confirmation shortly.

Order Acknowledgement for Purchase No.10834255			
Please print this document for your records.			
Order Placed on 10 May 2022			
By Tillamook County Library			
Qty.	Product	Price	Total
1	2022 ALSC National Institute Registration for Tillamook County Library (total charges)		
Options:			
	Conference		
1	Institute Registration	\$499.00	\$499.00
		Subtotal:	\$499.00
		Total:	\$499.00
Payment Information			
Payment Type: Visa			
Card/Check Number: 9967			
(Partial Number displayed for your protection)			

Thank you for your order. You should receive an email confirmation shortly.

[Click here to return to www.ala.org](http://www.ala.org)

If you have any questions about this receipt, please contact Member and Customer Service by email at membership@ala.org or by phone at 800-545-2433 press 5 (International is 1-312-944-6780).

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New Members --- See the "Top Ten Ways" to get started with your member benefits at www.ala.org/ala/membership/memberorient/teneasyways/index.cfm.

American Library Association

225 North Michigan Ave, Suite 1300, Chicago, IL 60601 | 1.800.545.2433

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APPENDIX D

TILLAMOOK COUNTY

REQUEST APPROVAL FORM TO UTILIZE EMPLOYEE AGENT
PRIVATE VEHICLE FOR COUNTY BUSINESS
APPROVAL REQUIRED PRIOR TO USAGE OF PRIVATE VEHICLE

Destinations:

TO: Melanie Hetrick's Residence FROM: PDX

I request approval to use my private vehicle on 09 / 28 / 22 to 10 / 02 / 22
for Tillamook County business purpose of:

Travel to PDX for Conference in Kansas City, Mo

Reason for using private vs. County owned vehicle is:

County vehicle not available.

I am () am not () requesting mileage reimbursement. Insurance terms remain the same
whether or not mileage payment is requested. This form must accompany the
reimbursement request.

Personal or Private Vehicle Liability. If you authorize your employees agents to use a personal
or private vehicle on County business, he she is responsible to carry the minimum liability insurance
required by law (must provide proof before department head/designee approval). If employees operate a
personal or private vehicle on County business, their personal liability insurance policy is primary and
County coverage is excess. If the amount of liability to third parties exceeds their private policy limits, the
County will provide excess liability coverage.

The County does not cover collision or comprehensive insurance for personal vehicles. When utilizing a
personal vehicle for County purposes, the employee agent is 100% responsible for collision or
comprehensive damage incurred to the vehicle.

The rationale of having County employees agents complete a vehicle usage form is for their own
knowledge pertaining to County vehicle coverage, and liability protection from the County. Plus, the
signed form may give their department head designee a heads up as to who will be using their own vehicle
on County business and committing department funds when claiming reimbursement for personal vehicle
mileage. The signing of the personal vehicle usage document will inform the County employee agent that
their insurance is the first to be used in the event of a vehicle accident. Each department should keep a
copy of the signed form on file.

If involved in an accident while on official County business, I will advise the Human Resources
Department within twenty-four (24) hours by calling 503-842-3418.

Employee: Melanie J. Hetrick Date: 5-10-22

Department Head Designee: Jeri Gall Date: 8-2-22

wholly unpaid

Melanie L. B. Stuck

Claimant Signature



TILLAMOOK COUNTY
201 LAUREL AVENUE
TILLAMOOK, OR 97141

TO BE RETAINED BY OPERATORS OF
HOTELS, MOTELS, AND SINGULAR
ACCOMMODATIONS AS EVIDENCE OF
EXEMPT OCCUPANCY

EXEMPTION CERTIFICATE TAX ON
OCCUPANCY OF HOTEL ROOMS
Imposed Pursuant to article 28 and
29 of the Tax Law

Kansas City Marriott Downtown
Name of Hotel, Motel, Lodging House

5/2/22
Date

200 W 12th St, Kansas City, Mo
Address
64150

Federal I.D. # 93-6002312

This is to certify that I, the undersigned, am a representative of the governmental department, agency or instrumentality indicated below; that the charges for the occupancy at the above establishment on the dates set forth below have been or will be paid for by such governmental unit; and that such charges are incurred in the performance of my official duties as a representative of such governmental unit.

9/28/22 to 10/2/2022
DATES OF OCCUPANCY

Gen. J. J. [Signature]
SIGNATURE

Library
GOVERNMENTAL UNIT

Library Director
TITLE

NOTE: A separate exemption certificate is required for each occupancy and for each representative or employee.

APPENDIX E

ALSC National Institute Schedule

Home (<http://www.ala.org/alsc/confevents/institute>) | About the Institute
(<https://www.ala.org/alsc/about-institute-faqs>) | ALSC Connection
(<http://www.ala.org/alsc/institute-alsc-connection>) | General Sessions
(<http://www.ala.org/alsc/institute-keynotes>) | Housing
(<http://www.ala.org/alsc/institute-housing>) | Programs
(<http://www.ala.org/alsc/institute-education-programs>) | Registration
(<http://www.ala.org/alsc/institute-registration>) | Schedule | Sponsors
(<http://www.ala.org/alsc/institute-sponsors>) | Covid-19
(<https://www.ala.org/alsc/national-institute-covid-19-precautions>)

2022 ALSC National Institute Agenda*

Thursday, September 29, 2022

12:00 PM Registration Opens

6:00 PM - 8:00 PM Opening General Session Keynote: Christina Soontornvat
(<https://www.ala.org/alsc/institute-general-sessions-0>)
Dinner

8:00 PM - 9:00 PM Book Signing with Christina Soontornvat
PM

Friday, September 30, 2022

7:30 AM - 9:00 AM Big Ideas Session

9:15 AM - 10:30 AM Education Programs (<https://www.ala.org/alsc/confevents/institute/ed-programs>)

10:30 AM - 11:00 AM Break
Exhibit Hours

11:00 AM - 12:15 PM Education Programs (<https://www.ala.org/alsc/confevents/institute/ed-programs>)

12:15 PM - 1:45 PM Lunch Break (on your own)
Exhibit Hours

1:45 PM - 3:00 PM Education Programs (<https://www.ala.org/alsc/confevents/institute/ed-programs>)

3:00 PM - 3:30 PM Refreshment Break
Exhibit Hours

3:30 PM - 4:45 PM Education Programs (<https://www.ala.org/alsc/confevents/institute/ed-programs>)
5:00 PM - 5:30 PM ALSC 101
6:30 PM Evening Reception Event

Saturday, October 1, 2022

7:30 AM - Continental Breakfast
8:45 AM Morning General Session
9:00 AM - Education Programs (<https://www.ala.org/alsc/confevents/institute/ed-programs>)
10:15 AM
10:15 AM - Break
10:45 AM Exhibit Hours
10:45 AM - Education Programs (<https://www.ala.org/alsc/confevents/institute/ed-programs>)
12:00 PM
12:00 PM - Lunch Break (on your own)
1:30 PM Exhibit Hours
 Morning General Session Book Signing
1:30PM - Education Programs (<https://www.ala.org/alsc/confevents/institute/ed-programs>)
2:45 PM
2:45 PM - Break
3:15 PM Exhibit Hours
3:15 PM - Education Programs (<https://www.ala.org/alsc/confevents/institute/ed-programs>)
4:30 PM
5:30 PM - Closing General Session Panel: Debuting Hope featuring B.B. Alston, Julian Randall, and
7:30 PM Young Vo (<https://www.ala.org/alsc/institute-general-sessions-0>)
 Closing Reception
 Closing General Session Book Signing

*subject to change