



TILLAMOOK COUNTY BOARD OF COMMISSIONERS NOTICE OF MEETING AGENDAS

BOARD OF COMMISSIONERS:

Bill Baertlein, Chair bbaertle@co.tillamook.or.us
Mary Faith Bell, Vice-Chair mfbell@co.tillamook.or.us
David Yamamoto dyamamoto@co.tillamook.or.us

CONTACT:

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

WORKSHOP

Wednesday, December 30, 2020 at 8:00 a.m.

Commissioners' Meeting Rooms A & B

County Courthouse, 201 Laurel Avenue, Tillamook, Oregon

BOARD MEETING

Wednesday, December 30, 2020 at 10:00 a.m.

Commissioners' Meeting Rooms A & B

County Courthouse, 201 Laurel Avenue, Tillamook, Oregon

COMMUNITY UPDATE MEETING - CANCELLED

Friday, January 1, 2021 at 8:00 a.m.

Teleconference

PUBLIC COMMENT

The board will allow public comment at workshop and board meetings during a public comment period. Those intending to provide public comment for the workshop or board meeting shall email submissions to publiccomments@co.tillamook.or.us. Public comments received by 5:00 p.m. on Tuesday will be distributed to the board and become part of the public record.

Public comments submitted via email after the deadline or during the workshop or board meeting will be presented by staff to the board during the public comment period. Unless otherwise specified, these submissions will be presented during the board meeting.

Two minutes is allowed per comment. The chair may, at his/her sole discretion, further limit or expand the amount of time for individuals to speak.

AGENDAS

WORKSHOP – AUDIO12-30-2020A.MP3

CALL TO ORDER: Wednesday, December 30, 2020 8:02 a.m.

1. 00:42 Welcome & Request to Sign Guest List
2. 00:48 Public Comment: Public Comments Received Via Email Entered into the Public Meeting Record.
3. 01:17 Non-Agenda Items
UNSCHEDULED: Discussion Concerning Extending the Tillamook County Emergency Interim COVID-19 Response Policy/Naomi Roundtree
15:20 UNSCHEDULED: Discussion Concerning a Contract for Goods with Provantage LLC for the Network Switches Project/Damian Laviolette
4. 12:13 Discussion and Consideration of a Personnel Requisition for a New Regular Full-Time Accounting Technician in the Sheriff's Office/Matt Kelly

A motion was made by Commissioner Yamamoto and seconded by Vice-Chair Bell. The motion passed with three aye votes. The Chair signed the requisition.
5. 20:11 Discussion Concerning an Order in the Matter of the Reappointment Members to the Tillamook County Solid Waste Advisory Committee/Mary Faith Bell
6. 22:19 Discussion Concerning an Order in the Matter of the Reappointment a Member to the Tillamook County Solid Waste Service District Budget Committee/Mary Faith Bell
7. 23:14 Discussion Concerning an Order in the Matter of the Appointment of a 4-H & Extension Service District Budget Officer for FY 2021-2022/Shawn Blanchard
8. 24:01 Discussion Concerning an Order in the Matter of the Reappointment of a Member to the 4-H & Extension Service District Advisory Committee/Shawn Blanchard
9. 24:32 Discussion Concerning an Order in the Matter of the Appointment of the County Treasurer as the Tillamook County Solid Waste Service District Budget Officer for FY 2021-2022/Shawn Blanchard
10. 26:05 Discussion Concerning an Order in the Matter of the Appointment of a Budget Officer for Tillamook County for FY 2021-2022/Shawn Blanchard
11. 26:22 Discussion Concerning an Order in the Matter of the Reappointment of Members to the Tillamook County Planning Commission/Sarah Absher

12. 30:12 Discussion Concerning the Appointment of Members to the Tillamook County Housing Commission/Sarah Absher
13. 34:08 Discussion and Consideration of a Personnel Requisition for a Replacement Regular Full-Time Director in the Human Resources Department/Mary Faith Bell

A motion was made by Commissioner Yamamoto and seconded by Vice-Chair Bell. The motion passed with three aye votes. The Chair signed the requisition.
14. 38:04 Discussion Concerning an Order in the Reappointment of a Member to the Northwest Oregon Area Commission on Transportation/Mary Faith Bell
15. 39:07 Discussion Concerning an Order in the Matter of Designating Liaison Responsibilities for the Tillamook County Board of Commissioners for 2021/Bill Sargent
16. 40:40 Discussion Concerning an Order in the Matter of the Appointment of the Chair and Vice-Chair to the Tillamook County Board of Commissioners for 2021/Bill Sargent
17. 41:39 Discussion Concerning a Resolution in the Matter of the Continuance of a Local State of Emergency Within Tillamook County/Rachel Hagerty
18. 42:43 Board Concerns – Non-Agenda Items: There were none.
19. 42:44 Public Comments: There were none.

Chair Baertlein recessed the meeting to go into Executive Session pursuant to ORS 192.660(2)(d) at 8:25 a.m.

Chair Baertlein reconvened the meeting at 9:40 a.m. - AUDIO12-30-2020B.MP3.

ADJOURN - 9:40 a.m.

MEETING – AUDIO12-30-2020C.MP3

CALL TO ORDER: Wednesday, December 30, 2020 10:00 a.m.

1. 00:08 Welcome & Request to Sign Guest List
2. 01:17 Pledge of Allegiance
3. Public Comment
01:46 Commissioner Baertlein Farewell Comments/Mary Faith Bell
03:20 Additional Commissioner Baertlein Farewell Comments/Bill Baertlein

4. 08:29 Non-Agenda Items

LEGISLATIVE – ADMINISTRATIVE

08:43 UNSCHEDULED: Consideration of a Contract for Goods with Provantage LLC for the Network Switches Project/Damian Laviolette

A motion was made by Commissioner Yamamoto and seconded by Vice-Chair Bell. The motion passed with three aye votes. The Board signed the contract.

16:36 UNSCHEDULED: Todd Anderson Recognition/Sheriff, Jim Horton

5. 24:01 Consideration of an Order in the Matter of the Reappointment Members to the Tillamook County Solid Waste Advisory Committee/Chris Laity

A motion was made by Commissioner Yamamoto and seconded by Vice-Chair Bell. The motion passed with three aye votes. The Board signed Order #20-061, SWSD #20-006.

6. 26:49 Consideration of an Order in the Matter of the Reappointment a Member to the Tillamook County Solid Waste Service District Budget Committee/Chris Laity

A motion was made by Commissioner Yamamoto and seconded by Vice-Chair Bell. The motion passed with three aye votes. The Board signed Order #20-062, SWSD #20-007.

7. 28:43 Consideration of an Order in the Matter of the Appointment of a 4-H & Extension Service District Budget Officer for FY 2021-2022/Shawn Blanchard

A motion was made by Commissioner Yamamoto and seconded by Vice-Chair Bell. The motion passed with three aye votes. The Board signed Order #20-063, 4-H Ext. #20-002.

8. 30:29 Consideration of an Order in the Matter of the Reappointment of a Member to the 4-H & Extension Service District Advisory Committee/Shawn Blanchard

A motion was made by Commissioner Yamamoto and seconded by Vice-Chair Bell. The motion passed with three aye votes. The Board signed Order #20-064, 4-H Ext. #20-003.

9. 31:41 Consideration of an Order in the Matter of the Appointment of the County Treasurer as the Tillamook County Solid Waste Service District Budget Officer for FY 2020-2021/Shawn Blanchard

A motion was made by Commissioner Yamamoto and seconded by Vice-Chair Bell. The motion passed with three aye votes. The Board signed Order #20-065, SWSD #20-008.

10. 32:41 Consideration of an Order in the Matter of the Appointment of a Budget Officer for Tillamook County for FY 2021-2022/Shawn Blanchard
- A motion was made by Commissioner Yamamoto and seconded by Vice-Chair Bell. The motion passed with three aye votes. The Board signed Order #20-066.
11. 33:27 Consideration of an Order in the Matter of the Reappointment of Members to the Tillamook County Planning Commission/Sarah Absher
- A motion was made by Commissioner Yamamoto and seconded by Vice-Chair Bell. The motion passed with three aye votes. The Board signed Order #20-067.
12. 39:00 Consideration of an Order in the Matter of the Appointment of Members to the Tillamook County Housing Commission/Sarah Absher
- A motion was made by Commissioner Yamamoto and seconded by Vice-Chair Bell. The motion passed with three aye votes. The Board signed Order #20-068.
13. 43:15 Consideration of an Order in the Reappointment of a Member to the Northwest Oregon Area Commission on Transportation/Mary Faith Bell
- A motion was made by Commissioner Yamamoto and seconded by Vice-Chair Bell. The motion passed with three aye votes. The Board signed Order #20-069.
14. 45:51 Consideration of an Order in the Matter of Designating Liaison Responsibilities for the Tillamook County Board of Commissioners for 2021/Bill Sargent
- A motion was made by Commissioner Yamamoto and seconded by Vice-Chair Bell. The motion passed with three aye votes. The Board signed Order #20-070.
15. 47:35 Consideration of an Order in the Matter of the Appointment of the Chair and Vice-Chair to the Tillamook County Board of Commissioners for 2021/Bill Sargent
- A motion was made by Commissioner Yamamoto and seconded by Vice-Chair Bell. The motion passed with three aye votes. The Board signed Order #20-071
16. 48:53 Consideration of a Resolution in the Matter of the Continuance of a Local State of Emergency Within Tillamook County/Rachel Hagerty
- A motion was made by Commissioner Yamamoto and seconded by Vice-Chair Bell. The motion passed with three aye votes. The Board signed R#20-030.

10:30 a.m.

17. 50:30 **Second Public Hearing:** Concerning Ordinance #86 in the Matter of a Short-Term Rental Operator License Fee Within Unincorporated Tillamook County and Providing for the Allocation of Funds Dedicated to Housing and Public Safety Initiatives in Tillamook County/Sarah Absher
- 1:02:42 Opened Public Hearing
Public Comments Received Via Email Included into the Public Meeting Record
- 1:02:52 Public Comments Received Via Email and Read into the Public Meeting Record by Rachel Hagerty
- 1:03:10 Strongly Oppose Ordinance #86 Comments/Suzanne Ryans, Roberta Lindenfelser
- 1:09:06 Closed Public Hearing
- 1:09:08 Short Term Rental Statement/Bill Baertlein
- 1:11:27 Re-Opened Public Hearing
Public Comments Received Via Email and Read into the Public Meeting Record by Rachel Hagerty
- 1:11:42 Short Term Rental Jurisdiction Comments/Rebecca Overmyer-Velázquez
- 1:12:34 Short Term Rental and Housing/Deborah Sposito
- 1:14:17 Closed Public Hearing
- 1:14:30 Public Process and Law Enforcement Comments/Mary Faith Bell
18. 1:28:34 Consideration of Ordinance #86 in the Matter of a Short-Term Rental Operator License Fee Within Unincorporated Tillamook County and Providing for the Allocation of Funds Dedicated to Housing and Public Safety Initiatives in Tillamook County/Sarah Absher
- A motion was made by Commissioner Yamamoto and seconded by Vice-Chair Bell. The motion passed with three aye votes. The Board signed Ordinance #86.
19. 1:29:29 Board Concerns – Non-Agenda Items
Thank You to Community and Farewell Comments/Bill Baertlein
20. 1:30:34 Public Comments: There were none.

ADJOURN – 11:30 a.m.

JOIN THE BOARD OF COMMISSIONERS MEETINGS

The Board is committed to community engagement. Due to Oregon COVID-19 restrictions for public gatherings, the board provides opportunity for public participation during meetings via the options below. Live video and audio capabilities are listen-only and are offered on a best effort for the public.

- **Workshop: Wednesdays at 8:00 a.m.** *(Teleconference Only)*
Dial 971-254-3149, Conference ID: 736 023 979#
Agenda items are generally for discussion only. Certain items may also be scheduled for consideration.
 - **Board Meetings: Wednesdays at 10:00 a.m.** *(Teleconference & Live Video at tctvonline.com)*
Dial 971-254-3149, Conference ID: 736 023 979#
Agenda items are for discussion or consideration.
 - **Community Meetings: Fridays at 8:00 a.m.** *(Teleconference & KTIL-FM at 95.9)*
Dial 971-254-3149, Conference ID: 736 023 979#
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MEETING INFORMATION AND RULES

- Matters for discussion and consideration by the board shall be placed on an agenda prepared by the Board Assistant and approved by the board chair. Any commissioner may request items on the agenda.
 - Public hearings are formal proceedings publicized in advance through 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 regular and workshop meetings.
 - Individuals who wish to testify in-person during meetings and hearings shall do so at the table placed in front of the dais. Individuals testifying will, for the record, first identify themselves.
 - Commissioners will 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 will 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 this meeting, 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, please contact (503) 842-3403 at least 24 hours prior to the meeting so that the appropriate communications assistance can be arranged.
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AGENDAS

WORKSHOP

CALL TO ORDER: Wednesday, December 30, 2020 8:00 a.m.

1. Welcome & Request to Sign Guest List
2. Public Comment
3. Non-Agenda Items
4. Discussion and Consideration of a Personnel Requisition for a New Regular Full-Time Accounting Technician in the Sheriff's Office/Matt Kelly
5. Discussion Concerning an Order in the Matter of the Reappointment Members to the Tillamook County Solid Waste Advisory Committee/Chris Laity
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12. Discussion Concerning the Appointment of Members to the Tillamook County Housing Commission/Sarah Absher
13. Discussion and Consideration of a Personnel Requisition for a Replacement Regular Full-Time Director in the Human Resources Department/Mary Faith Bell
14. Discussion Concerning an Order in the Reappointment of a Member to the Northwest Oregon Area Commission on Transportation/Mary Faith Bell
15. Discussion Concerning an Order in the Matter of Designating Liaison Responsibilities for the Tillamook County Board of Commissioners for 2021/Joel Stevens

16. Discussion Concerning an Order in the Matter of the Appointment of the Chair and Vice-Chair to the Tillamook County Board of Commissioners for 2021/Joel Stevens
17. Discussion Concerning a Resolution in the Matter of the Continuance of a Local State of Emergency Within Tillamook County/Rachel Hagerty
18. Board Concerns – Non-Agenda Items
19. Public Comments

ADJOURN

MEETING

CALL TO ORDER: Wednesday, December 30, 2020 10:00 a.m.

1. Welcome & Request to Sign Guest List
2. Pledge of Allegiance
3. Public Comment
4. Non-Agenda Items

LEGISLATIVE – ADMINISTRATIVE

5. Consideration of an Order in the Matter of the Reappointment Members to the Tillamook County Solid Waste Advisory Committee/Chris Laity
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16. Consideration of a Resolution in the Matter of the Continuance of a Local State of Emergency Within Tillamook County/Rachel Hagerty

10:30 a.m.

17. **Second Public Hearing:** Concerning Ordinance #86 in the Matter of a Short-Term Rental Operator License Fee Within Unincorporated Tillamook County and Providing for the Allocation of Funds Dedicated to Housing and Public Safety Initiatives in Tillamook County/Sarah Absher
18. Consideration of Ordinance #86 in the Matter of a Short-Term Rental Operator License Fee Within Unincorporated Tillamook County and Providing for the Allocation of Funds Dedicated to Housing and Public Safety Initiatives in Tillamook County/Sarah Absher
19. Board Concerns – Non-Agenda Items
20. Board Concerns – Non-Agenda Items
21. Public Comments

ADJOURN

OTHER MEETINGS AND ANNOUNCEMENTS

Christmas Day is an observed holiday for Tillamook County. All County offices in the courthouse will be **CLOSED** on **Thursday, December 24, 2020** and **Friday, December 25, 2020**. In addition, the Tillamook County Library, administrative offices in the Jail and Justice Facility, Public Works Department, Community Development Department, Surveyor's Office, and the Health and Human Services Department and clinics will be closed.

The State Circuit Court, located in the County Courthouse will be **OPEN** on **Thursday, December 24, 2020** and **CLOSED** on **Friday, December 25, 2020**.

The Commissioners will attend a Tillamook County Budget Committee meeting. The meeting will be held on **Tuesday, December 29, 2020** at **8:00 a.m.** The teleconference number is 1-971-254-3149 Conference ID: 736 023 979#. Any person may provide public comment at publiccomments@co.tillamook.or.us.

The Commissioners will hold a workshop to discuss COVID-19 Relief funds on **Wednesday, December 30, 2020** at **1:00 p.m.** The teleconference number is 1-971-254-3149 Conference ID: 736 023 979#.

New Year's Day is an observed holiday for the County and the Oregon State Circuit Court. All 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 **Friday, January 1, 2021**.

The swearing-in ceremony for local elected officials will held on **Monday, January 4, 2021** at **8:00 a.m.** The ceremony will be live streamed at www.tctvonline.com

Wednesday, December 30, 2020

	Present	Absent		Present	Absent
Bill Baertlein	<u>✓</u>	<u> </u>	Rachel Hagerty	<u>✓</u>	<u> </u>
Mary Faith Bell	<u>✓</u>	<u> </u>	Bill Sargent	<u>✓</u>	<u> </u>
David Yamamoto	<u>✓</u>	<u> </u>			

[illegible]

Shawn Blush Q

Mark Kelly

Damian L. Lohrke

SWITCHES
CARDS

yes

Sarah Absen TCD

(Please use reverse if necessary)

BOARD OF COMMISSIONERS' BOARD MEETING

Wednesday, December 30, 2020

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

PLEASE PRINT

<u>Name</u>	<u>Email or Address</u>	<u>Item of Interest</u>	<u>Check if Making Public Comment</u>
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Damar Louise	IS	CARES/SWITCH REFERS H	
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Erin Jaar

(Please use reverse if necessary)

Isabel Gilda

From: Sonya Kazen <[REDACTED]@tillamookcountymt.com>
Sent: Saturday, December 26, 2020 11:56 AM
To: oprd.publiccomment@oregon.gov; Public Comments
Cc: Fred Bassett
Subject: EXTERNAL: Corrected: SUPPORT FOR Cape Kiwanda-Tierra Del Mar Beach Access Closures

[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 inadvertently emailed the comments below on 12/24/20 from the TillcoDems email account. Please remove them from the record, and replace with comments below from my personal email account [REDACTED]. Thank you. - Sonya

Dear Ms. Gauthier and Commissioner Bell,

I am writing to STRONGLY SUPPORT the proposal to permanently remove access for vehicles onto the beaches at Cape Kiwanda and Tierra Del Mar. Cars and trucks on the beach are a vestige of former times when the beaches served a transportation need for coastal communities. This is no longer the case. The impacts to the environment and coastal wildlife, as well as the safety of people and pets make closure sorely needed. Personally, I never go to these beaches because the scenic beauty and experience is marred parked cars, big rigs cutting didos in the sand, and the trash they leave behind. Providing a safe and contained space for dory boat drop-off will address the only valid need for vehicles on the beach.

I am glad to see that McKillip Beach and the area by Sitka Sedge are included in the sections where vehicular access is to be closed.

It is critical that access at the end of the Nestucca River Bridge at Cape Kiawanda Drive also be closed. If it were to remain open, beach drivers would flock to this access and cram into the small remaining open beach area as well as into areas where vehicles are prohibited. Most importantly, there is ZERO RIGHT DISTANCE for vehicles driving over the sand dune to access the beach at this location. I narrowly avoided being hit last year while walking over the dune. It is just a matter of time before a person or child is run over at this location, if this hasn't occurred already.

I urge the County to designate the parking spaces directly adjacent to the beach at Cape Kiwanda " Handicapped Only", and to build a wheel-chair accessible viewing platform.

There is an existing kiosk located in the Cape Kiwanda parking lot which could be improved with more interpretive and informational signs.

Bob Straub State Beach is very under-utilized. The beach can only be reached by hiking over a steep dune. To expand accessibility for those less able, the state could look into developing another trail from the parking area where the dune is lower. I do support the idea of expanding the Bob Straub parking lot if demand increases with the closure of vehicular access at Cape Kiwanda.

I hope the County and State Parks put together a comprehensive media plan to announce the removal of parking on these beaches, and the implementation of a parking fee at Cape Kiwanda. In order for the fee parking to be effective, the County will need to provide daily parking enforcement staff. Otherwise, visitor vehicles will spill over into all of the residential areas in Pacific City. There is another fee parking area available on Cape Kiwanda Drive at the site of a future park - signage at the Cape Kiwanda fee lot and public information should include info and maps showing the location of this lot. The County might consider improving this lot as a permanent fee parking facility and installing fee machines (currently, it only has "honor system" fee box.).

As a local resident, my perception is that the majority of visitors who park and and party on the beach at Cape Kiwanda are "day trippers", and the removal of parking on the beach is not likely to significantly impact local businesses in Pacific City.

I applaud Oregon Parks and Tillamook County for taking these critical steps to improve the quality of life in our community as well as the beach experience for visitors and residents alike.

Sincerely,

Sonya Kazen

[REDACTED]
[REDACTED]
[REDACTED], OR 97112

[REDACTED]

Isabel Gilda

From: Gary Lord <[REDACTED]>
Sent: Friday, December 25, 2020 7:13 AM
To: Public Comments
Cc: Ruth Lord
Subject: EXTERNAL: New Fee for short Term Rentals

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

To: Tillamook County Board of Commissioners

We have no objection to the proposed use of the fees to be collected. However, at some point there becomes a limit to what owners and renters of short term rentals can afford to pay. The proposed fee schedule by itself is not unreasonable. However, please consider the following costs that have been levied on short term rentals since we started renting our house at 1630 Sunset Avenue in Oceanside in 1995.

1. State tax - 1%
2. Tillamook County Permit - \$150 and later increased to \$450
3. Very high sewage bills, significantly increased since 1995
4. High water bills
5. High electric bills

We are not making a net profit on our rental and use the rental income to offset various costs. This proposed charge comes off the top of gross rental income and does not consider whether a property has net income. A more fair way to assess this fee is to relate the fee to net income before depreciation as shown on Schedule E of a Federal Tax Return.

Sincerely,

Ruth and Gary Lord
[REDACTED]
[REDACTED]
[REDACTED]

Isabel Gilda

From: Janet Beckerman <[REDACTED]>
Sent: Wednesday, December 23, 2020 12:40 PM
To: Public Comments
Subject: EXTERNAL: Proposed fee short term rental

[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 think this fee is outlandish. It is too high. Why put fees into effect that so punish owners for bringing money into the community

Sent from my iPhone

Isabel Gilda

From: Mark Everett <n[REDACTED]>
Sent: Sunday, December 27, 2020 9:13 PM
To: Public Comments
Subject: EXTERNAL: Ordinance #86

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

Hello,

I am writing in order to provide public comment on Ordinance #86. We have owned a second home in Neskowin since about 2006. In spring of 2015 we decided to rent it, short term during some of the times we were not able to be there. We went through the process of obtaining a STVR permit through the county. At that time the cost was \$150 for the annual permit and \$70 for the inspection. A total of \$220. There was also the transient lodging tax of 10%, which started in 2014. Since that time, less than five years the annual fee has increased to \$250 per year and the inspection fee has increased to \$100. Inspections are now required every three years now as well. Over a three year period now we will pay \$850. When we began renting we paid \$520 for a three year period. That increase represents a \$330 increase in costs (63%).

And now the county is proposing a tax called the short-term rental license fee ordinance. This is apparently based on gross revenue receipts. For us, I think this would mean, according to Schedule A of the Ordinance, a quarterly cost of \$100 or \$400 annually.

So for us we have seen costs increase from \$150/year (\$220 with inspection) to what would be \$650/year (\$750 with inspection). Annual increase of 333% in five years is a lot. We do not mind fees to support the community at all, but as you can see the steep rise in a short time is unsustainable and we will elect to discontinue renting due to the fees and the requirements. For us it's just not worth it, and these costs are on top of our Tillamook County property taxes.

In summary as STVR owners we have the following fees;

TLT 10%
STVR annual permit \$250
Inspection fee \$100 (every three years)
STR license fee ordinance \$400

I'm opposed to this new fee and ask the county to reconsider it's adoption.

Mark Everett
[REDACTED]
[REDACTED] and
[REDACTED]
Neskowin, OR 97149

Isabel Gilda

From: Brian Johnson <[REDACTED]>
Sent: Wednesday, December 23, 2020 2:02 PM
To: Public Comments
Subject: EXTERNAL: Proposed Ordinance #86 Fee

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

Dear Tillamook County,

As it relates to the propose Ordinance #86, I would like to provide my public comments against this measure.

Tillamook county already receives 2 different fees from Short Term Rental establishments, this on top of property tax. I do not understand the purpose of creating a third, other than looking for a another revenue source.

We already pay a Short Term Rental Permit Fee annually, an ongoing Short-term Rental tax, AND now a Short-term Operators fee? How is this any different than the current fees you get from us?

This is truly nickel and diming us. I am not a hotel chain or multiple house company, I am a single unit operator.

This will hurt.

Sincerely,

Brian Johnson

Isabel Gilda

From: Eden and Dave Toner <[REDACTED]>
Sent: Thursday, December 24, 2020 10:23 AM
To: Public Comments
Cc: Dave Toner
Subject: EXTERNAL: Ordinance 86 for Short Term Rental Operator Fees

[**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:

Please accept these comments for the record regarding the hearing on and consideration of proposed Ordinance #86.

We bought our home in Cape Meares in 1994, and have spent a lot of our time and money in Tillamook county as residents and tourists. We substantially improved our home in 2004 using all local labor and materials. In order to help with our mortgage, we began to rent the home for vacation rentals, while still enjoying it ourselves for significant periods during the year. We have diligently paid our rental permit fee, which has increased over the years and is currently \$250/year, and our transient lodging taxes. We oppose the proposed "operator license fee" of Ordinance #86 as an unfair and unwarranted additional tax on our property.

We have a mortgage and costs to maintain the property, and we need rental income in order to continue to maintain and improve the property, pay the property tax, pay the transient lodging tax, and pay the rental permit fee. This new proposed fee would necessarily increase our costs and necessitate increased rental rates, which could price us out of the coast market. The tourists who rent from us not only benefit us, but benefit the county by patronizing restaurants and attractions. To charge increased fees would have a chilling effect on tourism in this county.

We understand that a goal of this new fee is to increase affordable housing in Tillamook county. While that is a noble goal, to put it on the backs of only short-term vacation rental owners is unfair and illogical. We own a home that would not likely be able to be purchased, or rented, by someone who needed "affordable housing", so you cannot sustain the argument that our vacation rental takes away from affordable housing. The county may want more affordable housing, but there is no logical connection between that and the existence of short-term vacation rentals at the beach.

We understand that tourists increase the load on the infrastructure, but we already pay a rental permit fee and transient lodging tax to address that. Further, tourism supports the local economy, and without it a great many businesses would suffer. We don't want to do anything to discourage our renters from coming, and whatever burden they put on the county is already mitigated by the transient lodging tax. The new proposed fee seeks to dip into the well twice for the same activity, and is inherently unfair.

Our renters are typically families--a clientele that often chooses to share a house as compared to renting multiple hotel rooms; further, our location does not offer any hotel accommodations, so our short-term vacation rental is the only option available for visitors to Cape Meares. This proposal does not, however, apply to hotels, restaurants, gift shops and other retailers, all of which benefit from our renters being there. These entities should also be assessed this fee; otherwise, it is blatantly unfair and onerous to short-term rental owners as a class.

There is nothing fair or appropriate about proposed Ordinance 86, and it should not be passed.

Respectfully,

David and Eden Toner

Isabel Gilda

From: [REDACTED]
Sent: Thursday, December 24, 2020 4:26 PM
To: Public Comments
Subject: EXTERNAL: Public comment Ordinance 86
Attachments: Tillamook Short-term rent operations fee.docx

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Please see attached for the record. Thank you.
David Toner

Isabel Gilda

From: [REDACTED]
Sent: Wednesday, December 23, 2020 1:51 PM
To: Public Comments
Subject: EXTERNAL: request

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Please email me a copy of Proposal 86 re STR quarterly fees. I was unable to access it thru the link.

Isabel Gilda

From: Katie Songer <[REDACTED]>
Sent: Saturday, December 26, 2020 11:33 AM
To: Public Comments
Subject: EXTERNAL: Comment on Proposed Ordinance #86

[**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:

Thank you for the opportunity to comment on Proposed Ordinance #86. My family owns and rents one property in Tillamook County, our family beach home in Oceanside. We treasure the place and visit often, and we're hoping our rental is making a positive impact through contributing to the local economy. We try to encourage our renters to be good community members and environmental stewards.

It's our hope to continue renting for decades to come. The revenues from our rentals don't make a profit for us--at present, even while renting through Vacasa with a high occupancy rate, revenues bring in almost enough to pay for property taxes, repairs, cleaning, and management fees. Our family has discussed whether to sell the property because of this financial burden, but we're keeping it for now because we love to visit it ourselves.

However, the harder it is to break even financially, the harder it becomes to justify keeping it over the long term. We've owned the home since the early 1990s, and every decade or so, it needs around \$60,000-\$70,000 in major repairs due to weather damage on the windy Oregon coast. We try to save about \$6500 a year towards these future repairs, but it's hard to save enough even when renting it out. Typically, we think we'll be saving around \$5000 a year going forward. The proposed property fees will make this even harder--our fees would probably land in the \$300-\$400 per quarter range, meaning that we'd lose another \$1200-1600 a year. This means the next time a major repair is needed, we may be many thousands short, which is a concern.

As absentee owners, we humbly acknowledge that we don't know what's best for the local economy and public infrastructure as much as locals do. Housing and public safety initiatives are endeavors we wholeheartedly support, and we recognize our privilege in being able to own a second home. So on the balance, we're uncertain whether the proposed fees would be right for the county--perhaps it truly is better to bring in more revenue at the expense of people in our position. But we wanted to submit a comment to let decision-makers know that these fees would create a significant strain for us, since we're already struggling to break even with our rental property.

Sincerely,
Katie Songer

Isabel Gilda

From: Richard Lauer <d[REDACTED]>
Sent: Tuesday, December 22, 2020 10:46 AM
To: Public Comments
Cc: Sirkin Sam; Pampush Annette; Bissonette Karen
Subject: EXTERNAL: Response to Ordinance # 86

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

We are writing today to offer input on the Proposed Ordinance #86, Short Term Rental Operator License Fee . . . We share ownership of a home in Oceanside. We own the home, not to make money, but to maintain it for the enjoyment of our family and friends. Our home is registered with the County as a vacation rental. We realize that the County is always in need of revenue due to the many services it seeks to provide. But it doesn't seem appropriate to seek more funds from the short term rentals. These homes already pay an annual fee to maintain registration with the County. And a 11% lodging tax is paid on every rental amount collected. This is a substantial amount. Anything beyond this is exorbitant and places a burden on the home owners. There must be better ways for the County to receive revenue it needs for the causes outlined in this proposed ordinance. It seems like the burden should be on all property owners, not just the short term rentals. Our full time residence is in Lane County. We own and operate a small lodging property there. As a business we pay an annual business license, the amount based upon the number of units we rent out. The room lodging tax is 8% and seems adequate for what money is needed for. I believe there is no lodging tax on vacation rentals at this time. A second home does not constitute a business.

We encourage you to not enact this proposed ordinance.

Thanks for listening.

Richard and Doris Lauer
[REDACTED]
Oceanside, OR 97135
<drlauer76@gmail.com>
[REDACTED]

Isabel Gilda

From: *Adam* <[REDACTED]>
Sent: Wednesday, December 23, 2020 12:08 PM
To: Public Comments
Subject: EXTERNAL: written testimony

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

Dear Tillamook County Commissioners,

I am writing to disagree with the new Ordinance #86 which imposes new fees on short-term rentals.

The ordinance states that the new fee is based on, "...the privilege of operating a Short-Term Rental within Tillamook County..."

Vacation rentals are part of the allure of the Oregon coast which contributes in a big way to the financial benefit of the local economy. The service of short-term rentals should not be described as a "privilege". I would argue that because of vacation rentals in Tillamook County, the profits of businesses like Safeway in Lincoln City or The Hawk Creek Cafe in Neskowin benefit greatly.

I believe that the very basic premise of this ordinance is false and this fee bares no justification should not be considered further.

We understand that everyone is being squeezed financially, but administering a zero-justification fee upon short-term rentals is not the answer. I am not seeing any reason for this fee in the text of the ordinance other than the short-term rental business is being arbitrarily targeted for whatever "a special revenue fund" is. This seems like taxation without justification.

Again, short-term rentals are part of an ecosystem of the coastal hospitality industry. Lots of businesses benefit from the tourism dollars and a tax imposed on one should be a tax imposed on them all. The argument that any element of this industry is a "privilege" is false and as such this ordinance should be denied.

Thank you for considering my thoughts on this matter.

Adam Goldman
Short-term rental owner in Neskowin, OR.

Isabel Gilda

From: Hillary Gibson <[REDACTED]>
Sent: Sunday, December 27, 2020 12:20 PM
To: Public Comments
Cc: Mary Faith Bell; David Yamamoto; Bill Baertlein
Subject: EXTERNAL: Ordinance #86 Public Comment
Attachments: Tillamook County Ordinance #86.pdf

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

Please see the attached public comment regarding Ordinance #86.
Thank you,
Hillary Gibson - [REDACTED], Neskowin OR 97149

Isabel Gilda

From: deborah sposito <deborah.sposito@tillamookcounty.or.us>
Sent: Wednesday, December 30, 2020 11:11 AM
To: Public Comments
Cc: Sarah Absher
Subject: EXTERNAL: Fwd: Public hearing on Ordinance 86 for Short Term Rental Fee 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.]

Good morning Commissioners and Chairs:

I wrote to Sara Absher yesterday. I apologize I was not able to provide a public comment sooner as I am dealing with a family emergency. I would like to offer my support of the short term rental quarterly fee as a beach vacation rental owner. Our Portland based family has owned a family & friend cabin in Oceanside since the early 1970s. In 2020, we opened our cabin to the public to help balance the costs of managing it and partnered with Oregon Beach Vacations. I am very interested and a strong advocate for the development of affordable housing through the coastal region and state.

For the last state legislative session, I provided public comment as a landlord to support the passage of LC 18 to extend the eviction moratorium until the end of the school year. I am also currently developing a 14 unit affordable housing project in NW Portland because Portland, like Tillamook County, is experiencing a severe housing crisis. While working on the beach cabin and visiting Oceanside and Tillamook, I speak to neighbors, contractors, housekeepers, small business owners and waiters and everyone says the same: there is no affordable housing in Tillamook County. I would like to learn more about what the county is doing to address this housing crisis.

Questions:

- What other ways to generate revenue for affordable housing are being developed?
- What is happening at the state legislative level to directly help Tillamook County?
- What are other tourist regions doing to collect fees and revenue from tourists?
- How are diverse members of the county being included in this process and represented on the housing commission?

Thank you for the opportunity to comment.

Sincerely,
Deborah Sposito
Portland, Oregon

----- Forwarded message -----

From: deborah sposito <deborah.sposito@tillamookcounty.or.us>
Date: Tue, Dec 29, 2020 at 11:29 AM
Subject: Public hearing on Ordinance 86 for Short Term Rental Fee in Tillamook County
To: <sabsher@co.tillamook.or.us>

Good morning Ms. Absher,

I own a vacation rental cabin in Oceanside and I am interested in understanding a bit more about how the proposed rental fee system will differ from the existing system. If I understand the draft proposal correctly, the fees will increase in proportion to the rental income? For example, in the summer season the short term rental fees will increase?

My grandparents and then my father owned and managed the cabin but have passed away and so this year, I signed a contract with Oregon Beach Vacations property management company to try to balance costs of cabin upkeep by renting it as a vacation rental and doing it safely during COVID. I am working on an affordable housing project here in Portland and I am very supportive of efforts to bring more affordable housing to the coast.

I have a medical appointment so I will be able to attend tomorrow's public hearing from 10:30 am - 11:00 am. I apologize that I will not be able to hear the entirety of the meeting. Please let me know if there is another way to follow up.

Thank you for your time.

Sincerely,
Deborah Sposito

Portland, Oregon

--

Isabel Gilda

From: Callie Vogel <[REDACTED]>
Sent: Tuesday, December 29, 2020 3:39 PM
To: Public Comments
Subject: EXTERNAL: Measure 86

[**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'm going to be honest, I almost didn't even send an email. #1 I have a funny feeling that the decision has already been made and asking for input is just a formality (I used to work for the government so I know this to be true many times) #2 I am busy and don't have a lot of free time. I think sometimes I feel you can only send your opinion on matters like these if you can make them all fancy and legal sounding. I don't have time for that. I decided to just send what I could and still send in my opinion whether it makes a difference or not.

I think this is the most ridiculous time for the county to impose MORE fees to short term rental owners! We were closed for MONTHS and are finally digging out financially from that. I know some people have vacation homes anyway and just rent them out for some extra cash. There are others, like my family that purchased our properties as a business deal. This is part of our income and we were not allowed to collect anything at all for months. We still had taxes, insurance, utilities etc to pay. That hurts. The idea that you want more than you already get from TLT is so frustrating. Putting these costs on the backs of rental owners is not right. Give us some time to recoup. I mean there are still currently restrictions in place on us and who knows what will be next? It's frustrating to tax an already "taxed" part of the community. Maybe YOU could do what so many other people and businesses are doing right now and make the use of the funds you have, which for a lot of us is WAY less than it has been in the past.

These taxes you would impose will 100% take away from my families income. For what? The right for me to have a short term rental in your county, bringing you TLT monies and bringing tourists to your county to spend money?! Yeah that makes sense to punish me???

Thanks for your time if this was read and for your consideration if anyone even gave it a second thought.

Callie Vogel
Owner of 3 modest short term rental properties in Tillamook county

Isabel Gilda

From: Roberta Lindenfelser <[REDACTED]>
Sent: Tuesday, December 29, 2020 5:09 PM
To: Public Comments
Subject: EXTERNAL: second comments ordinance 86

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

Second comment re: Tillamook County Ordinance #86

After listening in on the hearing of December 16, we remain strongly opposed to the ordinance and the associated fees as it places undue burden on one segment of transient rental property owners. It was acknowledged the visitors to our community should contribute to the burden for the infrastructure required. Ordinance #86, as written, does not accomplish the stated goal. The goals would be appropriately met when costs of the infrastructure is obtained from all transient lodging and short-term rental entities. This distributes the burden more equitably and would meet the need expeditiously. .

The commission chairman stated that 44% of the short term rental owners live outside of the county; 56%, a majority, live in the county. He is concerned that revenue from short term rentals leaves the county. He did not provide statistics to support his opinion, instead relying solely on ownership data. There was no proof that small-property owners are not returning proceeds into the community. We invest our proceeds back into the coastal communities through management, maintenance, cleaning, repair and contracts. We contribute to the economy by providing employment for those who live in the community. The visitors to our small studio condo contribute to the economy through local purchases (i.e., food, gas, consumer and entertainment, park fees and lodging taxes). We are conduits for cash flow in the community and we need to be viewed as allies, not adversaries. We can and do support those who live and work full time in Tillamook County and have partnered with full time community members over the decades. This may or may not be the case for corporate/investment rental owners.

Ordinances numbered 74 and 75 created community infrastructure problems by promoting tourism. Large investment beneficiaries of tourism should be the ones to bear the greater burden for addressing the issues created by said promotion of tourism, not the small, decades long, part time members of the community. I for one, am not happy about how tourism promotion has changed the face of Neskowin, where our property is located. I grew up in a small coastal town and felt like I was "going home" when visiting our family owned condo. Now, I visit only in the winter because in the summer it is a crowded resort rather than a quiet beach town.

At the hearing Ms Absher stated that the fees were "loosely based on 1% of gross revenue". Percentage calculation was done at the high end of each category yielding the 1% of gross revenue value. The larger percentage is levied on the lesser revenues and the smaller percentage on the greater revenues. I have calculated the fee schedule percentages on the lower end of each category for a more accurate representation of the percentage one may pay. See the enhanced fee schedule below. I encourage all owners to calculate what their fees would have been had they been assessed each quarter of 2020. Doing this will provide perspective about what this fee schedule means for you, specifically.

REVENUE RANGE FEE PERCENTAGE RANGE # of UNITS

None 0 - 54

1 - 4,999 50 500% - 1% 114

5,000 - 9,999 100 2% - 1% 182

10,000 - 19,999	200	2% - 1%	386
20,000 - 29,999	300	1.5% - 1%	128
30,000 - 39,999	400	1.3% - 1%	43
40,000 - 49,999	500	1.3% - 1%	28
50,000 - and more	600	1.2% - 1%	13

Extrapolation for perspective:

60,000 - 100,000 600 1% - 0.6% ?
 More than 100,000 600 less than 0.6% ?

The responsibility for funding affordable housing programs and increased law enforcement needs is being placed only on the owners of **948** short term rental units. **736** (78%) of the total units grossed \$19,999 or less in the third quarter of 2019. Our fees, had they been assessed in 2020, would have amounted to 1.9% for each quarter (Q2, Q3 and Q4 - we had no revenue Q1). Comparing our Q3 percentage at 1.9% of our less than \$11,000 revenue with 0.6% for another grossing \$100,000 revenue is wildly unfair. By the way, 500% is not a misprint or miscalculation. It seems counterproductive to charge fees on gross revenue of less than \$2500 especially since short term rental owners already pay permit fees, inspection fees and property taxes.

I suggest flipping the percentage allotments (those grossing more, pay higher percentages; those grossing less, pay lower percentages) or, more fairly, charging a flat percentage across the spectrum of gross revenues and include **all** transient housing facilities required to pay TLT. This would accomplish the stated goal of visitors paying for the affordable workforce housing and the services their presence requires. The restaurant and lodging associations may challenge and lobby against this option. However, Ordinance numbers 74 and 75 greatly benefit the members of this association and they should pay a fair share of the burden for managing the problems of affordable housing and increased infrastructure.

Do not the approximately 750 motel/hotel units largely contribute to infrastructure needs? Do not the short term rentals located inside the boundaries of incorporated cities contribute to the infrastructure needs? Ordinance 86 does not include about 78% of hotel units or the short term rentals units located within incorporated cities. The requirement for only unincorporated short term rental units to pay the fees is patently unfair and inequitable. While other solutions may be more difficult to execute, there are surely more fair and equitable solutions.

We support the coastal communities in Tillamook County and the intent of the fees. The responsibility needs to be spread fairly over all of TLT tax paying entities.

Thank you

Suzanne Ryans Roberta Lindenfelser

additional note: Calling for public comments from Thanksgiving through the New Year holidays is the worst possible timing for stakeholders to make or read public comments and to gather information. I request that future calls for public comment are delayed until the beginning of a new year.