









## Lynn Tone

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**From:** Public Comments  
**Sent:** Friday, January 6, 2023 12:06 PM  
**To:** Lynn Tone; Sarah Absher; County Counsel  
**Subject:** FW: EXTERNAL: Necessity of short term rentals

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**From:** Connie Perrine <cmperrine2@gmail.com>  
**Sent:** Thursday, January 5, 2023 3:19 PM  
**To:** Public Comments <publiccomments@co.tillamook.or.us>  
**Subject:** EXTERNAL: Necessity of short term rentals

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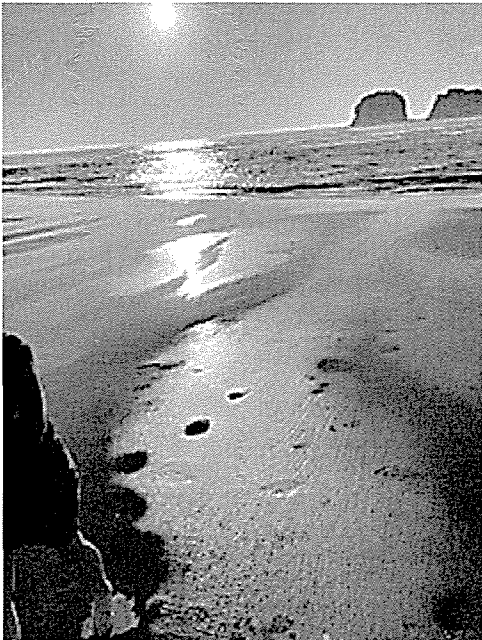
Hi

We are pro short term rentals! They are so much nicer to stay at than a hotel. You have a better sense of family with being able to have us all together in one home, it's cozy, it's comfortable, we have room to spread out and cook together

We don't have elevators making noise, people in the next room making noise, street noise or parking lot noise. We've stayed in many cities and in many countries in resorts, hotels, motels, condos and homes. They all have their place. With the Oregon coast being so close it's so much better and more meaningful to be able to stay in a short term rental.

We are respectful of the other residents and there is no more impact on the area (nearby homes) than if we owned it and went down on the weekends - and that's the important thing. The shops, restaurants and economy do better with short term rentals. There is no negative impact. It's a beach community. Owners or renters are going to do the same thing.

Thank you





Sent from my iPhone

## Lynn Tone

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**From:** Theresa Roberts <Troberts54@live.com>  
**Sent:** Friday, January 6, 2023 12:06 PM  
**To:** Lynn Tone  
**Subject:** EXTERNAL: Short term rental comments....

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

Hello Lynne,

As a senior full-time resident of Pacific City who has owned property here since 1989 and lived here full-time since 2005, I felt I needed to comment on the Short-Term Rental proposal for Tillamook County.

I understand the advantage short term rentals give their property owners as well as the opportunity to those who use those rentals to enjoy the same beauty that brings us all here.

Unfortunately, as stated by many others who either oppose short term rentals altogether or just the allowance of additional STR's, these types of rentals in small community neighborhoods bring about changes that affect quality of living for those who have chosen to live in these community's full time.

I am sure you have heard many stories of disruption and disrespect from users of STR's and I guess that is the main problem when you have too many people in closely populated residential areas. We live just outside the Pacific City water district but only 5 miles to Cape Kiawanda. We love our neighborhood and know all of our neighbors whether they are full time or simply summer residents. When you know your neighbors, you can address certain issues, be there for each other in case of emergency etc. But, in the last year, two of the regular homes in our neighborhood were bought out and became STR's. We met the owners once or twice and have not seen or heard from them since. I have had to contact the company that manages the home right next door to us several times over issues caused by short term users of that home. I don't like that I can't just work out issues with my neighbor and that I don't know them. It has definitely affected our quality of life on the hill which was once peaceful and quiet and why we purchased this property to begin with.

My only real comment to the committee is that Pacific City has more than its fair share of STR's already and I would hate to see it continue without the restrictions like those that are being proposed. I believe that if someone wants to buy a home here, they need to figure out a way to pay for it that does not include renting it out short term. That's what it means to be a concerned and involved community member and neighbor.

Thank you for listening,

Mark and Theresa Roberts  
Pacific City, Oregon

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Commissioner Skaar  
Commissioner Bell  
Commissioner Yamamoto

January 6, 2023

Sarah Absher, Director of Community Development

## **REGULATORY TOOL OPTION #1**

**Establish an annual limit for the number of nights a STR can be rented in a calendar year. Rental limit is generally between 90 and 120 nights per calendar year.**

I'm skeptical that this option has significant merit.

I believe this option unnecessarily activates the 'ire' of STR advocates.

Since STRs are commercial enterprises seeking to maximize income/profits, they will seek to maximize rental income by renting thru the 'tourist season' ... which is typically seen as the 90- to 120-day period between June 1<sup>st</sup> and September 31<sup>st</sup>. This approach worsens an already existing summer/winter imbalance.

This Option does nothing to reduce the summer crush of people seeking parking, accommodations, over-taxing beach recreation locations, bidding up the price of dwellings beyond the reach of workers, etc.

It does nothing to reduce the hollowing out of the community by the excessive percentage of part-time residences, increasingly STRs. The 'livability' of a community, particularly in urban-rural communities, is best enabled by a core of full-time residents who actively participate in the community.

Communities don't run themselves – employees and volunteers make the behind the scenes gears work. The increasingly unaffordable housing makes hiring employees at any level nearly impossible (whether servers or managers) since housing is scarce and the little there is unaffordable. Volunteers are stretched to their limit.

## **REGULATORY TOOL OPTION #2**

### **PERMIT FOR PRIMARY RESIDENCE ONLY**

STR Permit eligibility limited only to the property owner's primary residence. Property owner can rent primary residence for up to "XX" days per calendar year. Documentation of permanent residence is generally determined with several documents in the property owner's name (motor vehicle license,

vehicle registration, tax documents, voter registration, etc.). Primary residence is limited to one property, and owner must demonstrate they reside at least 9 months per year.

I am attracted to this option since it represents a valid means of returning to 'the way it used to be'.

It used to be that beach property owners would loan, perhaps even rent, their dwelling to friends, relatives, or a few non-relatives while they were away. The scale of these uses of property were modest and barely caused a ripple in their communities.

Today, with the internet and the emergence of world-wide spanning, third-party brokers (i.e. VRBO, VACASA, etc) the "mom and pop" scale of STRs is no more. As County records show, the number and percentage of STRs has grown very fast, as has there impacts.

The impacts of greater number, percentage, and use of STRs is straining the infrastructure of our communities – water, parking, and facilities of every kind. Infrastructure was designed and built for single-family residences. US Census data states that the average, occupied, single-family dwelling includes 1.98 individuals in this area. STRs with rentals to groups of 6- to 20-people clearly have significant impacts on the surrounding infrastructure beyond their intended capacity.

### REGULATORY TOOL OPTION #3

#### DISTANCE & DENSITY LIMITS

Requires buffer (distance of separation) be maintained between STRs in any region or neighborhood. Standard distance is between 200 and 500 feet, depending on the jurisdiction and density of an area. (Upper diagram is 200- foot buffer. Lower diagram is 500-foot buffer. If STR was issued for dwelling on Tax Lot 903, properties within the orange circled area would not be eligible to apply for STR permit. )

I am supportive of this Option.

I'm not sure how to assure fairness to those who come later to seek a permit – there must be a means of rotating permits equitably thru the entire 'cluster' of a region or neighborhood. These 'permits' are not permanent, exclusive grants.

I'm lucky that the two STRs near me are so few. Other neighboring dwellings are otherwise full- or part-time owners that I know and interact on a frequent basis. For me, this distance and density is reasonable.

Whereas, I have community friends who live in STR ghettos – in the winter, non-tourist season, they experience eerie darkness and quiet from the neighboring structures; contrasting to summer



months when these STRs burst forth with unknown groups of people which change from day to day; week to week.

These STR ghettos, alternating between inactivity/activity, are not consistent with “livability”. They may be commercial, but they are not part of a community.

#### **REGULATORY TOOL OPTION #4**

##### **ESTABLISHMENT OF A CAP**

**Only a certain percentage of dwelling units within a defined regional area can also be used as a STR. Percentages generally range from 12% to 17%.**

I think this is an essential and reasonable requirement.

No one is suggesting NO short-term rentals. NO one is promoting ‘locking up’ the coast. What residents, that is, community members want, is “BALANCE”.

Balance requires a thoughtful consideration regarding full-time, part-time, and STRs to permit a community to exist ... and function. This percentage likely varies from community to community given unique, fundamental characteristics.

The ability of non-incorporated, urban-rural communities to incorporate more and more STRs is limited.

Lessons can be learned about rules and regulations work; effective regulation is critical given how portions of unincorporated Tillamook County as being targeted because of lax requirements when compared to nearby peers.

Frankly, the rapid increase of STRs numbers and percentages over the past few years (according to Department of Community Development statistics) is concerning, even alarming.

It is very concerning to observe full-time residences being converted into STRs with vastly more occupants than the structure was designed, permitted, and built. (Changing from a full-time retired couple to “sleeps 18”) Or ,even more alarming, is the new construction of purpose built STRs with commercial-scale design occupancy of sixteen.

Livability, by definition, requires someone to actually ‘live’ in an area.

Short-term transient populations who move thru an area do not make an area livable – they may contribute, plus or minus, to the economy of an area (remember their externalities, too) – but they do not make that area livable or function as a community.

## REGULATORY TOOL OPTION #5

### TRANSFERABILITY PROHIBITIONS OR LIMITATIONS

**Limit or prohibit transferability of STR Permit. Limitations could be through inheritance only. Establish 5-year grace period for all existing STR Permits for transferability from the date Ordinance revisions adopted by BOCC. Once 5- year period has ended, permit is no longer able to be transferred.**

**RESULTS:** Results in attrition of number of rentals in County STR program. May eventually address neighborhood livability concerns related to potential impacts to housing stock, neighborhood character, and quality of life for residents. Ensures rental pool opportunities maintain a level of activity (waitlists generally more active with this type of approach). Requires new application for a STR property and requires then-current ordinance provisions be met.

Um, let me guess – those who currently have a permit - oppose this notion. Those who might want an option in the future favor it. Right?

MY concern remains the livability of this community and its on-going viability ... so MY key concern relates to the viable percentage of STRs compared to full- and part-time residents.

However, I am sympathetic to the notions of fairness ... and that permits ought to be reviewed annually to assure on-going compliance with rules and regulations AND that if permits ought to be equally available to all property owners. These are NOT permanent Grants, rather, they are a renewable, Permitted Use.

The Option outlined enables a reasonable method of mobility. To the extent dwellings are a family asset, their transfers within the family lineage is appealing and reasonable. Otherwise, the dwelling is a commercial enterprise such that a benefit period of five-years is more than reasonable.

## REGULATORY TOOL OPTION #6

### STR OWNERSHIP LIMITATIONS

**Limits the number of STR Permits a landowner or entity may hold in Unincorporated Tillamook County.**



I support this option.

Most residents of Tillamook County I've spoken to make distinctions regarding STRs regarding their economic scale.

Certainly the comments received regarding the STR Ordinances emphasize these distinctions, too.

That is, most observers are most sympathetic to small scale, family-based ownership of STRs as a means to ownership – beach property is expensive ... and some help with expenses via renting is promoted.

These observers, as I, would support this Option.

Most observers see multi-property endeavors as commercial enterprises rather than a family just getting by. These commercial enterprises should be managed as commerce in a residentially zoned area.

## Lynn Tone

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**From:** Bob Taylor <bob@materialcg.com>  
**Sent:** Monday, January 9, 2023 2:48 PM  
**To:** Lynn Tone  
**Subject:** EXTERNAL: concerns of STR review & outcome

[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 my appreciation for the bigger picture questions related to STR matters in the County and concerns from what appears to be differing view-points. My family is 5<sup>th</sup> generation of living full time or part time in Pacific City and I commercial fished out of Pacific City and Garibaldi in the 70's & 80's – so I am very familiar with how the area has dramatically changed over this time.

It's my hope that decisions which are made consider that STR owners in general have a serious vested interest to be good neighbors & generally make serious efforts to ensure their neighbors are not disturbed. Furthermore, that the County deeply considers the benefits to small businesses in the area & the effects to employment of the community.

I believe many of the so called concerns or "livability" stem much more from so called "day trippers" in the summer, and only on rare exceptions, are short term renters creating any problems. That said, beyond having a call center to enable complaints to be recorded – I am sure STR owners would fully support the idea of a nominated private security company to monitor STR units in the area & enforce the guidelines and rules which renters must abide to, and to act immediately on any legitimate complaints or incidents (just as Lincoln City has done).

Whatever changes may be implemented, I hope the County can see it as fair and reasonable to grandfather in the relatively very few denial cases of applications submitted prior to the pause, of owners whom were well into the process of building when the pause was implemented.

Collectively such cases would have negligible impact on the overall rental percentages. Barring such allowance, many persons will face serious financial hardships and may be forced to sell the home when completed, at a time in which it's next to impossible to sell (risk losing significant personal savings & investment).

Thanks for your consideration,

Arthur Taylor  
6075 Coates Ave, Tierra Del Mar Beach

## Lynn Tone

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**From:** Public Comments  
**Sent:** Monday, January 9, 2023 1:03 PM  
**To:** Lynn Tone; Sarah Absher; County Counsel  
**Subject:** FW: EXTERNAL: Feedback on Neskowin Ordinance 84

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**From:** Jennifer Iversen <jennifer@bezwecken.com>  
**Sent:** Monday, January 9, 2023 10:18 AM  
**To:** Public Comments <publiccomments@co.tillamook.or.us>  
**Cc:** 'Matt Iversen (matt.iversen@nike.com)' <matt.iversen@nike.com>  
**Subject:** EXTERNAL: Feedback on Neskowin Ordinance 84

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

To whom it may concern,

I want to share public comment on the Ordinance 84 that is being proposed to prevent short term rentals in Neskowin. I will be deeply saddened if this Ordinance passes as it will prevent families from vacationing and building lifelong memories in Neskowin.

I have been coming to Neskowin every summer my entire life. For the past 11 years, my husband and I have been bringing our family of four to Neskowin to create memories, participate in the July 4<sup>th</sup> festivities and enjoy the quiet life in a small Oregon beach town. I can't imagine what will happen to the town and businesses if this ordinance passes. Most people are unable to do long-term (30+ day) rentals. It is discriminatory to pass such an ordinance that prevents hard-working adults and families to rent and occupy a short-term rental in Neskowin. Our family of four will no longer be able to vacation here as we are not home-owners nor have the luxury of taking a month of work off to be able to stay in this wonderful town. I cannot believe that Neskowin homeowners could feel so privileged and entitled to want to pass an ordinance like this to prevent Oregonians from vacationing at the beach. Beaches are public and ordinances that prevent people to rent and occupy rental properties near it is discriminatory.

I hope you read my comments at your hearing.  
Thank you.

Sincerely,

Jennifer and Matt Iversen  
Portland, Oregon  
971-563-6840

## Lynn Tone

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**From:** Public Comments  
**Sent:** Monday, January 9, 2023 1:03 PM  
**To:** Lynn Tone; Sarah Absher; County Counsel  
**Subject:** FW: EXTERNAL: STR Comment

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**From:** Tom Gibson <tagibson67@outlook.com>  
**Sent:** Monday, January 9, 2023 10:13 AM  
**To:** Public Comments <publiccomments@co.tillamook.or.us>  
**Subject:** EXTERNAL: STR Comment

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

My wife and I have lived next door to a large (5BR/3BA, sleeps 12 per VRBO listing) in Netarts for over 3 years. We have had a few negative experiences, mostly with parking - either guests with more cars than the listing states are allowed or guests that park inefficiently/have huge vehicles. The owner and property manager have been good neighbors and nearly all of the guests have been good neighbors too. I fully understand permanent residents' frustrations with STRs.

My wife and I are also in the process of buying a new construction home (also in Netarts), with plans to STR our current home. We have our STR permit and shortly after the new house is finished we will begin renting the current house. This investment in real estate constitutes the bulk of our retirement plan. We will live where we can see our STR right out the living room windows, and plan to manage the property ourselves. We are long term residents that love Tillamook county. My wife was born here, we have lived here for nearly 18 years, raising a family along the way. Like many other STR owners, we live and work in Tillamook county.

The vast majority of STRs in Tillamook county are second homes owned by local or at least regional families that love and care for their Tillamook county property. They are not owned by faceless corporations that only care about profit.

From the discussions I've seen, the county is considering many options with regard to STRs. My thoughts on the issues being discussed:

Parking - I'm all for more stringent parking enforcement, but curious about what that looks like. When an irresponsible guest shows up with too many vehicles, what solutions are available? A fine is great for county coffers but will only be effective if it can be passed along to the guest. The host can only state parking capacity. The host cannot prevent a group of guests from exceeding that capacity. An ordinance/rental agreement that includes a \$500/vehicle/night excess vehicle fee might make some guests reconsider their vehicle plans. If you're going to institute a parking fine, make it big and make the guest responsible.

Garbage - twice a week service is great for a large home with many guests. For a small STR that only sleeps a few people it's probably overkill. If there is to be a twice a week garbage mandate, it should only apply to homes over some threshold for guest capacity. For example, if guest sleeping capacity is 8 or more, twice



weekly garbage service is required. Possibly even a guest nights/week threshold? A large home with few or no guests does not require twice a week garbage service. The STR next door, owned by a responsible family from Vancouver whose family has been visiting Netarts regularly for decades, does this of their own accord during the busy summer months.

Transferability/Renewal - STR permits should be transferrable through sale or inheritance, and permits should be reviewed/re-inspected periodically. Is that period 5 years? 10? 3? That's up to you but a 5-year permit review/re-inspection schedule seems reasonable.

Housing Shortage - STRs are not a significant source of stress on housing availability. The housing shortage in Tillamook county is primarily an affordable housing shortage and very few STRs would qualify as affordable by most definitions. Low income working people and families do struggle to find adequate housing, but by definition very few to none of those people would be looking for ocean view homes.

Summer Home Tradition - as with most coastal communities, there are many summer/vacation homes along the Tillamook coast. This is as normal and expected as rain in January. Neskowin, Oceanside, Manzanita - these places were built as vacation destinations and were never intended or planned with long term permanent residency in mind. To some extent, the permanent residents of these areas are the exception, not the rule. They have chosen to live in a vacation destination. How dare they cry foul when people continue to vacation in these areas? How many of them fell in love with their favorite vacation destination and bought property so they could retire at the beach? Now they complain about the vacationers? Pot, kettle. Kettle, pot.

Tourist economy - the downward pressure on traditional manufacturing and farming employment are real and not relenting any time soon. Tourism, on the other hand, is on the rise and long term trends are for more visitors not fewer. The tourists are coming. We can either make it easy for them to spend their money in Tillamook county or we can force them to stay in Lincoln or Clatsop county and hope they stop at the creamery on their way through our little crossroads by the sea. Maybe they'll buy gas at Fred Meyer if we're lucky. Limits on the number of nights an STR can be rented can only harm the tourism economy - and reduce county revenue from STR taxes.

In short, the county needs to adopt pro-STR policies that address neighborhood concerns over parking and garbage in a meaningful way but also encourage our growing tourist economy in an equally meaningful way. Limiting STR permits will not alleviate the affordable housing shortage. Limiting the number of nights an STR can operate only diminishes the economic opportunities from tourism and property values (and by extension, property taxes).

Thank you for your consideration,.

Tom Gibson  
503-457-6333

Tillamook County STR Comments2  
1/9/2023

Tillamook County STR Advisory Committee,

I understand that one of the complaints regarding STRs is that faceless, out of town corporations own and operate them with only profit in mind. I do not know the statistics regarding corporate ownership of STRs in Tillamook County. However, I do know that my family's STR is a vacation home built by us for friends and family to enjoy. It is made viable by the STR income.

Appended are an image of my daughter and I building the home as well as an image of the first vacation with her grandparents at the home. Please don't enact additional rules/regulations/fees that jeopardize our ability to keep and maintain the home.

Regards,

Scott Hohensee





## Lynn Tone

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**From:** Public Comments  
**Sent:** Monday, January 9, 2023 1:02 PM  
**To:** Lynn Tone; Sarah Absher; County Counsel  
**Subject:** FW: EXTERNAL: vacation rentals public comment

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**From:** Carol Herzog <herzogcarol@hotmail.com>  
**Sent:** Sunday, January 8, 2023 10:58 PM  
**To:** Public Comments <publiccomments@co.tillamook.or.us>  
**Cc:** Neighbors Neskowin <hello@neighborsforneskowin.org>  
**Subject:** EXTERNAL: vacation rentals public comment

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

To the Honorable Commissioners of Tillamook County:

My daughter and I are owners of a vacation rental in Pacific City. We are relatively new to this endeavor, and had been saving our money for a long time so that we could have a coastal home; it is necessary that we also rent it for income, and to go back into the upkeep of the home.

We are not a big corporation, we are a family. Anyone using our home for a vacation on the coast will be vetted through our property management company. We want those who stay there to be good guests as well as good short-term neighbors to those who live in the area.

We know they will also shop, go out to local restaurants, visit local attractions, and bring business to local merchants.

We agree that there should be reasonable rules for all vacation rentals, and oversight when problems arise. It would be prudent for the County to track complaints and respond in a reasonable manner, not suddenly enact stringent rules or restrictions which are in excess of the documented problems.

Property owners who hire property managers already have plans in place to manage any complaints about noise, parking, garbage, etc. It is not fair to place additional restrictions on owners who are being responsible in handling how their coastal homes are used.

It is also not fair for the County to enact new limitations on how many or where those short-term rentals can be located, AFTER the property has been purchased for that use.

Thank you for your consideration of my position.

Carol Herzog  
[herzogcarol@hotmail.com](mailto:herzogcarol@hotmail.com)



January 8, 2023

To Tillamook County STR Advisory Committee:

Thank you for taking the time to review input regarding short term rentals in Tillamook County. Our goal in presenting you our information and story is to help you understand who we are and what we are trying to accomplish. We think our story is not unique as owners of a short-term rental in your communities.

In short, both of us have long term family ties to the Oregon Coast. Lea's grandparents had a home in Neskowin for many years that was their winter home as they spent summers in Alaska. John's family lived and work in Seaside as he was growing up. Throughout our married life we have always dreamed of being able to have a property on the Oregon Coast to enjoy ourselves and pass down to our children so they can experience the beauty and joy we do from our childhood memories there. In 2022 we were finally able to purchase a property in Pacific City. The only way we could make it financially work is to have it in the short-term rental pool when not in use by us or a family member.

The home we purchased had not been maintained much at all in the last 20 years. It was overgrown with grasses, trees, tree limbs and weeds. The porch, decks, doors, trim and lots of siding were dry rotted. The gutters were so full of sand they no longer functioned. Raccoons had been living under the house and just about every window was failing. We tried to make things easy for the sellers and told them we would take care of all the issues once we owned the property. After we closed, we spent several months and over \$60,000 breathing new life into this home. We hired local contractors for work. We spent money at the local stores for supplies, appliances and food. We met the neighbors and exchanged numbers and stories. We have asked everyone we met in the neighborhood who lives there full time to please let us know if they have any issues or see any problems. We want to be good neighbors.

Our Pacific City home is now a place we love to come relax. We have had our family come and stay too. We have partnered with a local management company so there are eyes and feet on the ground since we live in Columbia County, Oregon. We monitor everything there very closely so people are adhering to the rules and being the good neighbors we want them to be.

We have plans to continue to improve the property with a new roof, new windows and new floor coverings. Again, our goal is to be good neighbors, improve the property and therefore improve the property values of those around us while realizing our dream of a coastal home for our family just as both of our parents/grandparents did when we were younger.

In Columbia County where we live, we own and run a real estate office and a property management company. Because of this, we can bring some additional perspective to this situation. There are several points you are weighing due to complaints from full time residence owners regarding short term rentals as it pertains to parking, garbage, loud noise, etc. First, when managed properly, short term rentals will not cause any more or less of an issue in a neighborhood than a long-term renter or a full-time neighbor. With over 190 doors and 7 HOAs in the management pool for our property management company, we have seen it all. By and large, the renters we have treat the properties well because we MANAGE them. We are in the properties regularly. We respond to concerns from neighbors and site for violations if there are any. We drive by the properties regularly and verify all is well. This is not something that a full-time property own is subject to and truthfully is one of the reasons the property we purchased was in such poor condition. We honestly were surprised the HOA allowed our property to remain in that

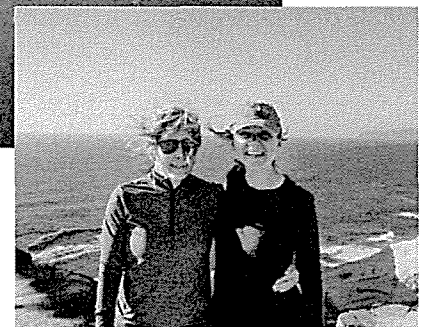
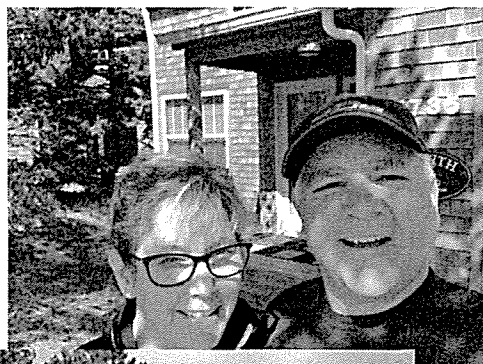
condition prior to our purchase. In our opinion, if a short-term rental property is properly managed, these areas of concern would not be any more or less than a full time renter and a short term rental could actually be better than a full time owner who doesn't care or doesn't have the funds to care properly for their property. With the extremely low number of complaints received by Tillamook County and the interactions with other short term rental owners and property management companies we have encountered, we do not believe a knee jerk reaction with restrictive uses and removal of property rights is the answer to solve any perceived issue.

There are several times we have seen comments where full time residence owners believe short term property owners purchasing in their neighborhoods are driving prices up and making homes less affordable for other full-time owners to purchase. This is not accurate information and this is not a short-term rental owner issue. Home affordability is a nationwide issue. It is an issue in properties for sale and properties for rent. Nationwide we are short over 4 million homes without any relief in sight. Home prices are 100%, like any other commodity, a supply and demand issue. Short term rental owners don't set home sale prices. Realtors don't set home sale prices. Financing companies don't set home sale prices. The problem is so much larger than a family purchasing a property on the Oregon Coast as a short-term rental driving prices up. We simply do not have enough homes for the number of people looking for housing. This is due to a multitude of reasons that begin with permitting costs and regulatory issues and end with labor issue and inventory shortages of the last several years. That is THE issue driving the prices up. Until those problems are solved, affordability in every community large and small, will be an issue.

In closing, we would like you to consider what the potential impact of restrictions would have on our family, other family-owned short term rental owners, businesses in the communities, financial stability for the small towns that depend on tourism for their economy and the people living full time in these communities who depend on tourism for a living. These Oregon Coast communities would be impacted in a severely negative way by more property right restrictions that don't need to happen because of a vocal few.

Sincerely,

John and Lea Chitwood



## Lynn Tone

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**From:** Public Comments  
**Sent:** Monday, January 9, 2023 1:02 PM  
**To:** Lynn Tone; Sarah Absher; County Counsel  
**Subject:** FW: EXTERNAL: STR input from a local small business

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**From:** manzanaschoolhouse@gmail.com <manzanaschoolhouse@gmail.com>  
**Sent:** Sunday, January 8, 2023 5:48 PM  
**To:** Public Comments <publiccomments@co.tillamook.or.us>  
**Subject:** EXTERNAL: STR input from a local small business

[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 & STR Advisory Committee

Thank you for your efforts to find pragmatic policy solutions to a complex issue.

We own and operate a STR in unincorporated Tillamook County. 'We' are not a faceless global company traded on the New York Stock Exchange. 'We' are a family – mother, father and two brothers. We have only one short-term rental in the county. While there surely are some larger commercial businesses involved in this sector, all STR operators we know are families and private citizens that care just as much about 'our' community as anyone.

The property our family owns was originally built as a school and was later transformed into a very large residential property. It can sleep nearly 20 people in 9 bedrooms. The property is usually rented by multigenerational family groups that are coming together for a reunion or to celebrate events such as anniversaries. It is one of the few properties that can accommodate a large number of guests under one roof. There is plenty of off-street parking and there are no neighbors immediately nearby.

We are deeply concerned by some of the more extreme recommendations being proposed by a passionate, legitimately concerned and vocal segment of the community. We trust the good intent of all parties that have an interest in this issue. However, policies and regulations should not be made or enforced based on the loudest voices as they do not represent the views of the entire community.

As a first step, it is important that all parties, including policy makers and other stakeholders, are able to separate actual and systemic issues from perceptions, inaccuracies, exaggerations or isolated issues. This will ensure policy making can take place in a way that best serves the overall interest of the entire community, instead of just being responsive to the loudest voices.

In most cases, sufficient data and available research reports can help us separate fact from fiction. Here are a handful of facts that address some key inaccuracies or misperceptions:

- The county is able to identify owners and operators of all properties in the county, including those used for short term rentals. There should be no mystery as to ownership
- Multiple research reports have concluded that STRs do not significantly impact availability of workforce housing
- Reports of disturbances (noise, parking, etc.) are relatively rare and impact a small percentage of STR properties.

We are not suggesting that current policies and regulations, or education, enforcement, etc. are perfect and that no change is needed. We are suggesting it is important to understand the actual issues and their magnitude. We can then work together on solutions that address any potential core, systemic problems.

More on our family's STR – It is a legitimate family business. We purchased this unique property with the intent to operate it as a vacation rental. We have made investments for it to be attractive to our target audience and we operate in good faith and in accordance with our STR permit. Our guests rate us highly and we have never received even a single complaint from a neighbor or anyone in the community. We pay our taxes and fees. We are law-abiding, tax-paying, responsible members of our community. Due to the unique nature of our property, it can really only be operated as a vacation rental. Thus, suggestions relating to future limitations on extending or transferring STR licenses would have a significant adverse impact on the value of our property.

If some of the extreme ideas were to be adopted, our little family business would no longer be able to operate. Gone would be our ability to continue with this love and passion of operating this family business together. Also gone would be the rich experience guests have when grandparents, grandkids, nieces and nephews can be under one roof together to celebrate a 50<sup>th</sup> wedding anniversary while enjoying our beautiful Oregon coast. Also gone would be the tax and fee payments that support this community and our ability to invest in maintaining this special property. Our guests that shop and eat at local outlets would no longer be supporting the other family-owned businesses in our community. Lastly, the valued vendors and contractors that contribute to our success would have less work and income. Cleaners, electricians, plumbers, roofers, gutter installers, gardeners/landscapers, maintenance people and others would not have this work or income. Lots of losers and no real winners.

As we look to build a stronger future for Tillamook County, let's focus on the core issues and solutions. If noise or parking are issues, amend or better educate and enforce the regulations. If workforce housing is an issue, let's support public-private sector solutions to create more affordable housing. Let's sharpen our focus on the real issues and build from there. Potential future policy changes should be targeted, moderate and pragmatic. Changes should not include arbitrary limits on the number of guests or vehicles as homes like ours are built to accommodate large groups. STR licenses should be able to be extended or transferred without a waiting period.

Lastly, it is important to understand that most STR owners contribute in many ways, including:

- Upkeep of property – as a property owner and STR operator, we care deeply about the condition of our house. We invest regularly, ensuring it is not just up to code, but aesthetically pleasing inside and out. Without rental income, we would be unable to make these investments.
- STR fees and taxes – we are being taxed and paying fees at an ever-increasing level. As good citizens, we duly comply with these responsibilities and contribute to revenue generation for the county.
- Economic activity – guests that come for shorter stays likely consume tourism related activities at a greater pace than part-time or full-time residents, i.e., shopping along the main street, eating in restaurants, taking the tourist train, renting bikes, horses and boats, etc.



Due to many factors (including demographic shifts, moves into Oregon from out of state, increased interest in short-term getaways by people of all ages, people wanting to relocate to the coast, COVID and remote work etc.), the Oregon coast many of us have grown up with is changing. That does not make any of us villains. It's just reality. To make real progress on tough issues, let's put faces to all sides of each issue, work in the spirit of shared interest in this wonderful place and be transparent and respectful. Let's acknowledge there are a lot of different interests and nobody exclusively owns the right to say that they were here first or this is their beach community. Let's work together in the spirit of positive change.

Thank you,  
Helzer-Giese family

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# A FAMILY DREAM TO SHARE

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January 8, 2023

Tabitha Hardison

Cape Meares Home Owner/STR Owner

Dear Tillamook County STR Advisory Committee,

I want to open my letter by sharing with you a short video I made a year ago:

**<https://www.instagram.com/reel/CXp3RHmt8ay/?igshid=YmMyMTA2M2Y%3D>**

I made this because my heart was so full of gratitude for the gift we have been given and have been able to share with others. I wanted to document the love and the stories in a way that forever captured what it means to us to be the grateful owner of this home, which is also a STR.

I hope our story below will give more color to a fraction of the true value and connection between the STR model and our communities.

## *A Home is An Irreplicable Experience*

When my husband and I first relocated to Oregon a friend invited us to her parent's vacation home in Manzanita. It was simple, cozy, loved, storied. When you walked into this home you felt you were walking into precious memories, old and new. This was not their primary home, but it oozed a sense of welcome, love and stories. When someone opens a home to you, it isn't simply a place to put your suitcase. It was an environment that could not be replicated and left a lasting connection.

Points:

- \* Rental homes offer a unique experience that can not be replicated.
- \* A personal experience in a *home* establishes both new and deep rooted connections to the community.

## *A Legacy of Love*

After that visit my husband and I set aggressive savings goals and a few years and a baby later we started searching for a vacation property we could embrace as we grew our family, raised our own children and planted precious memories. We found that place that was full of magic, inspiration, and rejuvenation in Cape Meares. We spent a day on the beach visiting friends, and we knew that was the place that was meant for us.

We worked hard to get our home, we located the owners in county records, hand-wrote them letters, paid to replace a faulty septic before even purchasing the home, upgraded electrical, HVAC, pumps, added safety features, painted and laid floors. We brought this home back to health from a state of many years of deferred maintenance.

This is a home that we have poured our love into, it is an investment in our family and in our future. It is what we hope will be generational for our kids, and it is a gift that we love to share with others. But we can't have this home if we can't rely on STR income to help us sustain and invest in this property.

Points:

- \* Our home was not a rental when we acquired it, but many items were in disrepair or suffered years of deferred maintenance.
- \* We worked hard in partnership with local businesses and community members to restore the health of the property, and continue to do so today.
- \* Because we are a STR, we know that our home is continuously being monitored and cared for. And we know our guests feel it too, based on their reviews.
- \* STR homes are monitored and cared for continuously when occupied, by either ourselves or property managers. If an issue arises there is someone there to address it immediately. If left un-occupied, issues may go un-noticed and cause further damage. Empty homes are not safer for the community.
- \* We ask that the committee re-focuses on enforcing existing regulations instead of adding additional regulations.

#### A Support System

As many did, I lost my job during the pandemic, and welcomed our 3rd son 1 week later. Having this STR home was such a blessing, as it not only gave us a place to feel free as a family but also helped cover our basic expenses during a very challenging time. Although my husband works 2 jobs, civilian and military, and I have returned to work, we still rely heavily on the rental income to pay for and care for this home.

However, we do not let that overshadow the reason we worked so hard to acquire it in the first place: it is a haven for our family to grow together, to adventure and rejuvenate, and to connect and share with others.

Point:

- \* Many Tillamook County STR homeowners are just like us, hard working people who care for and appreciate our homes, and are reliant on rental income to support home maintenance, expenses, property improvements, fees, etc. Being a STR owner does not make us immune to the economic challenges affecting all - inflation, job loss, rising housing costs. If you limit our property's ability to generate income that we were previously allowed we are bearing an additional, unwarranted and unnecessary financial hurdle that could affect the health of our properties and community.

### A Connected Community

Every Fourth of July since we've purchased the property we make a point to spend it at our home in Cape Meares. Although these would be the highest grossing revenue dates of the calendar year, our time spent with the community sharing and building memories between family, friends and neighbors is priceless. At the parade we cheer on the firetruck and give out candy, at the community potluck we bring homemade cupcakes to share and watch our 3 little boys dance with neighbors of all ages while the band plays to the lawn. This can not have a price for our family.

This summer while I was walking with my kids down the gravel road I saw a gentlemen watching the sunset from his balcony and I called up to him: "Hi, I'm Tabby." Are you the home owner?". "I'm not.", he replied, "But, my family has been renting this house every summer since I was a kid, and now I'm here with my own kids...We love it out here." How amazing this was, I thought. This is what we're here for.

Points:

- \* Many of our renters are repeat guests, who discovered the magic of the cape and the community by way of our home, they buy groceries in local grocery stores, eat out in local restaurants, shop in small local businesses, and also love and appreciate this special community.
- \* Now, post-pandemic, more than ever our world has embraced that you can still be an integral part of a community without living in it exclusively.
- \* Coastal STRs provide a unique experience to connect with our coastline communities in a way many people may not be able to afford or access otherwise.

### The Role We All Play

I am not ashamed to be a STR home owner, I am proud to be able to share this beauty with someone who was once us...in a way that can not be replicated. So that they too can make their own memories in the comfort of a welcoming, loved and storied home.

It is a privilege beyond what I'd dreamed to be able to raise our three sons on this shore, in these caves and cliffs, getting their first haircuts at the Barber shop downtown and enjoying the rodeo at the Tillamook County Fair. To watch them play with neighbors and wonder at the elk and whales passing. These are the legacies and dreams we are building and grateful to be able to share with others who can now experience their own connection with Cape Meares and our coastal community.

My ask to the committee is to not close off these dreams and valuable connections by adding STR permit restrictions. Specifically:

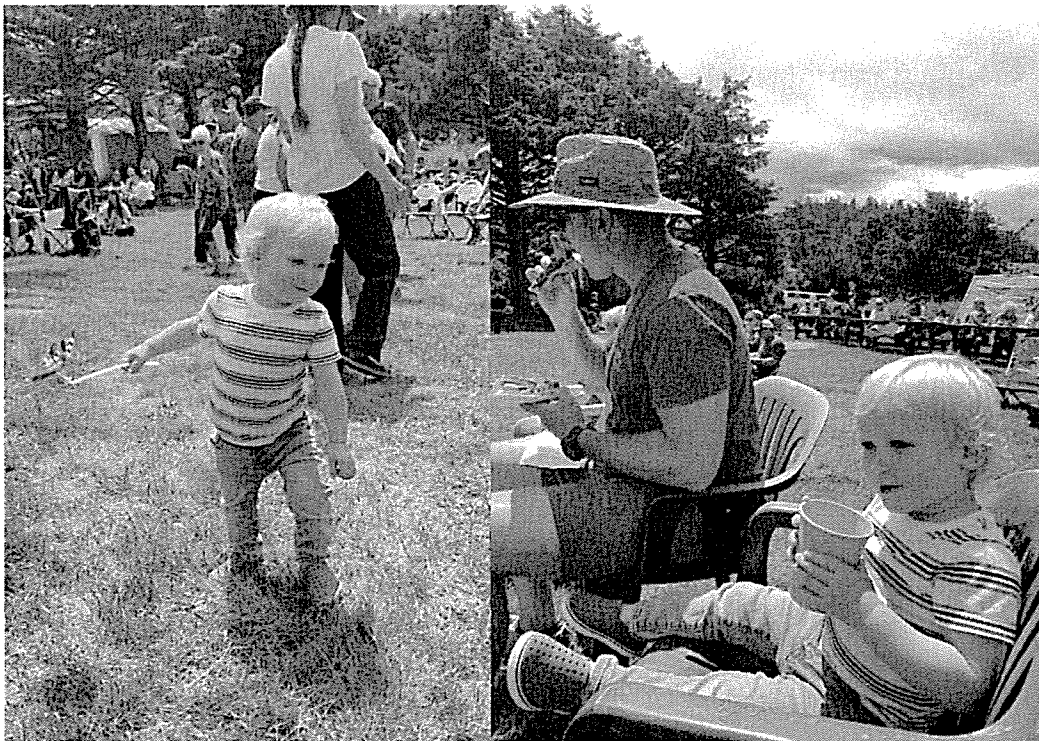
1. Do not put a limit on the annual number of nights STRs are able to rent.
2. Do not limit STRs to primary residences.
3. Do not place additional occupancy or parking limits on STRs.
4. Do not hinder transferability of current STR permits, or ability to renew current STR permits.

Sincerely yours,

Tabitha Hardison and Family



*Hardison family greeting the Tillamook Fire District during the Cape Meares Fourth of July Parade.*



*Our youngest dancing with neighbors and enjoying the community potluck this summer.*



January 8, 2023

Tillamook County STR Advisory Committee:

Our family owns a beloved beach house in Neskowin with a STR permit. We have been asked to share our families personal stories to dispel the myth that permit holders are large corporations. The unfounded belief is they have moved in, purchased multiple homes and exploiting our neighborhoods for their financial gain. Why is this a concern when this appears to be non existent and no proof?

I find this approach to support the STR opposition offensive by having to continue to defend our property rights against another unfounded claim. County records should clearly show or indicate if corporations are in fact purchasing or own large numbers of STRS. I have been unable to find any documentation supporting corporate investment of STRS in our area.

The Dec, 2022 survey conducted by NCAC clearly shows the majority of STRs are owned by one person, not large corporations.

- 87% held by a single entity (person/LLC/trust)
- 6% held by entities with 2 STR permits
- 5% held by entities with 3 STR permits
- 1% held by entities with 4 STR permits
- .5% held by entities with 5 STR permits

Additionally, as a Realtor working on the Oregon Coast and Willamette Valley over the years, I have yet to see corporations take over any neighborhood in the markets I serve. It may have occurred someplace but not here.

It has also been said that some full time residents believe that part time residents do not contribute to the livability of our communities. STR owners are as much a part of this community on all levels as full time residents.

Our Neskowin neighborhood is comprised of 17 houses on our street. Of those homes 3 are full time, 11 are part time vacation homes and 3 are short term rentals. All 11 part time residents and all of the owners of the 3 short term rentals participate in our community.

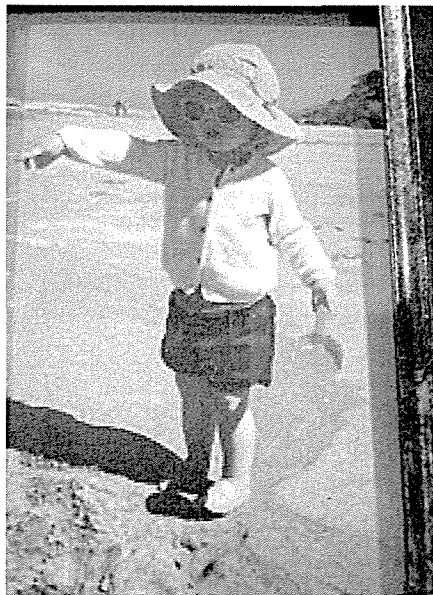
We all have donated time, money, set up and managed fundraisers, managed many aspects of the golf course, holding free golf camps for kids, beach clean ups, installing life rings along the beach, filling in pot holes on Hawk St, 4<sup>th</sup> of July events, provide free community wide bbq dinners, live summertime music, traffic direction during flooding and so much more.

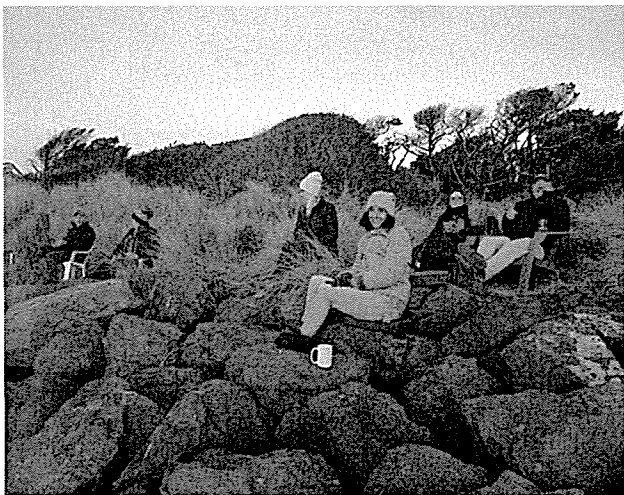
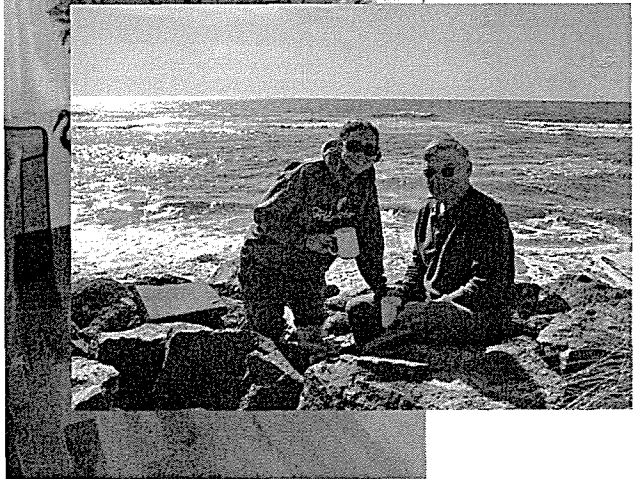
Our beach cottage was purchased for several reasons but most importantly to have a place where our family could enjoy the beach and make memories. Our family grew up in the Seaside/Astoria area so we have a very close bond with the Oregon Coast and wanted to share that with our family and friends.

Just as important is our property rights, having the option to use our cottage as an STR if we so choose. That would include financial planning for our future, and providing our kids a way to offset overhead and not be forced to sell when they inherit the cottage upon our passing come to mind.

Our entire family enjoys our cottage for all holidays as well as many visits throughout the year. Most recently my Brother and his family brought their Son to visit while home from college. His first request was to go to the beach! Our Granddaughters have grown up here, and last March our Son proposed to our Daughter in Law at Proposal Rock. (see family pics below)

Tillamook County STRs are nothing close to being corporate owned. These are homes that are family owned, loved and enjoyed for many generations. We love our neighbors and community and we are all involved on many levels to make this a better place to live and play.  
Dennis and Shelia Clark – Neskowin, OR & Florence, OR







## Lynn Tone

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**From:** Public Comments  
**Sent:** Monday, January 9, 2023 1:02 PM  
**To:** Lynn Tone; Sarah Absher; County Counsel  
**Subject:** FW: EXTERNAL: STR satisfaction  
**Attachments:** output\_image1628046614333.jpg

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**From:** David Kratzer <dhkratzer@gmail.com>  
**Sent:** Sunday, January 8, 2023 2:19 PM  
**To:** Public Comments <publiccomments@co.tillamook.or.us>  
**Subject:** EXTERNAL: STR satisfaction

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

After we moved to eastern Washington five years ago, we started visiting the Oregon coast. We have enjoyed Seaside and Cannon Beach several times and when we found a home in Oceanside that we could purchase as a vacation home we were thrilled. It is just a few miles from several beaches and still close to the services and restaurants of Tillamook.

We remodeled and furnished the home, to the tune of \$150K and most of that was spent locally.

We started having it be a STR six months ago and have had several 5 star reviews, with people expressing how much they enjoy access to the beaches and the area attractions. When we are there, which is several weeks a year, we eat out often at local restaurants.

Our visitor binder has several suggestions for places to eat and to visit, like the Tillamook Cheese Factory, the Air Museum and the Pioneer Museum in addition to information about several local beaches where people can look for agates, one thing that we enjoy doing.

We have not had any complaints from neighbors and we have no complaints about our neighbors.

We are very happy with our property management company and the local managers. They did a good job helping us get set up as an STR and they take great care of our property.

Attached is a photo of our family during one of our visits to the house.

STRs are an asset to the area and allow visitors from many other states to enjoy the wonder of the Oregon coast.

Thanks for reading this.

David Kratzer

## Lynn Tone

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**From:** Public Comments  
**Sent:** Monday, January 9, 2023 1:01 PM  
**To:** Lynn Tone; Sarah Absher; County Counsel  
**Subject:** FW: EXTERNAL: Our Oceanside home  
**Attachments:** Greg's Proposal.eml

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**From:** Ann Vaughn <vaughn.ann03@gmail.com>  
**Sent:** Sunday, January 8, 2023 1:05 PM  
**To:** Public Comments <publiccomments@co.tillamook.or.us>  
**Subject:** EXTERNAL: Our Oceanside home

[**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 grew up visiting my Grandparents on the Oregon Coast. For my family, the coast was a place to gather, connect with family and friends, eat good food, and enjoy the beautiful Oregon outdoors. My most treasured memories are of those times, collecting shells with my grandmother, clamming and fishing with my Grandfather, jumping ocean waves with my cousins, resting on the sand with the tangy salt air blowing through my hair, and relishing the gorgeous sunsets.

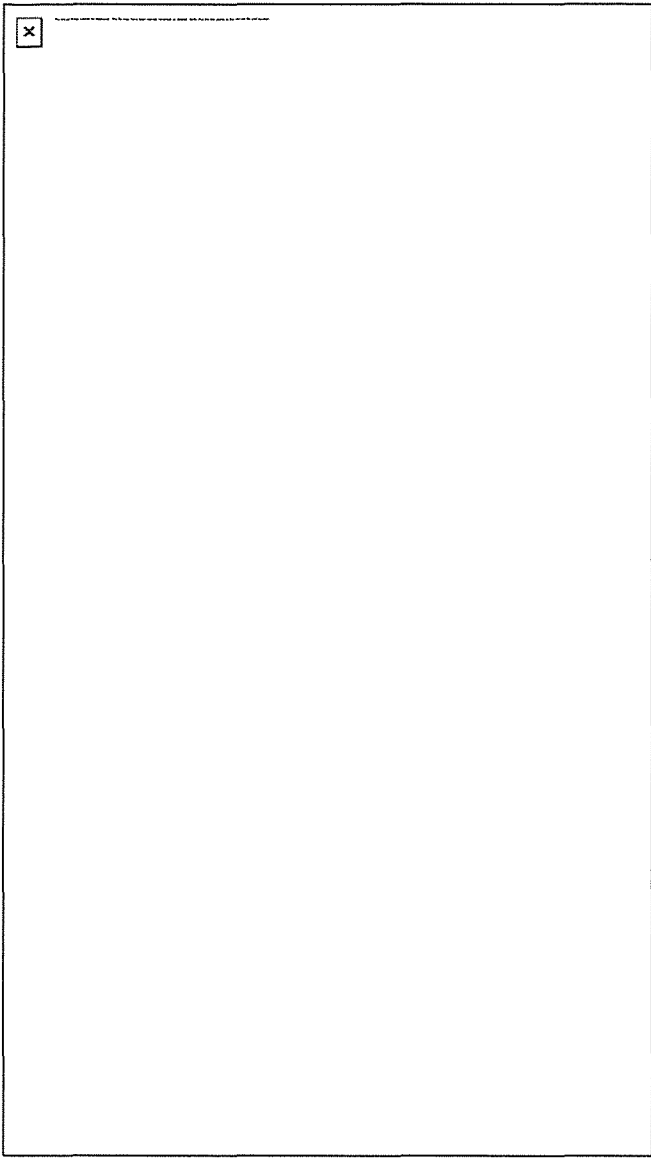
Since I was a young child I have wanted to have my own home on the Oregon coast, and finally, about 9 years ago, my husband Dave and I were able to make that dream come true. We now have our own place where children, grandchildren, and extended family can create new memories together. Our Oceanside home is the place where our whole family comes together. We spend vacations together, away from the hustle and bustle and stress of everyday life, away from cell phones and video games and meetings and deadlines. We love the local community too. We enjoy eating breakfast at The Blue Agate and dinner at The Schooner. We enjoy beer tasting at Pelican and de Garde breweries, savoring cheese curds and ice cream scoops at Tillamook Creamery and shopping all the little gift boutiques up and down Tillamook County. And we hope to one day make this our permanent home.

One of our favorite memories at the beach is of our niece Nicole's engagement. Nicole has visited us often and absolutely loves the beach. Knowing what a special place it is for Nicole, her then-boyfriend Greg flew in from out of state to surprise her one September while she was visiting. Greg asked Nicole to take a walk with him at Oceanside and when they got there, he went down on one knee and proposed to her right there on the sand in one of her favorite places in the world! Her parents, sister, and cousins were all there to share in the joy and surprise. This special event has helped to solidify the special place Oceanside holds in our family history. Oceanside and Tillamook truly are part of the fabric of our family's lives.

My husband and I hope to retire one day in the not-too-distant future and want to make our Oceanside home our forever home. In the meantime, we love being able to share our lovely home with friends and family, giving other others the opportunity to experience the beauty of the Oregon Coast. Having an STR helps us to fund our dreams until they become reality.

Dave and Ann Vaughn  
Oceanside, Oregon





## Lynn Tone

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**From:** Public Comments  
**Sent:** Monday, January 9, 2023 1:01 PM  
**To:** Lynn Tone; Sarah Absher; County Counsel  
**Subject:** FW: EXTERNAL: Short Term Rental/Who we are

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**From:** April Yungen <aprilyungen@gmail.com>  
**Sent:** Sunday, January 8, 2023 11:10 AM  
**To:** Public Comments <publiccomments@co.tillamook.or.us>  
**Subject:** EXTERNAL: Short Term Rental/Who we are

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

To: Tillamook County Commissioners and STR Advisory Committee

Hello and thank you for taking the time to hear from me.

We have owned our home in the UGB area of Manzanita since 2018, however our story goes back much further than that.

Our family settled in the Helvetia area over a century ago and still owns the family farm today. The third generation is currently living on and managing the farm, and the 4th and 5th generations are enjoying their visits as they are able. As you know summers are quite warm in the valley, so the family camped and visited the north Oregon Coast to cool off from the long hot days.

Many of our family (aunts & uncles, cousins, in-laws, etc) now have homes in Manzanita...six to be exact. Some are full-time residents, some visit when they can, some have STR's. But one thing is for sure - we all LOVE the Oregon coast and enjoy being here.



So, who are we? We bought our home in 2018 in preparation for retirement. Our parents are aging and they will need more attention from us (they are full-time residents for over 30 years). We began renting our home on a short term basis in 2018 as a means to support a second home and allow us the flexibility to use it when we could. In the 5 years since we have owned our home we have supported the communities, remodeled, bought groceries, bought furniture, went to restaurants and generally supported the community as we would if we lived here full time.



Also during that same 5 years, we have had the pleasure of hosting over 200 guests. Families like ours that love the coast and want to be able to spend time here. We love reading the comments left in our guest book that tell us a little bit about these guests. Many of them just looking for a place to relax and recharge. They hike, eat out, enjoy the beach, etc. but none of them have ever disrespected our property or our neighbors in any way.

In 2022 we retired and were able to spend a significant amount of time in our home, but we still chose to provide others with a place to enjoy the coast when we are not.



As short term rental owners, we are not the enemy. We are moms, dads, aunts, uncles, brothers & sisters who enjoy the Oregon Coast.

Punishing us by instituting unnecessary and excessive rules would be detrimental to the support we give to the community we love so much.

We do not support arbitrary limits (on number of permits or number of nights). We feel all rules imposed on STR owners should also be imposed on long-term rentals.

Respectfully,  
April Yungen

## Lynn Tone

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**From:** Public Comments  
**Sent:** Monday, January 9, 2023 1:01 PM  
**To:** Lynn Tone; Sarah Absher; County Counsel  
**Subject:** FW: EXTERNAL:  
**Attachments:** Attach0\_20201209\_112445.jpg; Attach0\_20201209\_112322.jpg; Attach0\_20201209\_121052.jpg

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**From:** Levi Tom <leviklstom81@gmail.com>  
**Sent:** Sunday, January 8, 2023 9:39 AM  
**To:** Public Comments <publiccomments@co.tillamook.or.us>  
**Subject:** EXTERNAL:

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

It was December of 2020...we were supposed to be getting married. Nothing was open, businesses were closed. Our Venue at Salty's on the Columbia got shut down. We lost all of our options. Luckily, we found a nice beach house rental in Netards through Vacasa. Because of their short term rental, we were able to have a small, intimate wedding with our family. Using Vacasa "saved our wedding!" Ever since then, we've been coming back to that same house, every year, during December. We've gotten to explore the little town of Netards as well as Tillamook. We shop at the stores, eat at Tillamook Dairy factory, and my favorite, spend some time at Pelican Brewery. It's a memory that we hope to keep going back to for years to come. Thank you!

Levi Tom  
Vancouver, WA

## Lynn Tone

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**From:** Public Comments  
**Sent:** Monday, January 9, 2023 1:01 PM  
**To:** Lynn Tone; Sarah Absher; County Counsel  
**Subject:** FW: EXTERNAL: Tillamook County commissioners and STR committee

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**From:** Sheree Weikum <shereeweikum@icloud.com>  
**Sent:** Sunday, January 8, 2023 8:35 AM  
**To:** Public Comments <publiccomments@co.tillamook.or.us>  
**Subject:** EXTERNAL: Tillamook County commissioners and STR committee

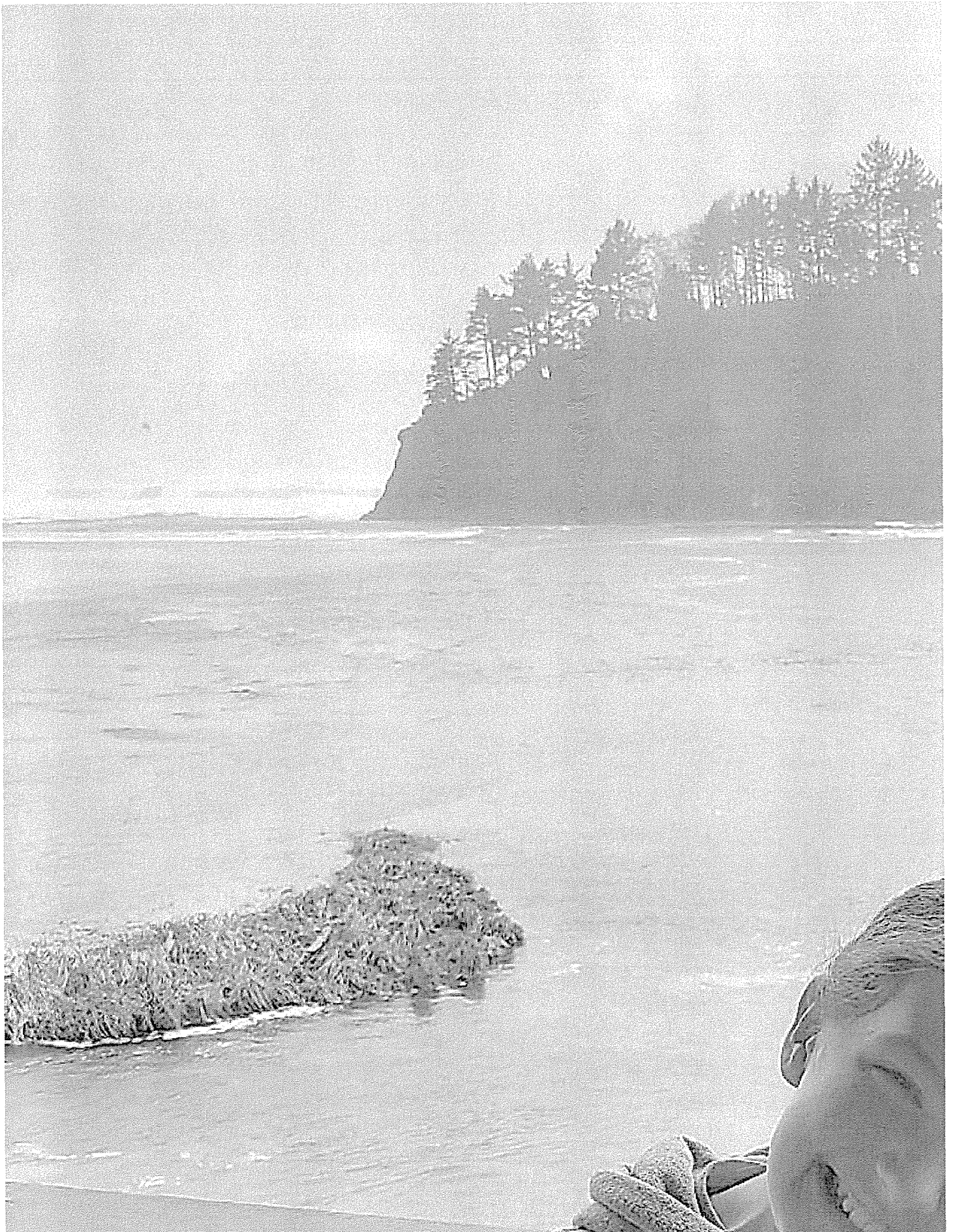
[NOTICE: This message originated outside of Tillamook County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Hi-

I'm writing you this letter in support of a balanced tourism and evidenced based rules and regulations for STR's. My parents bought their first condo in Neskowin in 1991. At a later date, they were able to purchase a condo next-door. That enabled more of our family members to come down here at the same time to enjoy the holidays, summer vacations, and any other chance we got to get away. We came here frequently from Southwest Washington and Oregon. I came here as a young adult, my kids grew up coming here and now my grandkids are enjoying this place we call our second home.

My parents have since passed, and myself and my brother have inherited the condos. We continue to be a part of this community as often as we can. We do, however, still work full-time as healthcare workers so the need to support our income and offer our beautiful second homes to others wanting to come to the coast needs to be still made available with reasonable terms. We encourage our guests and family to support the local businesses while staying. Many of the same people come back year after year!

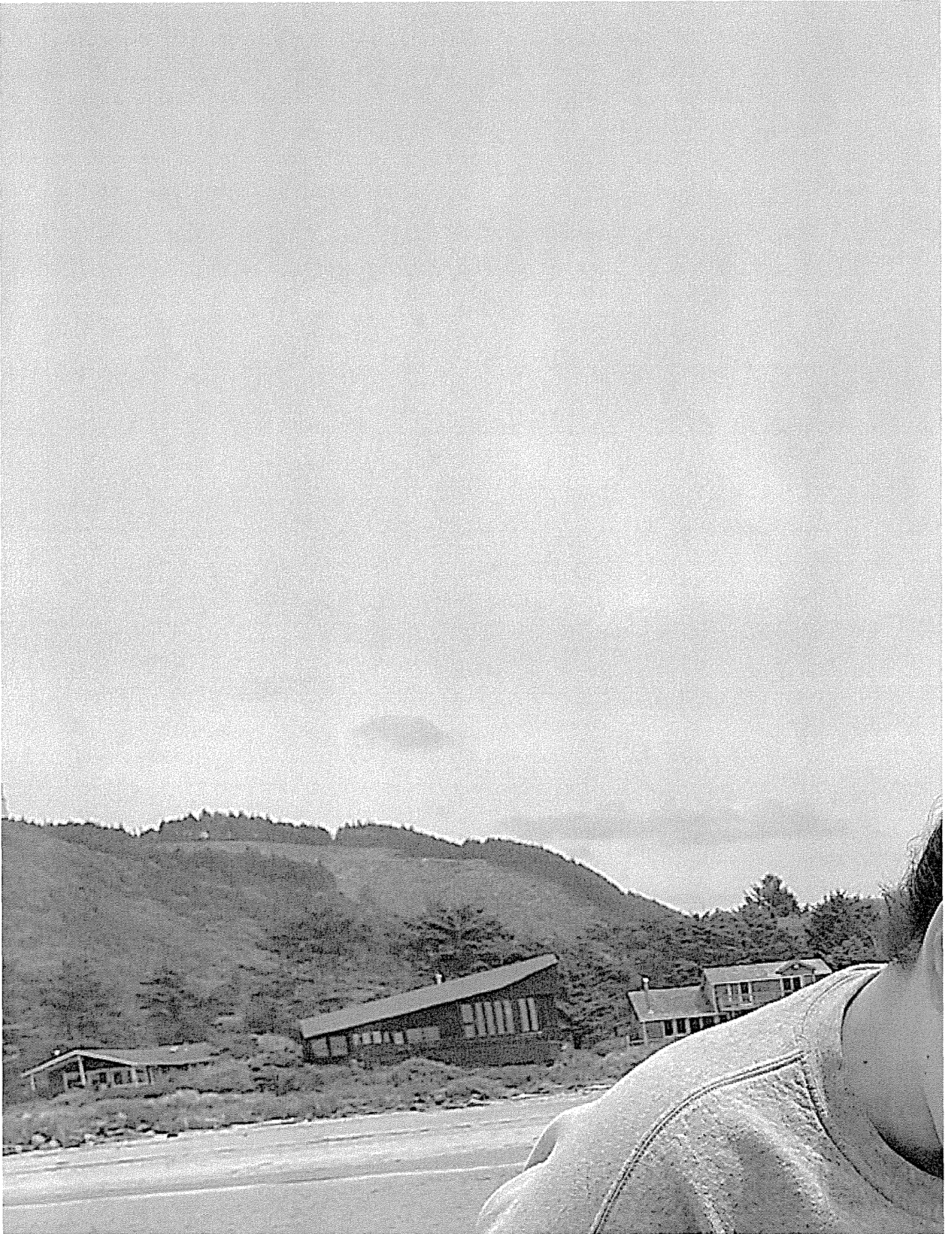








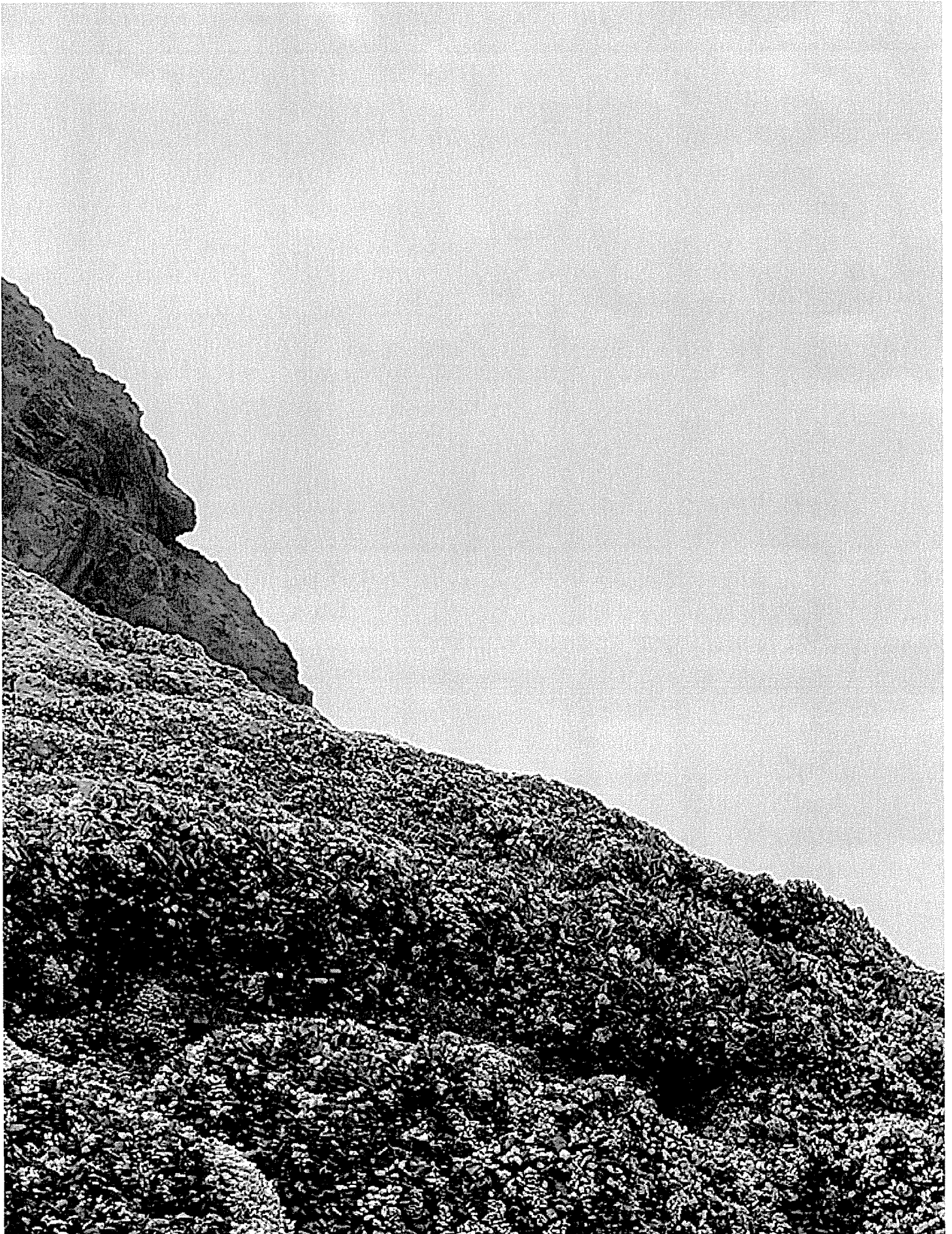












This is a small portion of my family that love and enjoy our condo and STR. I plan to always keep the condo in our family so the need to pass it down from generation to generation needs to still be available.

Thank you for taking time to read my input!

Sheree Weikum

Neskowin

Sent from my iPhone

## Lynn Tone

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**From:** Public Comments  
**Sent:** Monday, January 9, 2023 1:01 PM  
**To:** Lynn Tone; Sarah Absher; County Counsel  
**Subject:** FW: EXTERNAL: Short term rentals

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

**From:** Cathy Jo Lindquist, LLC <cathyjo@cathyjolindquist.com>  
**Sent:** Sunday, January 8, 2023 8:31 AM  
**To:** Public Comments <publiccomments@co.tillamook.or.us>  
**Subject:** EXTERNAL: Short term rentals

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

Our family has been going to neskowin for 50 years. Sometimes we stay for two or three days, sometimes we stay for two weeks. It has been such a wonderful place to go to for a rest. Our children have grown up visiting neskowin and now their children are growing up visiting neskowin. I would hate to see that change. We book lodging for birthdays, anniversaries and holidays. Our scrapbooks are full of wonderful memories, such as Sandcastle making, walks on the beach with dogs, Fourth of July parades, and biking through the village. I hope this never changes.

Cathy jo Lindquist  
Sent from my iPhone



## Lynn Tone

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**From:** Public Comments  
**Sent:** Monday, January 9, 2023 1:00 PM  
**To:** Lynn Tone; Sarah Absher; County Counsel  
**Subject:** FW: EXTERNAL: Short term rental

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**From:** Rachel Cardman-Brewer <rachelcb@livingroomre.com>  
**Sent:** Saturday, January 7, 2023 6:17 PM  
**To:** Public Comments <publiccomments@co.tillamook.or.us>  
**Subject:** EXTERNAL: 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.]

Hello, my name is Rachel. I own a house in Neakowin that I plan to make my full time home in a handful of years when my child graduates school . In the meantime, the way that we have Made being a part of the community feasible for us is to be able to short term rent out house in the interim. We know that there has been a lot of push back aboit short term rentals, but for us, it's the only way for us to be able to have a place a the beach. We don't believe that the beach should only be for the super wealthy. We think that everyone should be entitled to enjoy the beach any way they can. For us, that's short term renting sometimes to cover our mortgage.

We know that some renters aren't great for the community and we support more balance in the ways that places are rented. We support lights being turned off and not a nuisance to the neighbors. We support requiring bear prof trash cans. We support guest being limited to the number of sleeping spaces etc. We also support a cap on how many short term rentals you can have.

Our house is small and modest. It sleeps four and no more. It has a two car driveway and no one needs to park on the street. We talk to our neighbors. We help in our community the best we can. And we would like the ability to continue to do so. Short term rentals are a key part for us, and quite frankly, they are a key part to the communities in general. The amount of people that all the short term rentals employ, the amount of people they bring into the restaurants and shops, the amount of awareness they bring to the concerns of our ocean communities, are all important.

We really hope that everyone is allowed to live their best life at the coast, and not just the few that can afford to live their full time or those that don't need the income from the short term Rentals in some form.

Thanks for listening.

Rachel Cardman-Brewer  
Broker Licensed in OR  
[541-554-7786](tel:541-554-7786)





Certified  
**B**  
Corporation



## Lynn Tone

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**From:** Public Comments  
**Sent:** Monday, January 9, 2023 1:00 PM  
**To:** Lynn Tone; Sarah Absher; County Counsel  
**Subject:** FW: EXTERNAL: Public Comment inputs for "TILLAMOOK CO PUBLIC STR MEETING"

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**From:** Nick Argenti <netartssandcastle@gmail.com>  
**Sent:** Saturday, January 7, 2023 3:01 PM  
**To:** Public Comments <publiccomments@co.tillamook.or.us>  
**Subject:** EXTERNAL: Public Comment inputs for "TILLAMOOK CO PUBLIC STR MEETING"

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

Dear Tillamook County Commissioners and STR Advisory Committee,

We hope you and your families had a wonderful holiday and Happy New Year. We wanted to provide some inputs for the public comments for the upcoming Public STR Meeting to include who we are and thoughts about the opportunity we all have to make Tillamook and the surrounding area an even better place to call home and further enable benefits enabled by STR's/tourism. We felt a bulleted format might work well:

- Who we are: We are a solar/sustainability engineer and a nurse/nursing educator/department chair who have dedicated their careers to helping people, creating innovations that help the world and share our vacation rental with guests that further enhances the community and make the Tillamook area an even better place for everyone to enjoy! We are caring individuals who own, use/enjoy and rent our properties. We are not commercial real estate people but individuals who are a part of the community and give back to the community. We take great care in making our vacation property a place for travelers to create memories that will last a lifetime. We also have strict rules in place so travelers do not negatively impact the community but truly bring an abundance of benefits to the community, such as the local/state revenue through lodging taxes/fees, supporting a variety of local businesses such as restaurants, stores, gas stations and so many more resulting in the employment and financial benefits to these businesses, cleaners, maintenance personnel, contractors/builders, Tillamook County employees and so much more which in turn enhances the community. Imagine a scenario with no tourism or substantially reduced tourism and what Tillamook's tax revenue would be and how it would negatively impact the spectrum of local jobs, the economic impact on the community and local residents.
- Similar to what other STR owners have shared, we are in favor of enhanced enforcement, permit transferability and no arbitrary limits. Also, being able to transfer the STR permit should not be restricted in any way as it is tied to land use rights. In addition there should be no limit on the number of nights rented, no proximity/distance limits and no change in occupancy limits. Additionally, while noise, parking and other rules for STR certainly make sense, it also seems to make sense that everyone within the community should comply with similar rules and be held accountable. After all, we want everyone to be able to peaceably and safely enjoy where they are staying, whether they are a resident or visitor. With this in mind, it seems like equitable rules need to be applied.
- For our STR, we hire local (not commercial out of area) people to do maintenance, cleaning, landscaping, a variety of subs and contractors for electrical/plumbing/HVAC, appliances, furniture and so much more. Hiring local individuals is instrumental in benefiting their families and directly enhances the community.

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

On a closing note, if you drive or walk through downtown Tillamook today, you can visually see how many vacant/distressed buildings/businesses there are, how long they have been on the market/vacant and that we have a long way to go to get our community and downtown where it needs to be. We have the basic building blocks and are making progress but we need to encourage and support STR's to help enable a community where businesses and local residents can thrive. Remember, we are all a team with the same mission to make our community and world an even better place!

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

Nick & Lynn Argenti

## Lynn Tone

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**From:** Public Comments  
**Sent:** Monday, January 9, 2023 1:00 PM  
**To:** Lynn Tone; Sarah Absher; County Counsel  
**Subject:** FW: EXTERNAL: Support for STRs in Neahkahnie

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

From: Lyn Frisch <whoagirl5@comcast.net>  
Sent: Saturday, January 7, 2023 12:51 PM  
To: Public Comments <publiccomments@co.tillamook.or.us>  
Subject: EXTERNAL: Support for STRs in Neahkahnie

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

Dear Tillamook County STR Advisory Committee,

We own a vacation rental home in the Neahkahnie neighborhood of unincorporated Tillamook County. As property owners, we make a substantial financial contribution every year in property and lodging taxes; we provide hundreds of employment opportunities, and we and our guests support numerous Tillamook County retail businesses, including many in Manzanita, Nehalem, Wheeler and numerous establishments further south to include Tillamook itself. We respect and understand the concerns of our permanent resident neighbors about the quality of life in the neighborhoods they live in year-round. To show that support, we endorse and are committed to following the "Hello, Neighbor" guidelines adopted in 2021. We encourage open communications with our neighbors to ensure these standards are maintained. If there is ever a concern, please reach out to us.

Sincerely,

Lyn Frisch

Neahkahnie Homeowner

## Lynn Tone

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**From:** Public Comments  
**Sent:** Monday, January 9, 2023 1:00 PM  
**To:** Lynn Tone; Sarah Absher; County Counsel  
**Subject:** FW: EXTERNAL: Pacific City STR

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**From:** Rick Melner <rickmelner@hotmail.com>  
**Sent:** Saturday, January 7, 2023 8:58 AM  
**To:** Public Comments <publiccomments@co.tillamook.or.us>  
**Subject:** EXTERNAL: Pacific City STR

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

Hello Tillamook County Commissioners and STR Advisory Committee,  
I'm writing you today to share a little bit about me and my family. I grew up in Eugene where some of my fondest childhood memories involved trips to the coast. Crabbing, clamming, prying muscles off the rocks, walking the beach, exploring tide pools, playing on the dunes or simply running from the incoming waves offered endless family fun. Later in life, the coast offered something a little different as it was a place to go for decompressing, deep thought and/or soul searching. In my 30's I made a different connection to the ocean and beach when I took up surfing. Surfing provides me a challenging, thrilling physical workout all while connecting to the ocean in a way I have never before. Now that I have a family of my own, we cherish the times we can spend together at the Oregon Coast connecting as a family. The picture below is from last summer with my triplet daughters, and amazing wife. Last year was a special year for our family as we finally bought a home in Pacific City. We envision this being a home we can keep in the family for generations and if we're lucky, my wife and I may get to retire there some day. The reason for me sharing this today, is because the only way we could afford to own this home and enjoy it is because we have the ability to rent it short term. If we were not able to short term rent it, our options would be to sell or rent it long term without the ability to enjoy the home and continue to create those amazing family memories. Please now that our intention is to enjoy and protect this slice of paradise, not exploit it for personal gain.

Thank you,

The Melner family

## Lynn Tone

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**From:** Public Comments  
**Sent:** Monday, January 9, 2023 1:00 PM  
**To:** Lynn Tone; Sarah Absher; County Counsel  
**Subject:** FW: EXTERNAL: STR's

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**From:** Steve Taylor <taylor.steve.janice@gmail.com>  
**Sent:** Saturday, January 7, 2023 8:04 AM  
**To:** Public Comments <publiccomments@co.tillamook.or.us>  
**Subject:** EXTERNAL: STR's

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

Greetings,

Our STR is a house at Pacific City that was built by my mother and enjoyed by our family for the past 30 years. My Mom has passed away and my husband and I are now owners of the house. We have gone the STR route in order to be able to afford to keep the house. We don't make much income from the STR but it feels good to read the reviews and realize we are providing a sweet place for many wonderful memories to be created including our own.

The house is small. Only two bedrooms and a pull out couch in the living room. Perfect for parents, grandparents, and a child or two. Which is the typical family that rents our house. We would love being able to continue providing this little economic boost to the city we have vacationed at for 30 years now.

Thank you,

Steve and Janice Taylor



32755 Circle Dr  
Pacific City  
Sent from my iPhone



## Lynn Tone

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**From:** Public Comments  
**Sent:** Monday, January 9, 2023 12:59 PM  
**To:** Lynn Tone; Sarah Absher; County Counsel  
**Subject:** FW: EXTERNAL: Support for STRs in Neahkahnie

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

From: Cole Gerst <info@option-g.com>  
Sent: Friday, January 6, 2023 6:15 PM  
To: Public Comments <publiccomments@co.tillamook.or.us>  
Subject: EXTERNAL: Support for STRs in Neahkahnie

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

Dear Tillamook County STR Advisory Committee,

We own a vacation rental home in the Neahkahnie neighborhood of unincorporated Tillamook County. As property owners, we make a substantial financial contribution every year in property and lodging taxes; we provide hundreds of employment opportunities, and we and our guests support numerous Tillamook County retail businesses, including many in Manzanita, Nehalem, Wheeler and numerous establishments further south to include Tillamook itself. We respect the concerns of our permanent resident neighbors about the quality of life in the neighborhoods they live in year-round. To show that support, we endorse and are committed to following the "Hello, Neighbor" guidelines adopted in 2021. We encourage open communications with our neighbors to ensure these standards are maintained. If there is ever a concern, please reach out to us.

Sincerely,

Cole & Lea Anne Gerst  
Neahkahnie Homeowners

## Lynn Tone

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**From:** Public Comments  
**Sent:** Monday, January 9, 2023 1:00 PM  
**To:** Lynn Tone; Sarah Absher; County Counsel  
**Subject:** FW: EXTERNAL: Upcoming January 10th STR Advisory Committee meeting

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**From:** Candice & Gregory Miller <gandcm@gmail.com>  
**Sent:** Saturday, January 7, 2023 12:36 PM  
**To:** Public Comments <publiccomments@co.tillamook.or.us>; Sarah Absher <sabsher@co.tillamook.or.us>; Lynn Tone <ltone@co.tillamook.or.us>  
**Subject:** EXTERNAL: Upcoming January 10th STR Advisory Committee meeting

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

Dear Ms. Absher, County Commissioners and Short-Term Rental Advisory Committee,

We are full-time residents and live in Neskowin, South Beach.

We totally support the statements in Mark Roberts public comment submitted for the May 3, 2022 meeting regarding code enforcement and improving the specifics in the current STR ordinances.

Further, there should be a set amount of TLT funds devoted to enforce and resolve STR related complaints. From our experience, many complaints are filtered as to when and who will come out to investigate. Often, the infractions occur during the weekend when the Community Development Office is closed. Law enforcement is more effective when it is immediate and not done days later.

An online database should be created that has all the contact information for any STR. Legible signs with that information should also be required on every STR property. If there is no signage, the permit should be suspended until one is installed and follows all guidelines. We also believe that this contact person/entity should be able to be at the property within the hour to address any complaint.

Create an easy method to file a complaint:

Please see the Newport OR link as a excellent example of an online Incident Complaint Form:  
<https://lodging.munirevs.com/complaint/?cityid=572>

Remove the cap on the STR licensing fees. As inflation rises, so should the fees for STR permits. Since there appears to be no budget for STR regulation enforcement, the County needs to get up to speed in raising TLT funds to police STRs beyond the present and for the future.

We believe the County should also consider annual renewals for STR permits. It seems that once you are issued a permit, it doesn't matter how many complaints or regulations you break, you will have that permit in perpetuity. This is unacceptable.

Sincerely,

Candice & Gregory Miller



## Lynn Tone

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**From:** Public Comments  
**Sent:** Monday, January 9, 2023 12:56 PM  
**To:** Lynn Tone; Sarah Absher; County Counsel  
**Subject:** FW: EXTERNAL: Support for STRs in Neahkahnie

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**From:** John Meyer <jkm@caretrust.us>  
**Sent:** Friday, January 6, 2023 5:47 PM  
**To:** Public Comments <publiccomments@co.tillamook.or.us>  
**Subject:** EXTERNAL: Support for STRs in Neahkahnie

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

Dear Tillamook County STR Advisory Committee,

We own a vacation rental home in the Neahkahnie neighborhood of unincorporated Tillamook County. As property owners, we make a substantial financial contribution every year in property and lodging taxes; we provide hundreds of employment opportunities, and we and our guests support numerous Tillamook County retail businesses, including many in Manzanita, Nehalem, Wheeler and numerous establishments further south to include Tillamook itself.

We respect the concerns of our permanent resident neighbors about the quality of life in the neighborhoods they live in year-round. To show that support, we endorse and are committed to following the "Hello, Neighbor" guidelines adopted in 2021. We encourage open communications with our neighbors to ensure these standards are maintained. If there is ever a concern, please reach out to us.

Sincerely,

John & Maria Meyer

[jkm@caretrust.us](mailto:jkm@caretrust.us)

Neahkahnie Homeowners

## Lynn Tone

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**From:** Public Comments  
**Sent:** Monday, January 9, 2023 12:56 PM  
**To:** Lynn Tone; Sarah Absher; County Counsel  
**Subject:** FW: EXTERNAL: STR

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**From:** Heather Leek <pdxleeks@gmail.com>  
**Sent:** Friday, January 6, 2023 4:45 PM  
**To:** Public Comments <publiccomments@co.tillamook.or.us>  
**Subject:** EXTERNAL: STR

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

Our family never thought we could ever afford a beach place. We finally decided to try and see if we could survive. Well, it was tight but we made the first couple years. We had to do lots of safety upgrades and bring the property up to snuff. It had been ignored for years.

After struggling for a few years to get it up and running, we finally could have renters. We don't have tons of renters but enough to help us maintain the property. We love the beach community. We buy local. We use local artisans and builders. We work with our neighbors to make sure our property is not troublesome.

We love Tillamook County and hope to have a place there for years. If we were not able to rent, we could not afford to have a place.


Please do not make it harder to have a place at the coast. The expense is already a lot with rental income, I can not imagine being able to function without it.

Thank you,  
Heather Leek  
Nedonna Beach Neighborhood



*Land, Cheese, Trees and Ocean Breeze*

# MEMO

**Date:** January 9, 2023  
**To:** Tillamook County Short-Term Rental Advisory Committee  
**From:** Sarah Absher, CFM, Director   
**Subject:** Draft Ordinance 84 Revisions

Attached to this memorandum is an updated draft Ordinance for your review and consideration. The proposed language reflected in this draft Ordinance largely reflects the goals and priorities of the committee. These goals and priorities include ways to enhance community livability, strengthen the County's enforcement part of the program, and address public safety concerns.

Included in the language revisions are two examples of language implementing two of the regulatory tools discussed last month to address growth of short-term rentals in community. These examples are reflected in the gray-shaded text portions of the Ordinance draft. It is recognized that these two regulatory tool options have not been completely vetted by the committee and are included to provide a comprehensive scope of what implementation of one or more of these regulatory tools could look like embedded in the Ordinance.

Mr. Kern's and I recognize there is still work to be done with this Ordinance that will be guided by committee feedback and recommendations that we look forward to receiving starting at tomorrow's Short-Term Rental Advisory Committee meeting.

To update the committee on the regulatory tool option discussions that took place last month, I am pleased to share that Department staff have been working with the Tillamook County Visitor's Association to better understand revenue and economic impacts to various programs supported by TLT revenue if one or more of the regulatory tools are recommended by the committee. Work is still underway. A presentation of our findings is tentatively scheduled for the February 2023 meeting.

## Short-Term Rental Ordinance

- 010 .....Title
- 020 .....Purpose and Scope
- 030 .....Definitions
- 040 .....Annual Short-term Rental Registration Certificate Required, Basic Requirements for a Registration Certificate, No Nonconforming Use Status Conferred
- 050 .....Application and Fees
- 060 .....Term of Annual Registration Certification and Renewal
- 070 .....Application Required and Burden for Registration Approval and Renewal
- 080 .....Operational Requirements and Standards for Short-Term Rentals
- 090 .....Additional Inspections Required
- 100 .....Additional Requirements and Prohibitions
- 110 .....Implementation of this Ordinance and Application to Short-Term Rentals Registered and Operating on the Date of its Adoption
- 120 .....Violations
- 130 .....Penalties
- 140 .....Appeals of County Decisions Regarding Short-Term Rentals
- 150 .....Severability

**.010 Title.** The provisions contained in this Ordinance are intended to authorize and regulate the short-term rental use of residential dwelling units on all property in unincorporated Tillamook County and shall be known as the Tillamook County Short Term Rental Ordinance.

- A. Repeal. Tillamook County Ordinance 84, Amendment 1 (adopted April 19, 2019) (Tillamook County Short Term Rental Ordinance) is hereby repealed in its entirety.
- B. Adoption. The following sections are hereby adopted shall be entitled the “Tillamook County Short-Term Rental Ordinance,” as set forth herein, and are collectively referred to as “this Ordinance.”

**.020 Purpose and Scope.**

- A. This Ordinance provides reasonable and necessary regulations for the registration of short-term rental use of residential dwelling units, the purposes of which are to:
  - 1. Protect the health, safety and welfare of short-term and long-term renters, property owners, and neighboring property owners throughout Tillamook County.
  - 2. Balance the legitimate livability concerns of residential neighbors with the rights of property owners to use their property as they choose.
  - 3. Provide visitors to Tillamook County with reasonable opportunities and a range of short-term rental and vacation occupancy options.



4. Provide long-term residential options for those people who want to live and work in Tillamook County.
  5. Recognize the need to limit short-term rentals within neighborhoods to ensure compatibility with, and livability of, established owner-occupied neighborhoods, while recognizing the benefits of short-term rentals in providing recreation and employment opportunities, as well as transitional housing and business or hospital related short stays.
  6. Help maintain the County's supply of housing available for long-term residential use.
  7. Protect the character of the County's established neighborhoods by limiting the number, concentration, and scale of full-time short-term rentals in residential neighborhoods.
- B. With the adoption of these regulations, the County finds that the transient rental of dwelling units has the potential to be incompatible with the residential neighborhoods in which they are situated and to have a damaging impact on the livability of those neighborhoods. Therefore, special regulation of dwelling units used for short-term rental, transient or vacation occupancy, is necessary to ensure these uses will be compatible with surrounding residential neighborhoods and will not materially alter the livability of the neighborhoods in which they are located.
- C. A short-term rental registration certificate is revocable permission to operate a short-term rental, but only as provided in this Ordinance. An registration certificate may be terminated, revoked or not renewed if the standards of this Ordinance are not met. This Ordinance provides the administrative framework for certification and the operation of short-term rentals and provides a process by which owners can appeal County decisions related to short-term rentals.
- D. The regulations in this Ordinance are not intended to permit any violation of the provisions of any other law or regulation. Any exemptions allowed by this Ordinance shall not exempt the short-term rental from any other applicable requirement, regulation or ordinance adopted by Tillamook County.
- E. The requirements of this Ordinance are not "land use regulations" as defined in ORS 197.015 or 195.300(14). The regulations contained in this Ordinance are not intended to, nor do they, implement the Tillamook County Comprehensive Plan, the Tillamook County Land Use Ordinance, nor do they implement any of the State-wide Planning Goals.
- F. The short-term rental use of a dwelling unit does not, in itself, require a home occupation permit.

G. *Administrative Rules.* The County’s STR Administrator shall have the authority to establish administrative rules and regulations consistent with the provisions of this Ordinance for the purpose of interpreting, clarifying, carrying out, furthering, and enforcing the provisions of this Ordinance. A copy of such administrative rules and regulations shall be on file in the Office of the County Recorder and shall be posted on the County’s website. Any such administrative rules and regulations shall be binding upon any owner, operator or registrant of a short-term rental and upon the Hearings Officer under Section .140.

**.030 Definitions.** The following definitions shall apply to this Ordinance, its interpretation, application and enforcement; otherwise, ordinary dictionary definitions shall apply unless the context indicates otherwise.

- A. “Adoption of this Ordinance” means the date on which this Ordinance takes effect after adoption by the Board of County Commissioners.
- B. “Applicant” means an owner of a dwelling unit who applies to the County for a short-term rental registration certificate.
- C. “Authorized agent” is a property management company or other entity or person who has been designated by the property owner, in writing, to act on their behalf. The authorized agent may or may not be the designated representative for purposes of contact for complaints.
- D. “Bedroom” means a room intended and permitted to be used for sleeping purposes (ORSC R202) that has all of the following attributes:
- Light, ventilation, and heating (ORSC R303.1)
  - A minimum of 70 square feet of floor space and not less than 7 feet in any horizontal dimension (ORSC R304.1). If the room is intended for overnight occupancy by more than one person, it must have at least 50 square feet of floor area per person
  - Consists of four walls to the ceiling, at least one of which is located along an exterior wall with a window
  - A minimum ceiling height of not less than 7 feet (ORSC R305.1)
  - An emergency escape and rescue opening (ORSC R310)
  - A built-in closet
  - A smoke alarm (ORSC R314.3 item 1)
  - A carbon monoxide detector (ORSC R315.3)
  - All sleeping areas used as a bedroom in a short-term rental must be permitted for that use, and no areas may be converted to a bedroom without demonstration of compliance with this Ordinance.
- E. “Change of Property Ownership” means the transfer of title from one person to another.
- F. “Contact Person” means the owner or if designated on the registration application, the authorized agent of the owner, authorized to act for the owner of the rental.

- G. "County" means Tillamook County, Oregon.
- H. County STR Administrator means the Director of the Department of Community Development vested with authority to administer, interpret and enforce the provisions of this Ordinance, or that person's designee.
- I. "Daytime Occupancy" means the hours between 10:00am and 10:00pm. "Daytime occupants" mean the guests who may occupy a short-term rental during a daytime occupancy.
- J. "Department" means the Tillamook County Department of Community Development.
- K. "Dwelling unit" means a lawfully established single unit that provides complete independent living facilities for one or more people including permanent provisions for living, sleeping, eating, sanitation and one cooking area. "Dwelling unit" includes a single-family dwelling and a factory-built or manufactured dwelling that bears a valid certification of compliance with applicable manufactured dwelling standards. "Dwelling unit" does not include a recreational vehicle or similar mobile structure, or motorized vehicle designed and built for temporary vacation use.
- L. "Enforcement Officer" means the Director of the Department of Community Development, County Building Official or their designee authorized to administer and enforce the County's civil ordinances and permits. Officer also includes the Tillamook County Sheriff, and the deputies and authorized representatives of these officials.
- M. "Estate Home" means a single-family dwelling with five (5) or more bedrooms.
- N. "Good Cause" for the purposes of denial, suspension, revocation, imposition of conditions, renewal and reinstatement of a Short-Term Rental Registration Certificate, means (1) the Applicant, Owner or Contact Person has failed to comply with any of the terms, conditions, or provisions of this Ordinance or any relevant provision of a County code, State law, or any other rule or regulation promulgated thereunder; (2) the Applicant, Owner or Contact Person has failed to comply with any special conditions placed upon the Short-Term Rental Registration Certificate; or (3) the Short-Term Rental has been operated in a manner that adversely affects the public health or welfare or the safety of the immediate neighborhood in which the Short-Term Rental is located.
- O. "Good Neighbor Policy" means a policy furnished by the County STR Administrator that summarizes general rules of conduct, consideration and respect, and includes without limitation provisions of this Ordinance applicable to or expected of guests occupying the Short-Term Rental.
- P. "Non-transient rental" means to rent a dwelling unit or room(s) for compensation on a month-to-month or longer basis.
- Q. "Onsite Wastewater Division" means the Onsite Wastewater Division of the Department of Community Development.

- R. "Onsite Wastewater Treatment System" means any existing treatment and dispersal system of residential wastewater.
- S. "Owner" means the natural person or legal entity that owns and holds legal or equitable title to the property. If the owner is a business entity such as a partnership, corporation, limited liability company, limited partnership, limited liability partnership, trust or similar entity, all persons who own an interest in that business shall be considered an owner for purposes of this Ordinance.
- T. "Registrant" means the owner of a dwelling unit who holds a Short-Term Rental Registration Certificate.
- U. "Renter" means a person who rents a short-term rental or is an occupant in the short-term rental. Renter includes the term "tenant".
- V. "Road Authority" means the Tillamook County Public Works Department and the Oregon Department of Transportation (ODOT).
- W. "Road Right-of-Way" means a public or private way that is created to provide ingress or egress for persons to one or more properties. The terms "street", "access drive" and "highway" for the purposes of this Ordinance shall be synonymous with the term "road right-of-way".
- X. "Serious Fire or Life Safety Risk" means a building code or ordinance violation involving those construction, protection and occupancy features necessary to minimize danger to life from fire, including smoke, fumes or panic, as well as other considerations that are essential to life safety.
- Y. "Short-Term Rental" or "STR" means the transient rental of a dwelling unit for a period of 30 or fewer nights per calendar year but does not include a Hosted Homeshare, a bed and breakfast enterprise, hotel, motel or other types of traveler's accommodations for which a state license has been granted under Oregon Administrative Rule, Chapter 333, Division 29. Short-term rental includes advertising, offering, operating, renting, or otherwise making available or allowing any other person to make a dwelling unit available for occupancy or use a dwelling unit for a rental period of 30 or fewer nights. Short-term rental use is a type of "vacation occupancy" as defined in ORS 90.100.
- Z. "Short-Term Rental Registration Certificate" means the annual registration certificate required by Section .040, described in this Ordinance, and referred to as a "registration certificate."
- AA. "STR Hearings Officer" means the impartial judicial decision maker appointed by the Board of County Commissioners to hear and decide any alleged civil infraction under this ordinance and to render the County's final decision in any civil enforcement matter.
- BB. "Subject Property" means the property on which the short-term rental is located.

CC. “Transfer” means the addition or substitution of owners not included on the original registration application, whether or not there is consideration. If multiple owners are listed on a registration certificate, individual owners may be removed from the certificate without constituting a transfer.

DD. “Transient rental” means to rent a dwelling unit for compensation on a less than a month-to-month basis.

EE. “Vacation Home Rental” means the transient rental of an entire dwelling unit.

FF. “Daytime” means between the hours of 7:00 am to 10:00 pm.

GG. “Overnight” means between the hours of 10:00 pm to 7:00 am the following day.

**.040 Annual Short-Term Rental Registration Certificate Required, Basic Requirements for Registration, No Nonconforming Use Status Conferred.** No owner of property in unincorporated Tillamook County may advertise, offer, operate, rent, or otherwise make available or allow any other person to make available for occupancy or use a short-term rental without a Short-Term Rental Registration Certificate. “Advertise or offer” includes through any media, whether written, electronic, web-based, digital, mobile, print media or any other form of communication.

- A. *Certificate Must Be Obtained.* A Short-Term Rental Registration Certificate shall be obtained and renewed as prescribed in this Ordinance before a dwelling unit may be offered, advertised or used as a short-term rental. The permission to operate a short-term rental in unincorporated Tillamook County that is embodied in a registration certificate may be revoked for failure to obtain, renew or maintain registration, to operate a short-term rental in accordance with all requirements of the registration certificate, or otherwise comply with the requirements of this Ordinance. It is a violation of this Ordinance to operate a short-term rental without a valid registration certificate.
- B. *No Nonconforming Status Conferred.* The fact that an owner of property or other entity may hold a registration certificate on the date of adoption of this Ordinance, does not confer a property right, land use permit, or nonconforming use status under ORS 215.130 to continue operation of a short-term rental. Operation, advertisement or offering a dwelling unit for short-term rental use, in all cases, requires a valid registration certificate.
- C. *Cap on Number of STR Registration Certificates In Effect for Unincorporated Communities and Properties within City Urban Growth Boundaries.* The County has established a limit on the number of STR Registration Certificates that can be in effect at any one time for defined residential subareas within Tillamook County. If at the time of registration application for a new or renewed STR registration certificate, there is not room within the applicable subarea cap to accommodate the new or renewed STR registration certificate, the application will be denied, but the applicant will be placed on a waiting list in order of rejection/non-renewal and will be contacted by the STR Administrator as soon as there is room within (under) the applicable subarea cap to accommodate the new/renewed STR registration certificate.

- D. *Density Limitation on STR Registration Certificates In Locations Outside Unincorporated Community Boundaries and City Urban Growth Boundaries.* The County will not issue or renew a STR registration certificate if, at the time of application, there is a valid and registered STR operating on a property within 250 feet (closest property boundary to closest property boundary) of the applicant's property. Any applicant for a new or renewed STR registration certificate that is barred due to this provision will be placed on a waiting list in order of rejection/non-renewal and will be contacted as soon as the property is no longer within 250 feet of another active STR registered property.

**.050 Application and Fees**

- A. The applicant or authorized agent shall provide and certify the following information to be true and correct at the time of initial application and upon annual renewal of a Short-Term Rental Registration Certificate thereafter:
1. *Owner/Applicant Information.* Applicant's name, permanent residence address, telephone number, and the short-term rental address and telephone number.
  2. *Representative Information.* The applicant shall provide the name, working telephone number, address and email of a local representative, which can be a person or company – a Qualified Local Contact Person – who can be contacted concerning use of the property or complaints related to the short-term rental, as set forth in Section .070. For the purposes of this requirement, "local" means the representative's is within a 20-minute travel time of the subject property where the short-term rental is located.
  3. *Site plan and floor plan.* The site plan shall be a scale drawing, which can be hand-drawn, showing property boundaries, building footprint, location and dimensions of parking spaces. The floor plan shall show in rough dimensions the locations and dimensions of all bedrooms in the dwelling unit or single-family dwelling.
  4. *Proof of Liability Insurance.*
  5. *Proof of Garbage Service.*
  6. *Proof of Access.* The applicant shall provide proof of an approved road approach for the subject property from the local road authority, where applicable.
  7. *Notice to Neighbors.* The applicant shall provide an annual mailing or distribute by hand, a flier to owners and residents of neighboring properties within 250 feet of the perimeter of the rental property containing the registration certificate number, the number of allowed bedrooms and maximum occupancy, and the name and contact information of the owner or representative who can respond to complaints about operation of the short-term rental.

8. *Documentation of Compliance with Operational Standards.* To be deemed complete, an application shall include documentation that the short-term rental meets the operational standards in Sections .080 and .100.
  9. *Transient Lodging Tax Registration.* Evidence of transient lodging tax registration with the County for the short-term rental.
  10. *Executed Indemnification and Hold Harmless Agreement.* An agreement on a form furnished by the Department of Community Development stating that the property owner agrees to indemnify, save, protect, hold harmless, and defend Tillamook County, individually and collectively, and the County's representatives, officers, officials, employees, agents and volunteers from any and all claims, demands, liabilities, or costs at any time received, incurred, or accrued as a result of, or arising, out of the Owner's actions or inaction in the operation, occupancy, use, and/or maintenance of the property.
  11. Such other information as the County's STR Administrator deems reasonably necessary to administer this Ordinance.
- B. *Inspections.* The applicant shall specifically acknowledge and grant permission for the County's STR Administrator to perform an inspection of the short-term rental.
1. The County's STR Administrator may conduct a site visit upon an application for a short-term rental registration certificate or registration renewal to confirm the number of bedrooms stated on the application, the number, location, availability and usability of off-street parking spaces, and compliance with all other application and operational requirements of this Ordinance. The site visit will be coordinated with the applicant, conducted during the normal business hours, and with reasonable notice.
  2. The County's STR Administrator may visit and inspect the site of a short-term rental at any time during the operation of the short-term rental to ensure compliance with all applicable regulations, during normal business hours, and with reasonable notice and other procedural safeguards as necessary. Violations of this Ordinance shall be processed in accordance with Section .120.
- C. *Incomplete Application.* If a short-term rental registration application does not include all required information and documentation, the application will be considered incomplete and the County will notify the applicant, in writing, explaining the deficiencies. If the applicant provides the missing required information within 21 calendar days of the date of the incomplete notice, the application will be reviewed. If the applicant does not provide the required information within 21 days of notice, the application will be deemed withdrawn and the County may refund all or a portion of the application fee.
- D. *Registration Fees.* The fee for application for a short-term rental registration certificate or registration certificate renewal shall be as established by resolution of the Board of Commissioners, but shall not be less than the following amounts:



1. Application fee of not less than \$400, consisting of an application fee and an inspection fee.
2. An annual renewal fee of not less than \$300.
3. If the property fails the initial inspection or fails the required every 3-year inspection, an additional follow-up inspection fee of \$100 is required for each follow-up inspection.
4. After the inspection and the County's STR Administrator has confirmed the number of bedrooms exceeds the number indicated on the application, a fee of not less than \$75 per bedroom shall be due before the County issues the short-term rental registration certificate for the dwelling unit.
5. Any alteration to an existing Short-Term Rental Registration Certificate shall be subject to a registration certificate alteration fee of not less than \$50.

**.060 Term of Annual Registration Certification and Renewal**

- A. *Term.* A short-term rental registration certificate is valid for one year (12 months) and shall automatically expire if not renewed on or before the anniversary date of each ensuing year. If the contact person or property ownership status changes during the 12-month registration certification period, the new property owner shall timely notify the County in writing of the change and provide all new contact and tax payment information.
- B. *Transferability.* The registration certificate shall be issued in the name of the short-term rental property owner(s) and is transferable to another person or entity, but the new owners must still renew the registration certification annually and qualify according to the applicable standards for renewal.

**.070 Application Required and Burden for Application Approval and Registration Renewal**

- A. *Application Required.* Applications for a Short-Term Rental Registration Certificate shall be on forms provided by the County, demonstrating the application meets the standards required by this Ordinance.
- B. *Burden of Proof.* The applicant has the burden of proof to demonstrate compliance with each applicable criterion for initial approval or annual renewal of the Short-Term Rental Registration Certificate. The approval criteria also operate as continuing code compliance obligations of the owner/contact person. County staff may verify evidence submitted and statements made in support of an application, and the applicant shall cooperate fully in any such inquiries. For the initial application renewal every three years thereafter, the applicant must also comply with the requirements of Subsection .090.

C. *Responsibility.* The applicant shall certify that all information provided is correct and truthful. It is the applicant's responsibility to assure that the short-term rental is and remains in compliance with all applicable codes regarding fire, building, health and safety regulations, and all other relevant laws.

D. *Parking.* Proof of required off-street parking shall be required as follows:

1. One all-weather travel surface off-street parking space shall be provided for every bedroom in the dwelling unit. In calculating the number of spaces required, the total shall be rounded up. If a garage is used to meet the parking requirement, a photo of the interior of the garage shall be submitted at the time of application and registration certificate renewal to show the garage is available and large enough for vehicle parking. Required parking may be permitted on another or different property within 500 feet of the subject property with a legally binding shared parking agreement or proof of legal parking access that remains valid for the length of time the subject property has a Short-Term Rental Registration Certificate.
2. Vegetation removal in the front yard shall be the minimum necessary to create and maintain the required parking spaces.
3. Each parking space shall be a minimum of 8-feet by 20-feet. Parking spaces shall be oriented on the subject property in a manner that ensures maneuverability of vehicles within the property boundaries.
4. No more than one (1) vehicle per bedroom shall be allowed for each STR. Two (2) additional parking spaces may be allowed for daytime guests. On-street parking is prohibited.
5. A parking diagram of the approved parking spaces shall be provided to renters and shall be posted in a prominent location within the short-term rental dwelling unit. The contact person shall require all renters to use the off-street parking when using the short-term rental.

E. *Transient Lodging Tax Compliance.* The property owner shall be in compliance with Tillamook County Transient Lodging Tax Ordinances 74 (as amended) and 75 (as amended) and subject to the Tax Administrator's authority provided therein.

F. *Registration Approval and Annual Renewal Criteria.* To receive approval, registration certificate renewal, or maintain registration certification, an applicant must demonstrate with a preponderance of credible relevant evidence that all of the criteria in Section .080 are satisfied.

G. *Initial and Every Third Year Renewal Inspections.* To merit approval of an initial (first year) Short-Term Rental Registration Certificate following adoption of this Ordinance and at the time of renewal request every third year thereafter, the applicant must obtain and provide to the County evidence of the satisfactory inspections described in Section .090.

**.080 Operational Requirements and Standards for Short-Term Rentals.** To qualify to obtain or retain registration certification, the contact person and the short-term rental must comply with the following operational requirements and standards. Failure to comply could be grounds for denial, non-renewal or revocation of a Short-Term Rental Registration Certificate.

- A. *Maximum Occupancy.* The maximum overnight occupancy for a short-term rental shall be limited to two (2) persons per bedroom plus two (2) additional persons. For example, a two-bedroom short-term rental is permitted a maximum overnight occupancy of six (6) people. The contact person may allow up to two (2) minor children, age 12 or under, to occupy the short-term rental in addition to the maximum number of occupants otherwise provided in this Subsection. The number of bedrooms of a short-term rental shall be verified at the time of physical inspection of the short-term rental and using County Assessor and/or Department Building Division records.
- B. Maximum overnight occupancy of a rental shall not exceed 10 (ten) persons within the short-term rental dwelling unit and up to two (2) minors aged twelve (12) and under.
- C. The owner of an "Estate Home" shall be exempt from subsection (B) of this section to allow for up to two (2) additional bedrooms with no more than two (2) persons for each additional bedroom. Exemption shall allow for a maximum overnight occupancy of fourteen (14) persons. The contact person may allow up to two (2) minor children, age 12 or under, to occupy the short-term rental in addition to the maximum number of occupants otherwise provided in this Subsection.
- D. The maximum daytime occupancy for any short-term rental shall be limited to the overnight maximum occupancy plus six (6) additional people. For example, a two-bedroom dwelling unit is permitted a maximum daytime occupancy of twelve (12) people.
- E. *Off-street Parking Spaces Required.* One (1) off-street vehicle parking space is required per bedroom in accordance with Section 070 of this Ordinance. All of the required notices and placards required by this Ordinance shall require the renters to park on-site and to not park on the street, even if on-street parking is otherwise available. The property owner of the short-term rental may contract with owners of other property within 500 feet of the perimeter of the rental property and enter into a shared parking agreement to satisfy this requirement. Where registration certification relies on contractual off-site parking arrangements, the property owner shall provide proof of availability in the form of a legally binding contract for the off-street parking for the duration of time the rental property has a Short-Term Rental Registration Certificate.
- F. *Noise.* Any radio receiver, musical instrument, phonograph, loudspeaker, sound amplifier, or any machine or device for the producing or reproducing of any sound shall be conducted within a fully enclosed short-term rental dwelling unit and shall not be audible beyond the property lines of the subject property where the short-term rental is located.

- G. *Quiet Hours.* The hours of 10:00p.m. to 7:00a.m. are quiet hours, and there shall be no amplified music and no loud singing, talking or other audible noise during quiet hours that can be heard beyond the property boundaries of the short-term rental property.
- H. *Zoning Compliance.* The property shall be in compliance with all applicable County zoning requirements and any development permits related to the subject property. If the property owner claims any sort of non-conforming use status for any aspect of the property or structures thereon, the property owner shall obtain a nonconforming use verification for those aspects through an appropriate land use decision making process. In no event shall this Ordinance be construed as a land use or development regulation, nor does prior operation of a short-term rental give rise to a nonconforming use right under the County's land use ordinance.
- I. *No unpermitted improvements or bedrooms.* All electrical, structural, plumbing, venting, mechanical and other improvements made to a registered short-term rental shall be fully permitted and all work completed by a licensed and duly qualified contractor. Any sleeping area used as a bedroom shall be inspected and permitted in accordance with the provisions of this Ordinance. Areas not approved for use as a bedroom shall be locked and secured as deemed appropriate by the STR Administrator, and shall not utilized as part of the short-term rental.
- J. *Contact Information.* Each registrant shall provide the name and contact information of a contact person that will be available to be contacted about use of the short-term rental during and after business hours and on weekends (24 hours a day, 7 days a week). The contact person shall respond/answer immediately to a phone call complaint about operation of the short-term rental and must be able to arrive on site at the short-term rental within 20 minutes if a phone call is not sufficient to remedy all alleged operational problems. The registrant may change the contact person from time to time during the term of registration certification, but only by revising the registration information with the County at least 14 days prior to the change's effective date, except when the failure to do so is beyond the registrant's control. Failure to maintain current and correct contact information for the contact person with the County, failure of the contact person to respond immediately to a telephone call complaint, or failure to arrive at the property within 20 minutes of being summoned shall be a violation of this Ordinance.
- K. *Fire and Life Safety.* A completed checklist for fire safety (fire extinguishers, smoke alarms, carbon monoxide detectors, etc.) shall be required with each annual short-term rental registration application and renewal. The contact person shall be responsible for completing the fire safety checklist and ensuring continued compliance. The County shall verify the information required prior to issuance of a Short-Term Rental Registration Certificate and may require further demonstration or proof for a renewal at the County STR Administrator's discretion.
1. At least one functioning fire extinguisher shall be accessibly located within the short-term rental dwelling unit. Extinguisher must be in a visible and placed in a secured location to ensure it is accessible to renters at all times.

2. All electrical outlets and light switches shall have face plates.
3. The electrical panel shall have all circuits labeled.
4. Ground Fault Circuit Interrupter (GFCI) protected receptacles shall be provided at outdoor locations and at kitchen and bathroom sinks.
5. Every bedroom shall have a smoke detector that is interconnected with a smoke detector in an adjacent hallway, common area, or in the immediate area of bedroom. Additionally, an interconnected smoke detector shall be placed on each additional floor and basement without a sleeping area. Interconnected may be via hardwiring or battery-operated wireless interconnectable smoke detectors.
6. A carbon monoxide detector/alarm device shall be placed and maintained in each bedroom or within 15 feet outside of each bedroom door.
7. All fireplaces, fireplace inserts, and other fuel burning heat sources shall be properly installed and vented.
8. All interior and exterior stairways with 4 or more steps and that are attached to the structure, shall be equipped with a hand rail.
9. All interior and exterior guardrails, such as deck railings, shall be able to withstand a 200 pound impact force.
10. Exterior lighting shall be directed in a downward direction to prevent glare onto adjacent properties.

L. **Emergency Escape and Rescue Openings for bedrooms:**

1. For all dwelling units constructed after the adoption of this Ordinance, every bedroom shall have at least one operable emergency escape and rescue opening. Sill height shall not be more than 44 inches above the floor. Openings shall open directly into a public way or to a yard or court that opens to a public way. Minimum net clear opening at grade floor openings shall be 5 square feet and 5.7 square feet at upper floors. Minimum net clear height is 24 inches and net clear width is 20 inches.
2. For all dwelling units constructed prior to the adoption of this Ordinance, every sleeping area shall have at least one operable emergency escape and rescue opening that has been inspected and approved by the Tillamook County Building Official pursuant to the currently-adopted Oregon Residential Specialty Code.

M. *Solid Waste Collection – minimum service requirements.* The property owner shall subscribe to and pay for weekly solid waste collection service by the local franchise hauler with assisted pick-up provided by the franchise. For the purposes of this section, assisted pick-up means the collection driver retrieves the cart from the driveway, rolls it out for service, and then places it back in its original location. The owner shall provide covered garbage containers that can be secured in compliance with franchise

requirements. All placards and notices to renters shall include the requirement that renters shall dispose of all household garbage in the containers and keep them covered/secured. Garbage, recycling or any other waste products shall not be placed outside of designated carts/cans.

N. *Mandatory Postings.* The Short-Term Rental Registration Certificate issued by the County (or a copy thereof) for the short-term rental shall be displayed in a prominent location within the interior of the dwelling unit adjacent to the front door and at the property's boundary at the front of the dwelling unit where it is visible and readable by anyone in the road right-of-way. Additionally, the owner shall post a placard inside the short-term rental dwelling unit at the front door and outside the unit at the property line where it can easily be read by people in the road right-of-way that contains the following information:

1. The registration number that confirms the certificate is issued by Tillamook County, with the date of expiration.
2. The name of the property owner and the contact person and a telephone number where the contact person may be contacted in case of any problems at, or complaints about, the short-term rental;
3. The number of approved maximum parking spaces and their location(s);
4. The number of bedrooms and maximum occupancy permitted for the short-term rental;
5. Any required information and conditions specific to the Short-Term Rental Registration Certificate;
6. Day of week of trash pickup;
7. The property address.

O. No recreational vehicle, travel trailer, or tent or other temporary shelter shall be used as or in conjunction with a short-term rental. No occupancy of a parked vehicle, including recreational vehicles is permitted in conjunction with a short-term rental.

P. No Accessory Dwelling Unit (ADU) permitted after the date of adoption of this Ordinance shall be used as a short-term rental or in conjunction with a short-term rental.

Q. *Good Neighbor Policy and Guidelines.* The property owner and contact person shall acknowledge the County's Good Neighbor Policy, shall post them in every short-term rental, and provide copies to all short-term rental renters:

Good Neighbor Policy:

Commitment to Community: We share our Expectations of Conduct with guests in multiple ways: on our website, at time of booking, and upon arrival. These are



enforceable standards required by the local jurisdiction. We think it's good information for residents, too! Here are a few examples:

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

**.090 Additional Inspections Required.** To merit approval of an initial (first year) Short-Term Rental Registration Certificate following adoption of this Ordinance and for renewal every third year thereafter, the applicant shall obtain the following inspections and a satisfactory report for each and pay any fee(s) that may be required to obtain the inspection and report:

- Inspection Required.* The owner of the short-term rental dwelling unit shall obtain an inspection by the local building inspector to inspect the dwelling unit and determine that the dwelling unit meets current requirements of the International Building Code, including compliance with applicable fire and life safety code requirements for occupancy of the dwelling unit as a short-term rental. Inspection shall also confirm there have been no unpermitted improvements, modifications or additions to the dwelling unit. The inspection and certification shall include compliance with electrical, structural, and ventilation requirements. A Short-Term Rental Registration Certificate shall be not issued until the short-term rental passes inspection by the County Building Inspector.
- Reinspection Requirements.* In any case where an inspection is not approved by the County Building Inspector, the County Building Inspector shall allow thirty (30) days for minor repairs or sixty (60) days for major repairs, at the completion of which the owner or authorized agent must call the Tillamook County Department of Community Development for a re-inspection. The re-inspection fee adopted in the Community

Development fee schedule shall apply. If the repairs identified in the original inspection are not rectified at the time of re-inspection and within the specified timeframe, the registration application shall be invalidated, and the property owner must reapply and pay the requisite application and inspection fees.

- C. *On-site Septic System Inspection.* Unless the dwelling unit is served by a public or community sanitary sewer system, the existing on-site wastewater treatment system (system) must be capable of handling the wastewater flows expected to be generated based on the allowed number of bedrooms in the dwelling unit and the maximum number of occupants.
1. The property owner shall obtain an Authorization Notice (AN) from the Department Onsite Wastewater Division. Included in the authorization must be information to allow a calculation of the number of allowed bedrooms based on the capacity of the septic system. Final determination of the capacity and suitability of the septic system shall be made by the Onsite Environmental Program Manager (or their designee) and will share the determination with the County STR Administrator. An ESER (Existing System Evaluation Report) meeting these standards and conducted within 3 years of the date of the registration application or renewal may be submitted to fulfill this requirement.
  2. If the Onsite Environmental Program Manager identifies any deficiencies in the system, the property owner shall cure/correct the deficiencies within 60 days of the date of the ESER or within the specified timeframe for completion of the reinspection as specified in subsection B above, whichever occurs first. Registration certification shall not be issued or renewed under this section until after repairs are made and approved by the County. If the owner fails to cure the deficiencies within the time required, registration certification shall be revoked.
  3. The initial AN or ESER for an existing short-term rental is required in accordance with a phasing plan adopted by the County, but no later than December 31, 2023. After an initial AN or ESER is obtained, the property owner shall thereafter be required to conduct periodic maintenance of the system, undertaken by a DEQ authorized contractor, which at a minimum shall include inspection of the system (and as needed, pumping or repairs) prior to renewal of the Short-Term Rental Registration Certificate. The Onsite Wastewater Division is the delegated authority to adopt the periodic maintenance requirements specific to the types of systems in use, including the intervals at which the maintenance will be required. These requirements shall be made available to the public, registrants/property owners and DEQ authorized contractors. The required report on maintenance shall be provided to the Onsite Waste Division for review in a format as developed by the Division. The report shall be required before the owner can renew certification of the dwelling unit.

**.100 Additional Requirements and Prohibitions.** The following are on-going requirements for the operation of all STRs in the Unincorporated Tillamook County.

A. *Advertising and Registration Number.* The property owner or contact person shall put the annual registration number on all advertisements for the specific property wherever it is advertised for rent.

B. *Complaints.*

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

2. *STR Hotline.* The contact person shall respond by telephone within twenty (20) minutes to complaints from or through the Hotline and shall respond in-person within thirty (30) minutes to any additional or successive complaints regarding the condition, operation, or conduct of occupants of the short-term rental. Unresolved complaints shall result in an immediate violation of this Ordinance.

3. *Record of Response.* The property owner or contact person shall maintain a record of complaints and the actions taken in response to the complaint, if relevant, in an electronic or written manner deemed reasonable to document the interaction. This record shall be made available for County inspection upon request to investigate all complaints.

C. *Inspection.* Upon application for a Short-Term Rental Registration Certificate, all short-term rentals shall be subject to inspection by the County STR Administrator for compliance with this section.

1. The County's STR Administrator may conduct a site visit upon an application for operation of a short-term rental to confirm the number of bedrooms (as defined by this Ordinance) stated on the application and the number, location and availability and usability of off-street parking spaces. The site visit will be coordinated with the applicant or contact person, shall be conducted during the normal business hours, and with reasonable notice.

2. The County's STR Administrator may visit and inspect the site of a short-term rental to ensure compliance with all applicable regulations, during normal business hours, and with reasonable notice and other procedural safeguards as necessary. Code violations shall be processed in accordance with Section .120 and the County's Civil Enforcement procedures.

D. *Specific Prohibitions.* The following activities are prohibited on the premises of a short-term rental during periods of transient rental:

1. *Events.* Examples of events include, but are not limited to, organizational meetings, company retreats, wedding ceremonies, rehearsal dinners, family reunions, anniversary or birthday parties etc. Events where an approved Temporary Use Permit

has been issued by the Department of Community Development are exempt from this prohibition.

2. Unattended barking dogs.
3. Activities that exceed noise limitations contained in this Ordinance.

**.110 Implementation of this Ordinance and Application to Short-Term Rentals Registered and Certified on the Date of its Adoption.** All new/initial Short-Term Rental Registration Certificates issued after the date this Ordinance is adopted shall implement and comply with all provisions in this Ordinance. This section shall govern the implementation and applicability of this Ordinance to short-term rentals that are lawfully established, registered and operating on the date of adoption of this Ordinance (Lawful Pre-Existing Short-Term Rentals).

A. *Lawful Pre-existing Short-Term Rentals.* To qualify as a Lawful Pre-Existing Short-Term Rental, the property owner must be able to demonstrate the following with credible evidence to the satisfaction of the County's STR Administrator:

1. The short-term rental operator had a County-issued registration certificate during the 12 months preceding adoption of this Ordinance.
2. Proof the short-term rental has been rented during the 12 months preceding adoption of this Ordinance for a verifiable number of nights.
3. The short-term rental owner paid the County's Transient Room Tax during the 12 months preceding adoption of this Ordinance for a verifiable number of nights.
4. The short-term rental owner paid the County's Short-Term Rental Operator License Fee during the 12 months preceding adoption of this Ordinance.

B. *Deferred Compliance with Some STR Requirements for Renewal of Lawful Pre-existing STRs.* Lawful Pre-existing STRs, as defined in this section, shall be subject to and comply with all of the operational requirements in this Ordinance except for the following:

1. *New application or renewal precluded due to the subarea Cap.* The subarea caps limitation in Section .040(C) shall not apply to the first 5 registration renewals for Lawful Pre-Existing STR following adoption of this Ordinance. Registrants must still renew their registration annually but will not be denied due to the subarea cap during the first 5 renewals. Thereafter, all applicants for a new or renewed STR registration shall be subject to the applicable subarea cap.
2. *New application or renewal precluded due to 250-foot density limit.* The 250-foot minimum separation density requirement in Section .040(D) shall not apply to the first 5 registration renewals for a Lawful Pre-Existing STR following adoption of this Ordinance. Registrants must still renew their registration annually but will not be denied due to there being an active registered STR property within 250 feet the applicant's property. Thereafter, all applicants for a new or renewed STR registration shall be subject to the applicable 250-foot minimum separation distance between registered STRs.

C. *Compensation for Reasonable Investment in a Dwelling Unit as a Short-Term Rental.*

When the operation of a short-term rental must be curtailed or eliminated as a result of this Ordinance.

1. The 5-year deferred compliance (amortization period) provided for in this section for Lawful Pre-existing Short-Term Rentals shall be deemed just compensation for any reasonable investment that the property owners may have made in the dwelling unit for its use as a short-term rental that cannot otherwise be recouped, through use of the dwelling unit for long-term residential tenancy. In the event that an owner deems the amortization period provided for herein to be insufficient compensation to recoup his or her reasonable investment in the property's actual use as a lawful short-term rental (*i.e.*, hosted homeshare or vacation home rental) or imposition of these regulations results in a demonstrable reduction in the property's fair market value, such a property owner shall apply for additional compensation from the County pursuant to this section.
2. To seek additional compensation, the property owner shall submit a written claim for additional compensation with the County's STR Administrator within 90 days after the adoption of this Ordinance. In such claim, the property owner shall provide documentation of the owner's reasonable investments in the property exclusively for its use as a transient rental that exceed the value that can be recouped from continued transient rental use of the property for the amortization period and which cannot be put to any other economically viable use of the property. The property owner's burden of proof requires credible evidence that this Ordinance caused a reduction in fair market value of the property as a lawful short-term transient rental as compared to use of the property for long-term tenancy that cannot be recouped by the amortization period provided in this section. For purposes of this section, "credible evidence" means a professional real estate appraisal of the property's value with and without the regulations in this Ordinance, less the rental value derived from the 5-year amortization period for herein. If the property owner is able to demonstrate that application of this Ordinance resulted in a loss in property value that cannot be recouped through the amortization period provided for herein, the County STR Administrator may provide additional compensation in a form and amount of the Administrator's choosing based upon the evidence.
3. The property owner may appeal any such final determination pursuant to Section .140.

**.120 Violations.** In addition to complaints related to nuisance and noise and other violations of ordinances the Tillamook County Code, the following conduct constitutes a violation of this Ordinance and is a civil infraction:

- A. The discovery of material misstatements or providing of false information in the application or renewal process for a Short-term Rental Registration Certificate.

- B. Representing, advertising or holding-out a dwelling unit as available for occupancy or rent as a short-term rental where the owner does not hold a valid Short-Term Rental Registration Certificate issued under this Ordinance.
- C. Advertising or renting a short-term rental in a manner that does not comply with the standards of this Ordinance.
- D. Failure to comply with the substantive or operational standards in Sections .080, .090, .100 or any conditions attached to a particular Short-Term Rental Registration Certificate.

**.130 Penalties. Xx**

- A. In addition to the fines and revocation procedures described in this Ordinance, any person or property owner who uses, or allows the use of, or advertises, the property in violation of this Ordinance is subject to the enforcement authority of the STR Administrator.
- B. Each 24-hour period in which a dwelling unit is used, or advertised, in violation of this Ordinance or any other requirement or prohibition of the Tillamook County Code shall be considered a separate occurrence and separate violation for calculation of the following fines:
  1. The first occurrence of one or more violation(s) will incur a warning with no monetary penalty.
  2. A second occurrence of one or more violation(s) within a 12-month period is subject to a fine up to \$250 per violation.
  3. A third occurrence and all subsequent occurrences of violation(s) within a 12-month period shall be subject to a fine up to \$500 per violation.
- C. *Revocation & Suspension.* The following actions are grounds for immediate revocation or suspension of a Short-Term Rental Registration Certificate and cessation of use of the dwelling unit for short-term tenancy:
  1. Failure to renew a Short-Term Rental Registration Certificate as required by Section .060 while continuing to operate a short-term rental.
  2. Receipt by the County of 3 or more unresolved complaints about the short-term rental within a 12-month period alleging violations of the requirements of this Ordinance.
  3. The discovery of material misstatements or that the registration application included false information for a Short-Term Rental Registration Certificate or renewal shall be grounds for immediate revocation of the certificate.
  4. Such other violations of this Ordinance of sufficient severity in the reasonable judgment of the STR Administrator, so as to provide reasonable grounds for immediate revocation of the certificate.



5. Upon an emergency suspension or revocation of a Short-Term Rental Registration Certificate deemed necessary by the STR Administrator for public health and/or safety reasons, short-term rental activity shall cease immediately. If suspended, the short-term rental shall not be rented or used as a short-term rental until the emergency that exists has been resolved to the satisfaction of the STR Administrator.

D. *Notice of Decision, Appeal/Stay.* If the property owner is fined or a Short-Term Rental Registration Certificate is revoked as provided in this section, the STR Administrator shall send written notice of such action to the property owner stating the basis for the decision. The notice shall include information about the right to appeal the decision and the procedure for filing an appeal. The property owner may appeal the STR Administrator's decision under the procedures in Section .140.

**.140 Appeals of County Decisions Regarding Short-Term Rentals.** Any decision by the County approving, denying or revoking a Short-Term Rental Registration Certificate may be challenged, if at all, only pursuant to this section. This includes a decision by the County's STR Administrator made pursuant to Section .110 regarding a Lawful Pre-Existing Short-Term Rental.

A. *Filing Requirements – Notice.* The property owner or authorized agent may appeal a decision to approve, renew, deny or revoke a Short-Term Rental Registration Certificate, including any decision related to a Lawful Pre-Existing Short-Term Rentals under Section .110.

B. *Authority to Decide Appeal.* The STR Hearings Officer shall be responsible for deciding all appeals under this Ordinance.

C. *Time for Filing.* A property owner or authorized agent shall file a written notice of appeal, including a written description of the legal basis for the appeal, no later than 14 calendar days after the registration application, registration renewal or other determination being appealed was issued. This requirement is jurisdictional, and late filings shall not be accepted.

D. *Fee for Appeal.* The County shall establish by resolution a fee for filing an appeal under this section, payment of which shall be a jurisdictional requirement.

E. *Procedures.* The County's STR Administrator may establish administrative procedures to implement the appeal process provided in this section, including any required forms. The STR Administrator may adopt procedures for hearings not in conflict with this section, including but not limited to time limitations on oral testimony and on written argument.

F. *Hearing.* Within 35 days of receiving the notice of appeal, the STR Administrator shall schedule a hearing on the appeal before the STR Hearings Officer. At the hearing, the appellant shall have the opportunity to present evidence and arguments as may be relevant.

G. *The Record on Appeal.* The STR Hearings Officer's decision shall be based upon the record, which shall include all written documents associated with the file that is the

subject of the appeal, including all Transient Lodging Tax records, complaints about the short-term rental operation.

- H. *Standard of Review and Decision.* The STR Hearings Officer shall determine whether the County's decision was based on a preponderance of the evidence or the correct interpretation of the requirements of this Ordinance. A decision of the STR Hearings Officer shall be based on the evidence in the record and be issued in writing within 30 days after the record closes. The STR Hearings Officer may uphold the County's decision, uphold the decision with modifications or reverse the County's decision. If the STR Hearings Officer upholds a decision to revoke the Short-Term Rental Registration Certificate, the Hearings Officer shall order the property owner to discontinue operation of the dwelling unit as a short-term rental immediately. If the Hearings Officer reverses a decision to revoke the Short-Term Rental Registration Certificate, operation of the short-term rental may continue under the Short-Term Rental Registration Certificate.
- I. *Finality.* The STR Hearings Officer's decision shall be final on the date the decision is mailed to the appellant. The STR Hearings Officer's decision is the County's final decision on the matter and is appealable only by writ of review to Tillamook County Circuit Court.

**.150 Severability.** If any section, subsection or provision of this Ordinance is declared by a court of competent jurisdiction to be unlawful, preempted or unenforceable, that declaration shall not affect the validity and enforceability of the remaining sections.

# **NESKOWIN CITIZEN ADVISORY COMMITTEE SHORT-TERM RENTAL SUBCOMMITTEE**

**DEC 2022  
STR SURVEY RESULTS**

**GOAL**  
**GATHER COMMUNITY INPUT FOR  
RECOMMENDATIONS TO UPDATE ORDINANCE #84**

# SURVEY BACKGROUND

The STR Subcommittee is balanced with Neskowin volunteers who applied, interviewed & were selected to serve along with an invited business representative.

Alex Sifford - Resident

Alexis Tate - Business Representative

Hillary Gibson - STR Owner

Roger Wicklund - STR Owner

Tom Prehoditch - Resident

This survey had 449 eligible responses. The survey was open to all NCAC members (age 18+ people who reside in, own property in, or are a business owner or operator within the NCAC boundary or "Neskowin" zip code 97149).

All questions required an answer to provide a clean set of data for tangible information to share with the county.

Thank you to Biff Schlicting for NCAC communications & coordination of survey distribution & data.

# SURVEY BACKGROUND

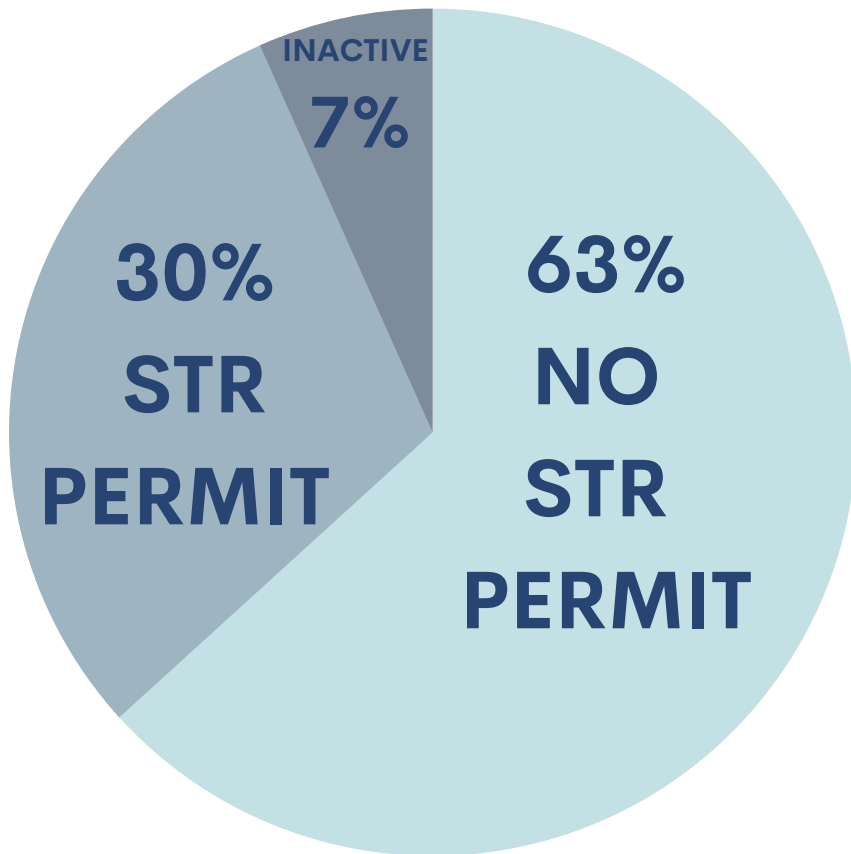
Recommendations to the county & NCAC are advisory only. Any updated rules & regulations will be voted on by Tillamook County Board of County Commissioners. This survey will provide the county with general opinions of the community.

Policies are ideally based on facts, and when the county is considering various updates to rules and regulations, we hope this community input will be a factor taken under advisement.

Feedback? Please feel free to share comments with the NCAC: [info@neskowincac.org](mailto:info@neskowincac.org)

Public Comments may be sent to Tillamook County STR Advisory Committee:  
[publiccomments@co.tillamook.or.us](mailto:publiccomments@co.tillamook.or.us)

# 1 ARE YOU A HOME OWNER WITH AN STR PERMIT?



**284** NO - I do NOT own a home used as an STR in Neskowin = 63%

**135** YES - STR permit holder actively renting = 30%

**30** YES - STR permit holder NOT actively renting for any reason = 7%

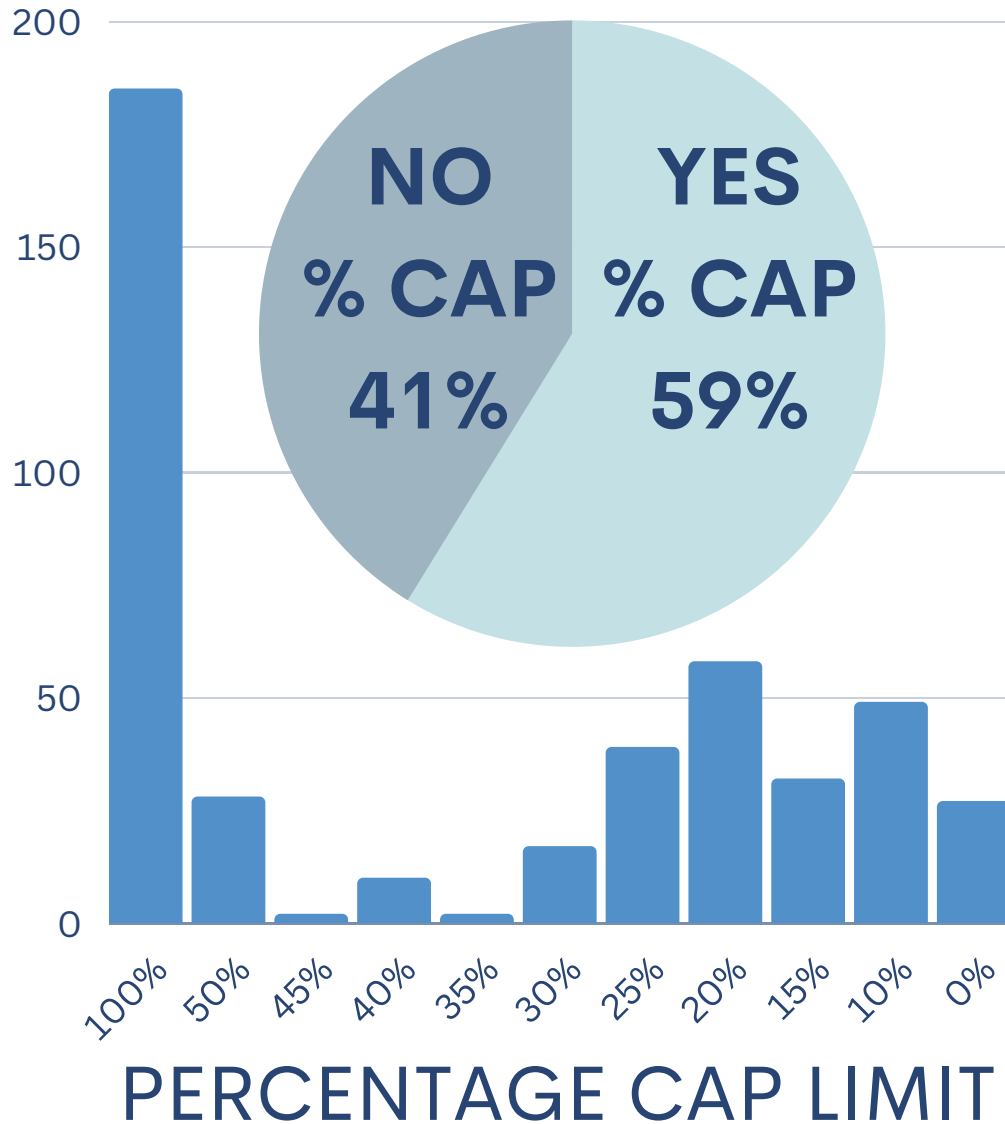
**284 respondents (63%) reported they do not own a home used as an STR in Neskowin** (includes residents, seasonal owners, property owners, business operators/owners, and rental residents).

165 respondents (37%) reported they were homeowners with STR permits.



# 2

## DO YOU SUPPORT A LIMIT ON THE TOTAL NUMBER OF ALL STRS IN NESKOWIN VIA A "PERCENTAGE CAP" WHICH WOULD LIMIT STR PERMITS AT A CERTAIN PERCENTAGE OF TOTAL PROPERTIES?

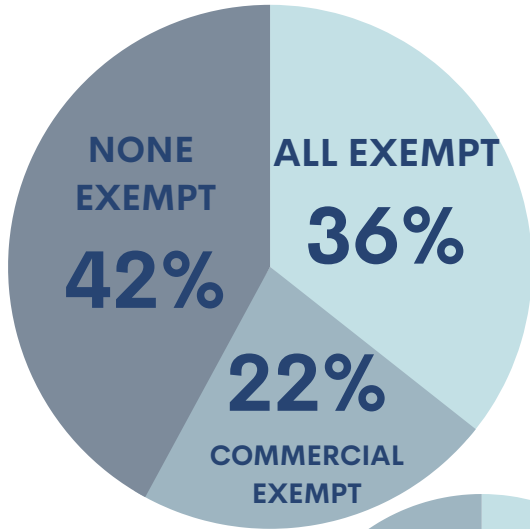


**264 respondents (59%) supported some level of percentage cap from 0%-50%**

- 185 100% cap limit (no limit) = 41%
- 58 20% cap limit = 13%
- 49 10% cap limit = 11%
- 39 25% cap limit = 9%
- 32 15% cap limit = 7%
- 28 50% cap limit = 6%
- 27 0% cap limit (ban) = 6%
- 17 30% cap limit = 4%
- 10 40% cap limit = 2%
- 2 35% cap limit = .4%
- 2 45% cap limit = .4%

# 3

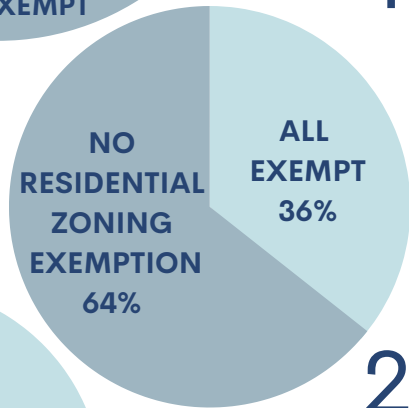
IF A PERCENTAGE CAP LIMIT WERE ADDED TO ORDINANCE #84, DO YOU SUPPORT APPLYING THE LIMIT TO STAND-ALONE HOMES ONLY & EXEMPTING CONDOS, TOWNHOMES & APARTMENTS OR SIMILAR FROM CALCULATIONS FOR A PERCENTAGE CAP?



**189** NO - include ALL STRs in calculation of a percentage cap, regardless of zoning or property type (current calculations reflect all STRs) = 42%

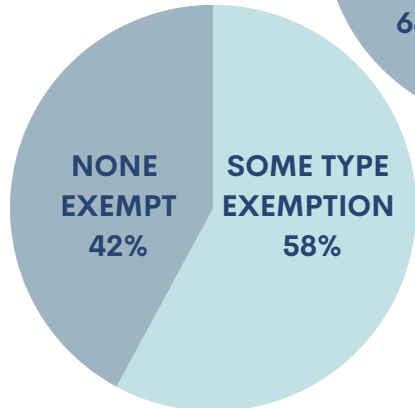
**160** YES - exempt ALL condos, apartments, townhome style homes etc from a percentage cap, regardless of zoning = 36%

**100** YES - exempt ONLY permits for STRs in NeskC Commercial zones (including but not limited to Neskowin Resort & Proposal Rock Inn). This option would NOT exclude condos in NeskR3 & NeskR1 zones from being included in potential percentage cap calculations (including but not limited to Chelan, Pine-Crest, Pacific Sands & Breakers Beach Houses) = 22%



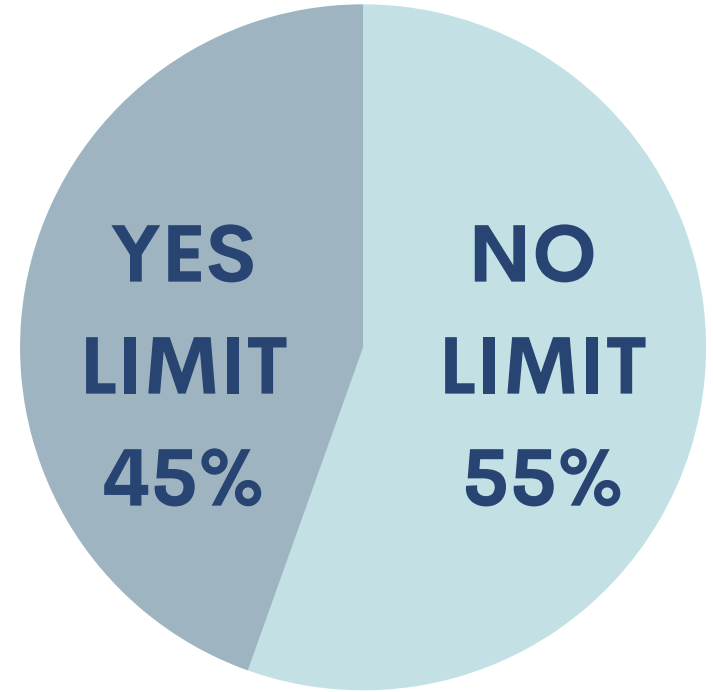
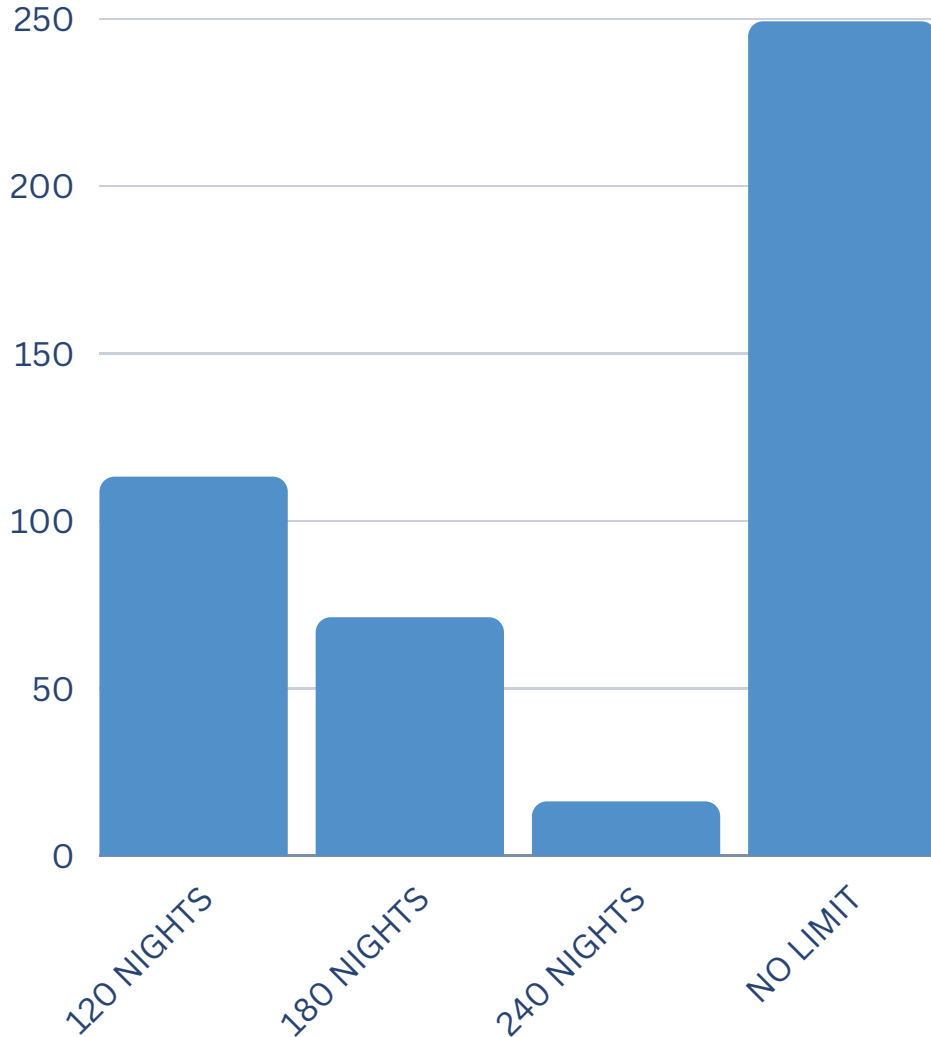
**289** Respondents (64%) supported no exemptions for any properties in NeskR3 & NeskR1 residential zones from potential percentage cap

**260** Respondents (58%) supported exemption for commercially zoned properties from potential percentage cap



# 4

## DO YOU SUPPORT A LIMIT ON THE NUMBER OF NIGHTS PER YEAR AN STR CAN BE RENTED?



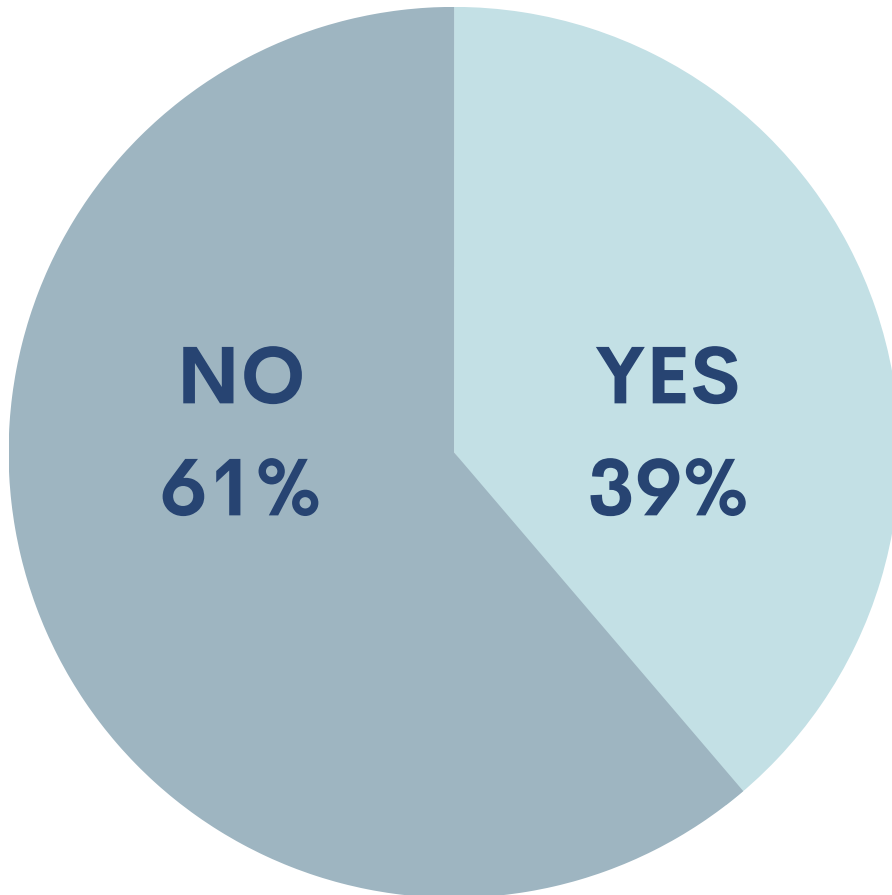
**249 365 NIGHTS = 55% NO LIMIT**  
113 120 NIGHTS = 25%  
71 180 NIGHTS = 16%  
16 240 NIGHTS = 4%

NUMBER OF NIGHTS PER YEAR ALLOWED TO RENT

# 5

## DO YOU SUPPORT DENSITY/PROXIMITY BASED LIMITS?

For example, requiring a certain distance between two STRs, or limiting percentage of STRs per area smaller than Neskowin (neighborhood, street etc.).

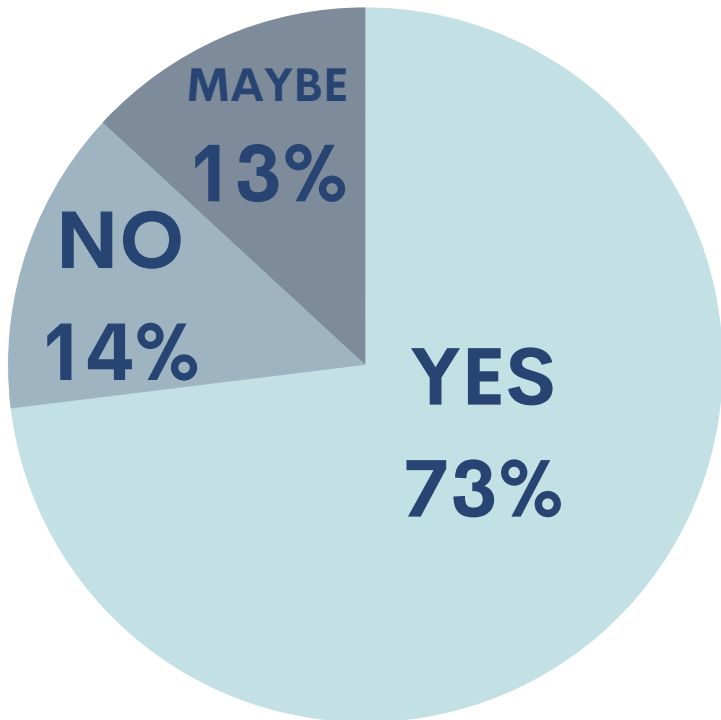


**275 NO = 61%**

**174 YES = 39%**

# 6

## SHOULD ANY TYPE OF BEAR RESISTANT TRASH CONTAINER, BARRIER, OR ENCLOSURE BE REQUIRED AT STRS?



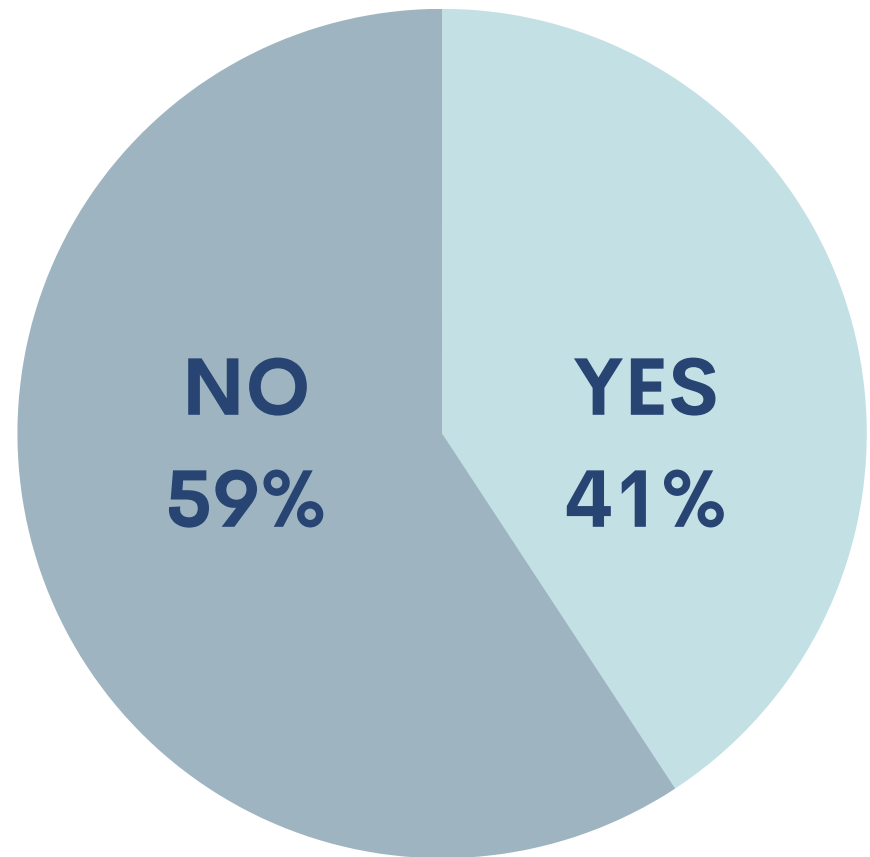
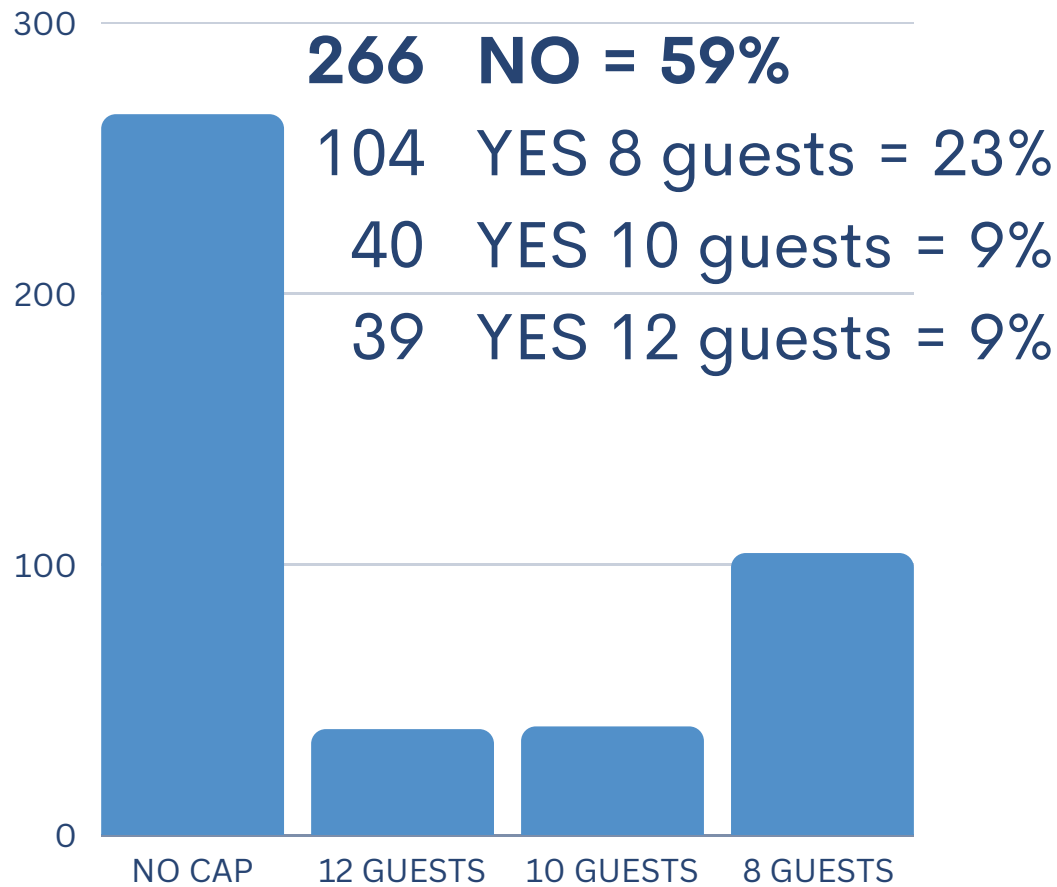
**328 YES = 73%**

62

59 NO = 14%

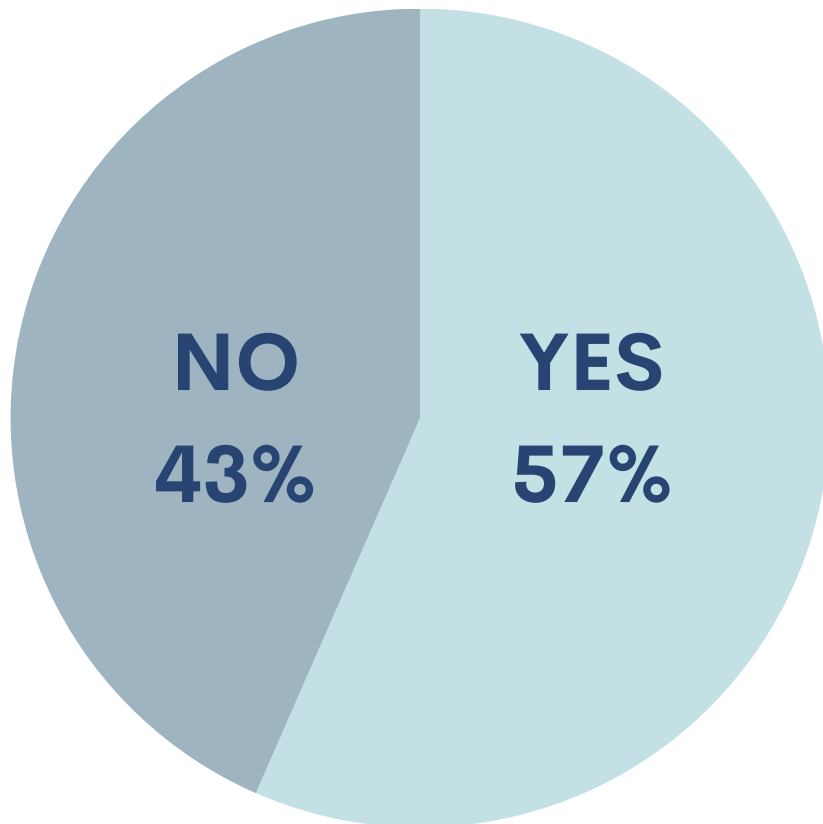
Require after a certain number of trash violations annually = 13%

# 7 WOULD YOU SUPPORT A CAP ON TOTAL MAXIMUM OCCUPANCY PER PROPERTY WITH STR PERMIT, REGARDLESS OF NUMBER OF BEDROOMS OR SLEEPING AREAS?



8

SHOULD MAXIMUM OCCUPANCY BE CALCULATED  
BASED ON "BEDROOMS" INSTEAD OF "SLEEPING  
AREAS" AT THE RATE OF 2 PER BEDROOM + 2 OVERALL?



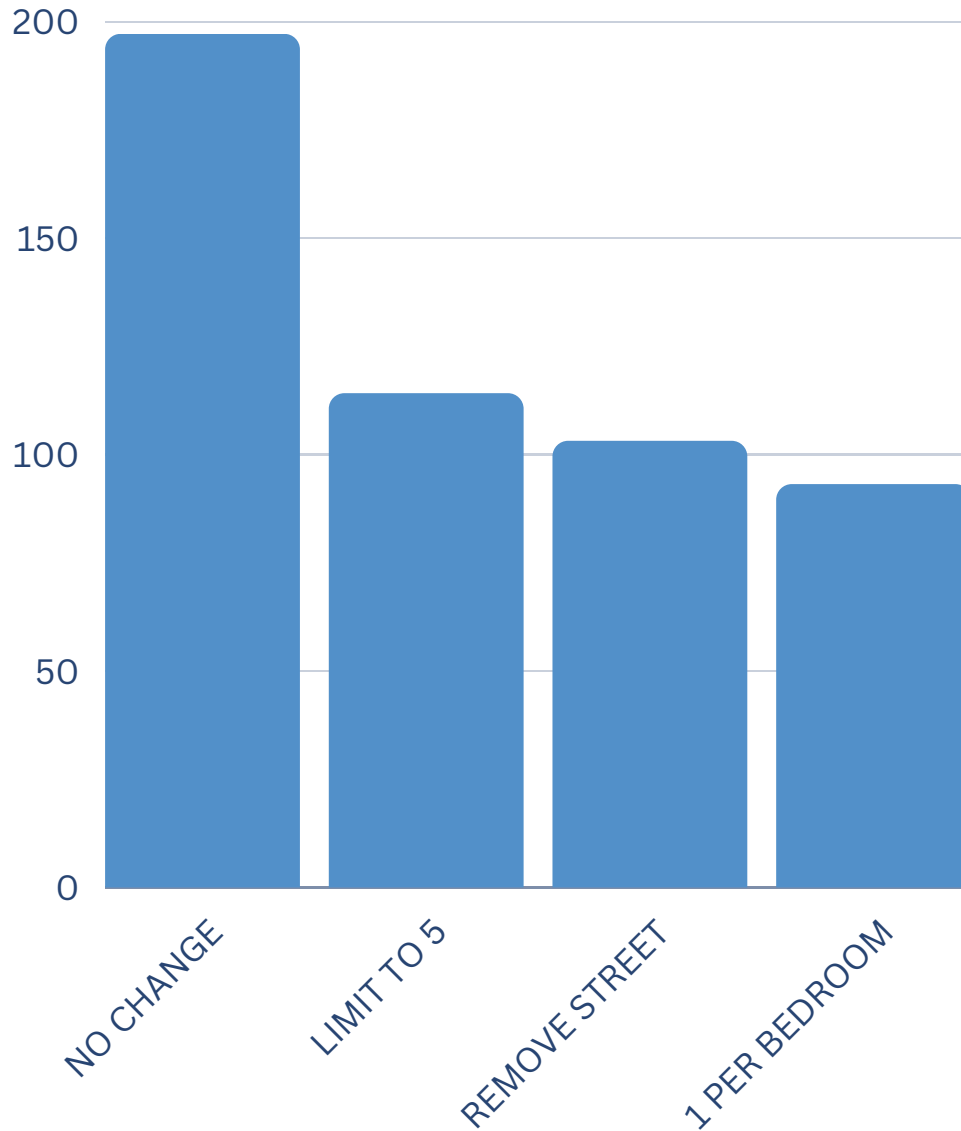
**254 YES = 57%**

**195 NO = 43%**



# 9

## WHICH OF THE FOLLOWING RESTRICTIONS ON PARKING DO YOU SUPPORT FOR STRS? RESPONDENTS COULD CHOOSE MULTIPLE OPTIONS



**197** NO (no change) - Require 1 parking spot per bedroom + 1 extra = 44%

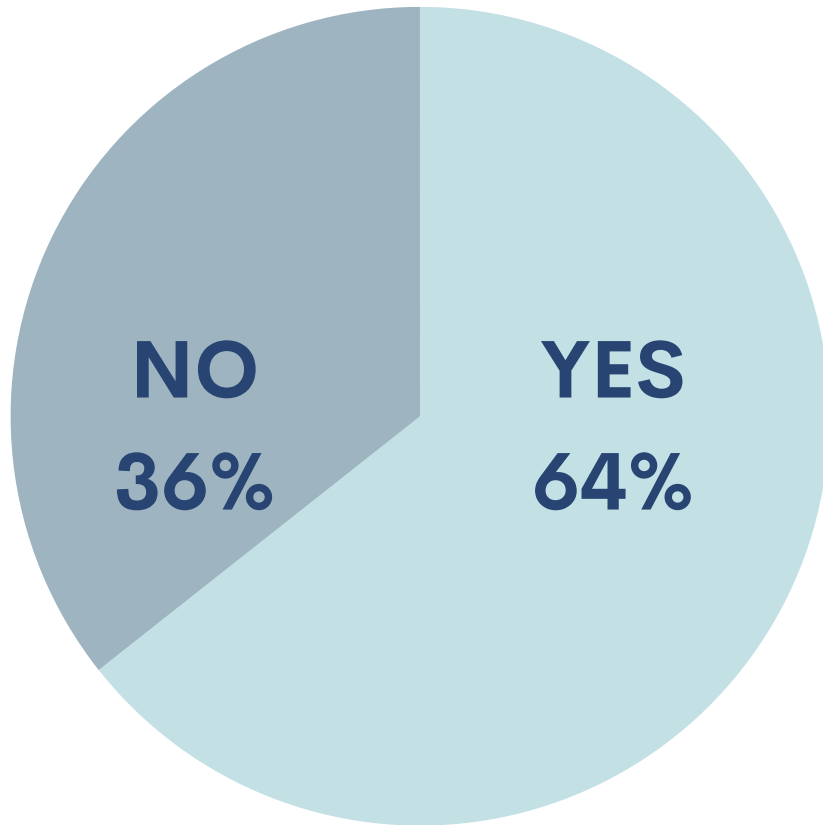
**114** YES - Limit parking to actual number of spots available, but no more than 5 spots total = 25%

**103** YES - Limit parking via removing allowance for 2 on street parking spots from permit total = 23%

**93** YES - Limit parking to 1 spot per bedroom/sleeping area = 21%

**252** Respondents support some type of additional parking limit = 56%

# 10 SHOULD STRS BE REQUIRED TO HAVE ANY EXTERIOR LIGHTING SHIELDED IN A MANNER TO DIRECT LIGHT IN A DOWNWARD DIRECTION ON THE PROPERTY?



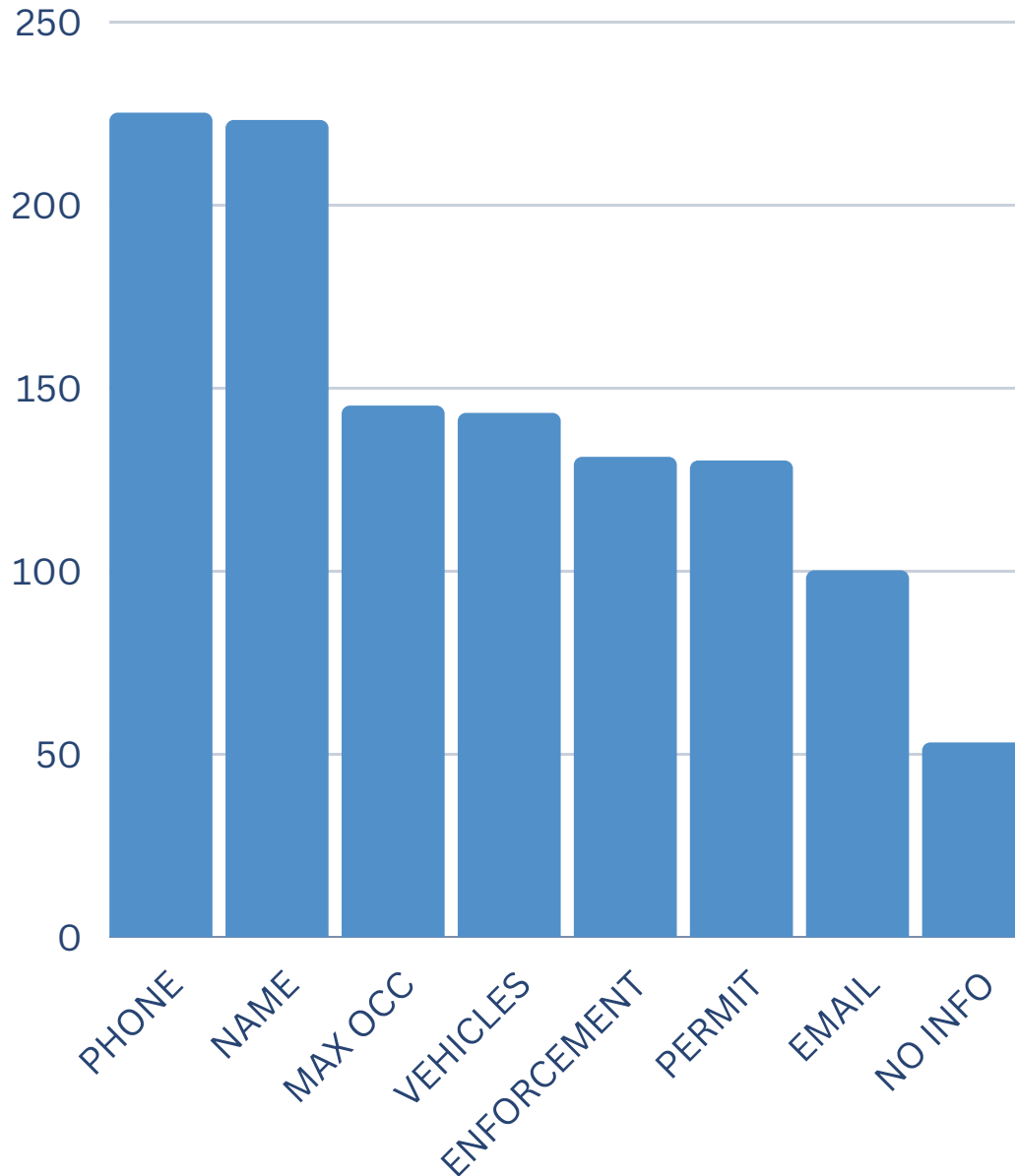
**289 YES = 64%**

**160 NO = 36%**

# 11

## WHAT, IF ANY, ADDITIONAL INFORMATION SHOULD BE REQUIRED TO BE INCLUDED ON EXTERIOR STR SIGNAGE?

RESPONDENTS COULD CHOOSE MULTIPLE OPTIONS



**225** Phone number for contact person (currently required by Ordinance #84) = 50%

**223** Name of contact person (currently required by Ordinance #84) = 50%

145 Maximum occupancy = 32%

143 Maximum number of vehicles allowed = 32%

131 County enforcement phone number = 29%

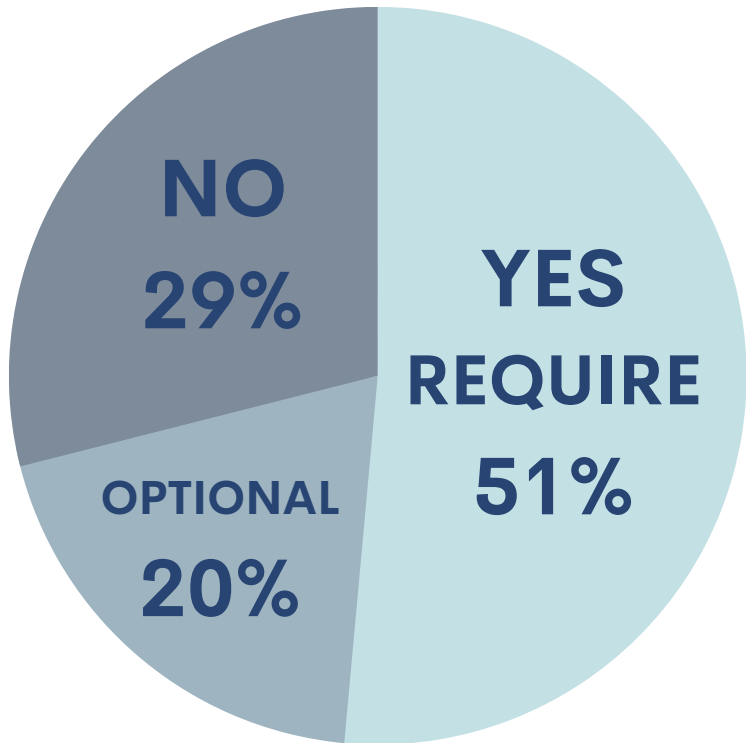
130 STR permit number = 29%

100 Email address for non-urgent issues = 22%

53 No information should be required = 12%

# 12

DO YOU SUPPORT TILLAMOOK COUNTY CREATING AN ONLINE DIRECTORY OF STR PERMIT CONTACT INFORMATION TO FACILITATE COMMUNICATION AMONG NEIGHBORS IN THE EVENT OF A POTENTIAL ISSUE?



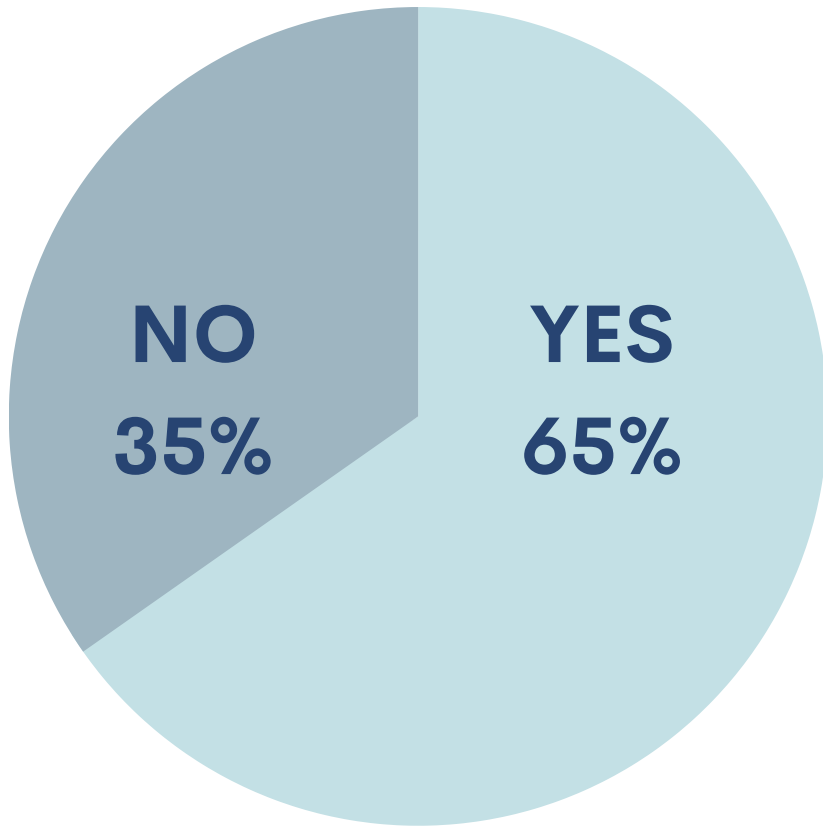
**231** YES - require online directory = 51%

**130** NO (no change) continue to only require contact phone number posted on property = 29%

**88** YES - let owners & property managers voluntarily opt-in online directory = 20%

**13**

DO YOU THINK IT WOULD BE HELPFUL IF  
TILLAMOOK COUNTY CREATED AN ONLINE  
COMPLAINT FORM SPECIFICALLY FOR STRS?



**293 YES = 65%**

**156 NO = 35%**

# 14

DO YOU SUPPORT REQUIRING STRS TO HAVE LOCAL REPRESENTATION (LOCAL MEANING CAN RESPOND IN-PERSON IF NEEDED WITHIN 1 HOUR, FOR EXAMPLE)?



**244** NO - (no change - owners may self-manage and continue to have local contact person without requirement to respond in person) = 54%

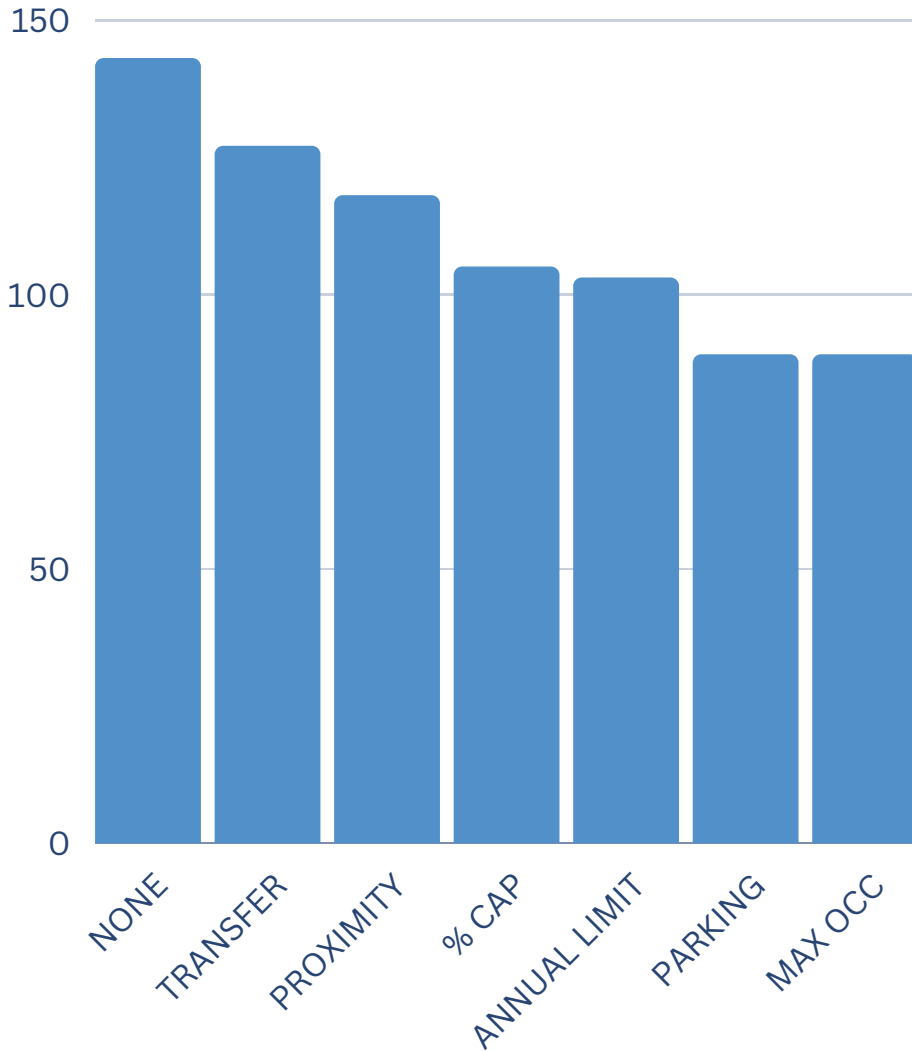
**137** YES - Require Local Response In Person 24/7 (cost variable) = 31%

**68** YES - Require Local Property Management (approximately 30% commission) = 15%

**205** Total respondents (46%) supported some type of local property management requirement

# 15

## IF CHANGES WERE MADE TO ANY FUTURE ORDINANCE, WHICH CATEGORIES WOULD YOU SUPPORT "GRANDFATHERING" FOR CURRENT STR PERMIT HOLDERS? RESPONDENTS COULD CHOOSE MULTIPLE OPTIONS



143 No Grandfathering for any existing STR permit holders = 32%

127 STR Permit Transferability = 28%

118 Proximity or Distance Limits Between STRs = 26%

105 Percentage Cap Limits = 23%

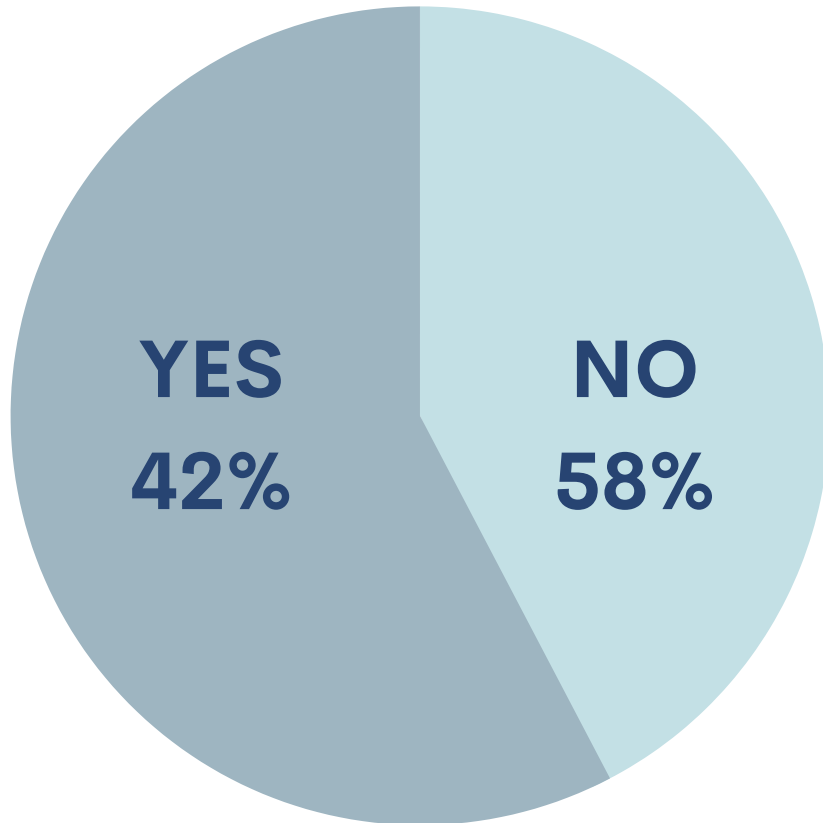
103 Annual Limit Number Nights Rented = 23%

89 Parking Spot Limits = 20%

89 Maximum Occupancy = 20%

# 16

DO YOU SUPPORT A RULE REQUIRING STRS WITH 2 RESERVATIONS WITHIN A 7 DAY PERIOD TO BE REQUIRED TO REMOVE GARBAGE TWICE WEEKLY, REGARDLESS OF OCCUPANCY LIMITS?



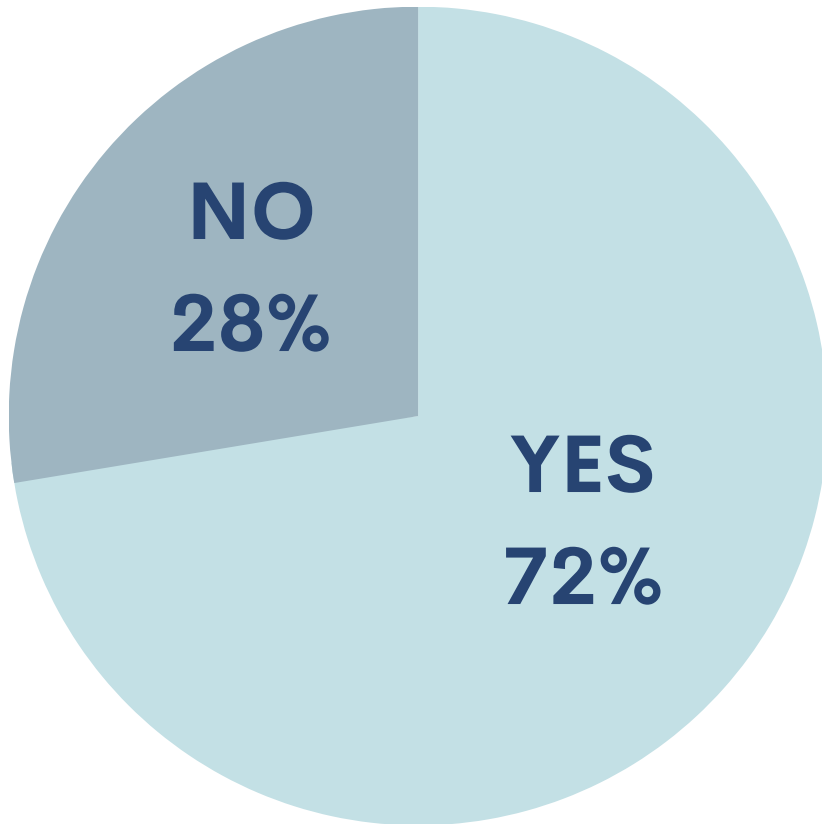
**259 NO = 58%**

**190 YES = 42%**



# 17

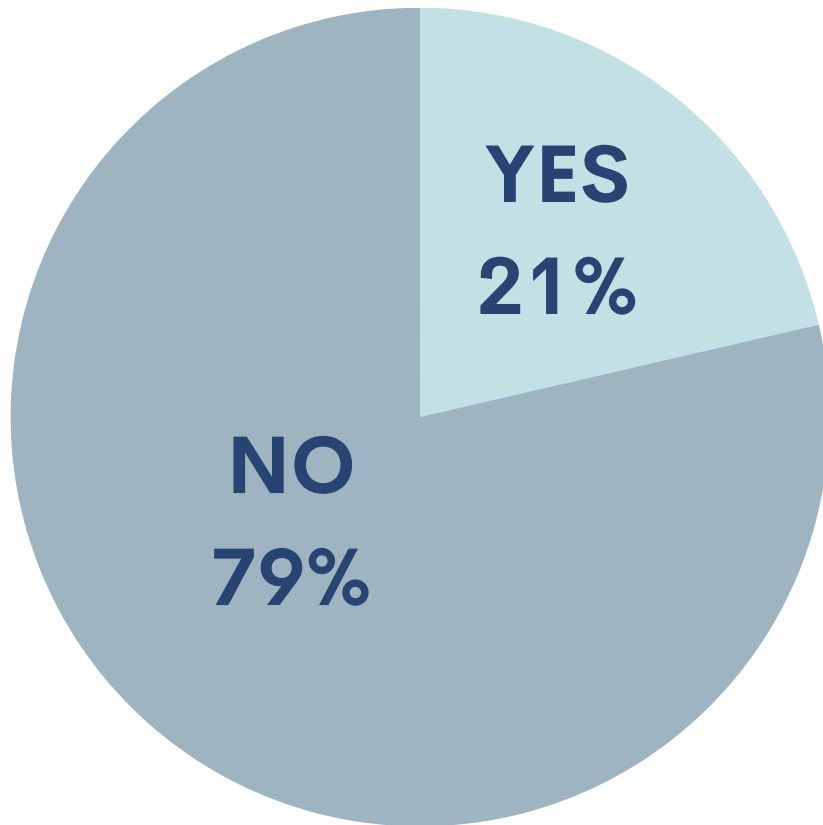
SHOULD VARIOUS RULES FOR TRASH, PARKING, LIGHTS ETC., APPLY EQUALLY TO ALL HOMES IN NESKOWIN, OR JUST STRS?



**325 YES ALL HOMES = 72%**

**124 NO JUST STRs = 28%**

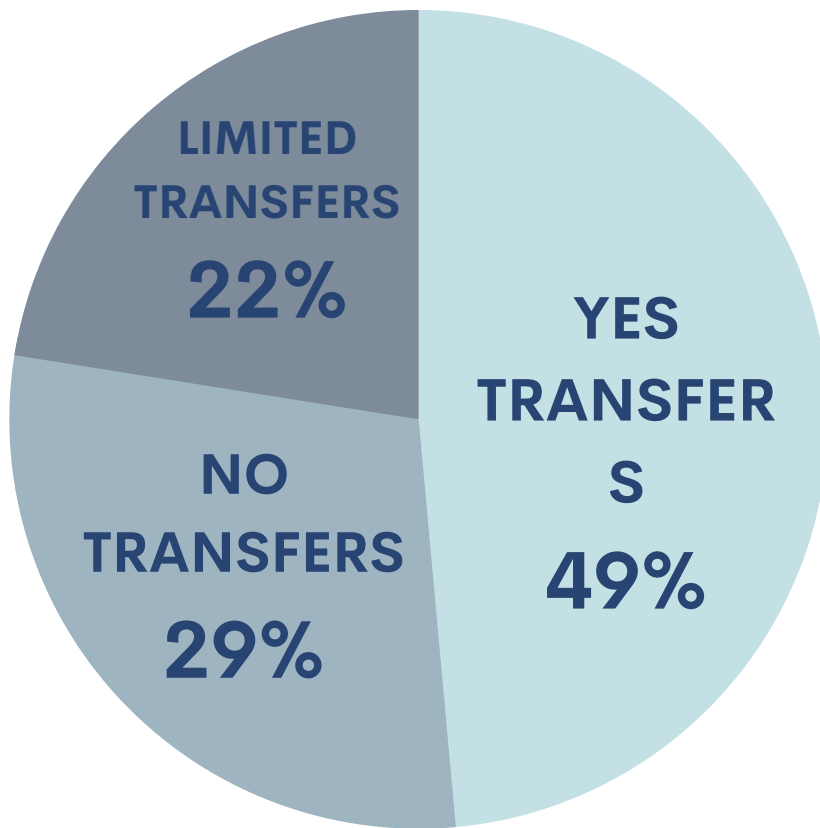
# 18 DO YOU BELIEVE PROPERTY RIGHTS SHOULD DIFFER BASED ON THE AMOUNT OF TIME AN OWNER PERSONALLY SPENDS IN THEIR HOME?



**353 NO = 79%**

**96 YES = 21%**

# 19 SHOULD STR PERMITS BE TRANSFERABLE?



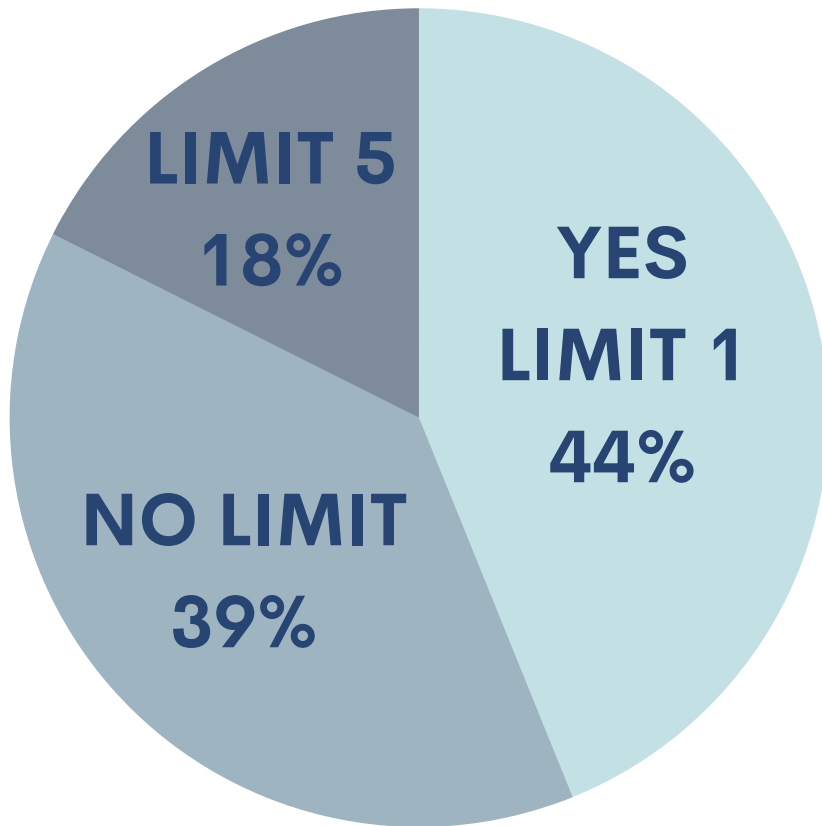
218 YES in all cases, including upon sale (no change) = 49%

130 NO in all cases, NOT transferable upon sale = 29%

101 PARTIALLY in some cases (such as family members or any "arm-in-arm" transaction where the two parties have a pre-existing personal or professional relationship) = 22%

# 20

## GOING FORWARD, SHOULD NEW STR PERMITS BE LIMITED PER PERSON?

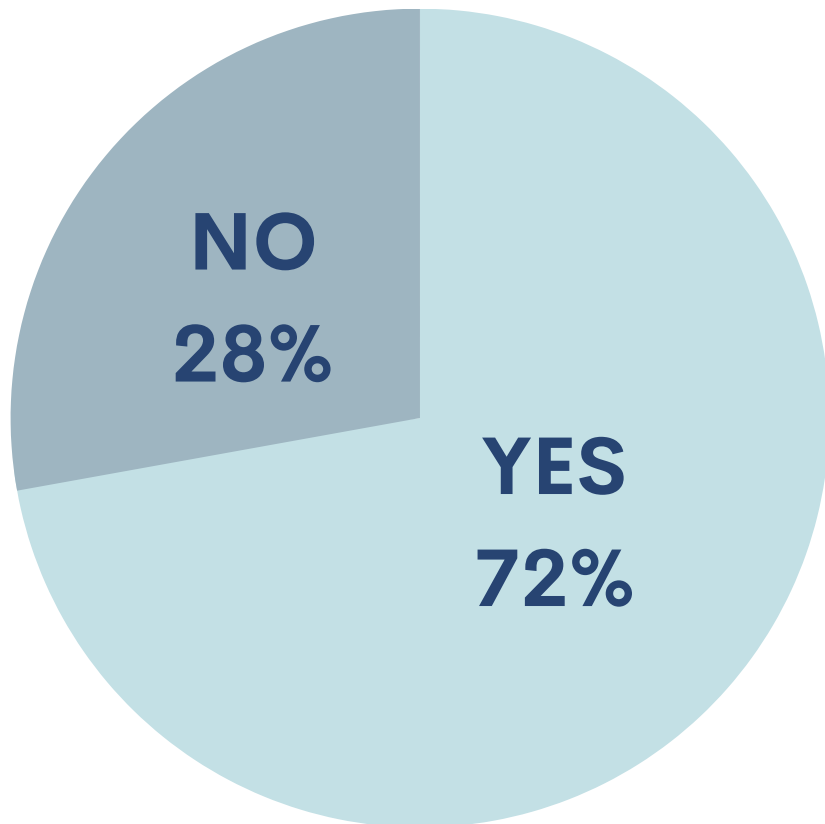


197 YES - one STR permit per person = 44%

173 NO (no change) = 39%

79 YES - no more than 5 STR permits per person = 18%

# 21 DO YOU SUPPORT REALLOCATION OF ADDITIONAL TRANSIENT LODGING TAX (TLT) FUNDS FOR ENHANCED ENFORCEMENT OF ORDINANCE #84?

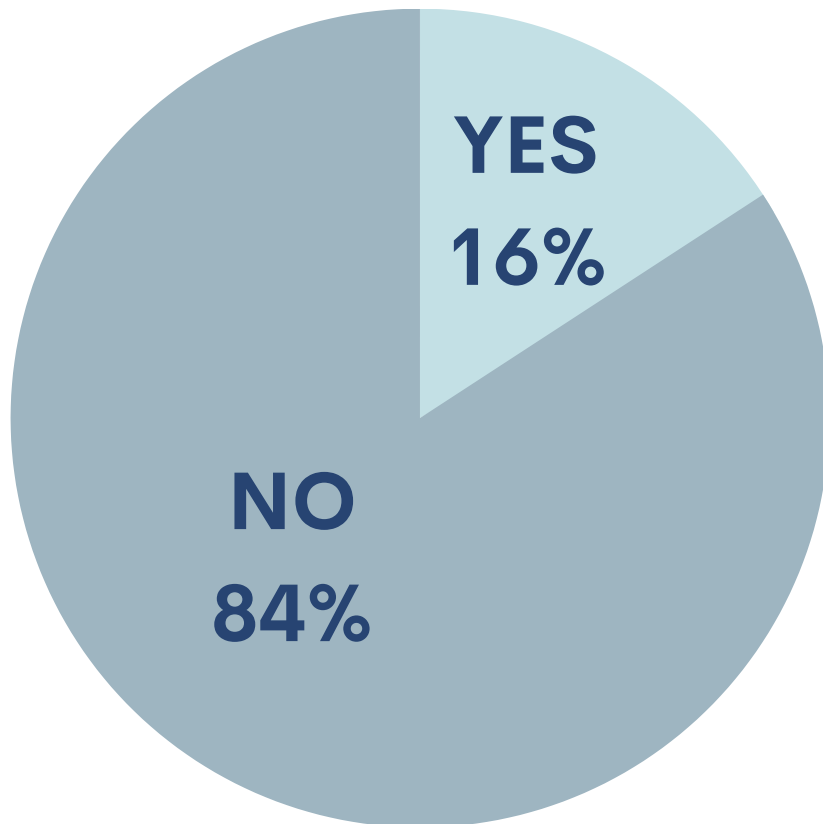


**324 YES = 72%**

**125 NO = 28%**

# 22

## DO YOU SUPPORT BANNING STRS IN NESKOWIN?



**378** NO = 84%

**71** YES = 16%

# SUMMARY

-  **Yes** **73%** • Require some type of bear resistant trash system
-  **Yes** **72%** • Various rules should equally apply to all Neskowin homes
-  **Yes** **72%** • Reallocate TLT funds for enhanced enforcement
-  **Yes** **65%** • Online complaint form
-  **Yes** **64%** • Require exterior lighting to be shielded downward
-  **Yes** **59%** • Percentage cap on number of STR permits
-  **Yes** **58%** • Exempt commercial zones from potential percentage cap
-  **Yes** **57%** • Calculate max occupancy by "bedroom" instead of "sleeping area"
-  **Yes** **56%** • Some type of additional parking limit
-  **Yes** **51%** • Online directory of STR permit contact info
-  **Yes** **50%** • Exterior signage include contact person & phone number

# SUMMARY



**84%** • Ban STRs in Neskowin



**79%** • Different property rights based on owner's time at home



**64%** • Exempt condos & townhomes in residential zones from potential percentage cap



**61%** • Proximity or distance based limits



**59%** • Cap on total maximum occupancy



**58%** • Require some STRs to remove garbage twice weekly



**55%** • Limit on number of nights per year annually able to rent



**54%** • Require local management

## NO MAJORITY RESPONSES



Grandfathering by Category  
Transferability of STR permits  
STR Permit Limits Per Person





# THANK YOU

Thank you everyone in the community for participating throughout this year long process. A substantial amount of valuable feedback and information has been shared and received between neighbors and the NCAC.

Our committee is thankful that our community is working together to find common ground for all home and property owners in Neskowin.

Survey results will be shared with Tillamook County's Short-Term Rental Advisory Committee & NCAC's Community Plan volunteers.

12-18-22

Sarah Absher  
Director Tillamook County  
Dept. of Community Development  
1510-B Third Street  
Tillamook, OR, 97141

Hello Sarah,

This letter may be a little late. My wife Denise and I share the office of president of the Pacific City Heights Neighborhood Association (PCHNA). Our neighborhood association started decades ago to bring a cohesiveness to PC Heights neighbors. PCHNA's board not only helps plan our annual social gathering but acts as a sounding board for neighborhood concerns. PCHNA procured a list of STRs in Tillamook County. By my count 338 STRs give or take, 18 in PC Heights. Legacy full and part-time residential property owners share STR concerns in PC Heights

For the most part we understand Pacific City is no longer the small fishing village it once was, and never will be again. That said keeping in mind tourism is important to local businesses and Tillamook County, I we will say candidly, for some here it's hard to "share" optimism towards STR and tourism. The following are STR discussion topics/concerns we've formulated. Concerns I hope will help you and others understand what PCHNA members have expressed to our board.

**Voiced concerns of PCHNA members (Cons to STRs)**

- STRs can bring disrespectful "party" individuals who fib to property management companies on the number of people who will rent/occupy STR property
- Alcohol and drug abuse – as an emergency responder I have responded on numerous 911 calls (to an STR) where a patient is exhibiting health issues related to excessive use of alcohol or marijuana
- Noise – from barking dogs to loud conversations, vehicle noise, and loud music
- Overflowing garbage allowing wildlife scavenging and scattering trash and garbage
- STRs that do not display emergency/complaint contact phone numbers, but instead post rental office rental inquiry phone numbers and upon contacting after hours a complaint caller reaches a recorded message
- Traffic through PC Heights
  - Wear and tear on local access and county roads – Side note: After several emails to Chris Laity regarding the degradation of Fisher Road and no response, private citizens acted by pooling private funds to blacktop patch chuck holes on Fisher Road to the tune of \$3K. Private funding was also raised to resurface Summit Road, with follow up preservation seal coating measures on Summit and Elderberry. All funded privately.
- While PCHNA purchased and installed "Pick Up Your Dog Poop" signs "STR" visitors have been observed to disregard leash laws walking dogs off lead and allowing (pet) dogs to poop wherever, without picking it up.
- Neighborhoods saturated with STRs causing degradation of "community"
  - Renters has no sense of community being here a short duration, and therefore no respect for our community – it's a "getaway" from their communities
- Increased property/home values - STR permits being transferable and further pushing housing prices up for individuals who want to live and work in the area
  - Ask local businesses and public agencies how hard it is to find employees who want to live and work here but cannot afford too.

We have attempted to educate PCHNA members on the process with which to lodge STR complaints, and we have provided PCHNA members Tillamook County Ordinance 84 for Rules and Regulations regarding STRs. Unfortunately, folks tend to be afraid to complain which is likely why Tillamook County's record of complaints or revocation of permits is negligible, nonexistent. In the scheme of things all the concerns listed above may seem petty and PCHNA members being hesitant "official" complaining. It is a shared belief Tillamook County doesn't have the resources to "police" STRs. Case in point; TC making sure each STR has an emergency number visibly posted on a property. Having a "rent this property" office phone number doesn't seem in compliance. In our capacity as PCHNA president(s) it would be good for us to have a more in depth understanding of staffing and resources dedicated to South Tillamook County STRs. We are all too familiar with the lack of funding within South TC in other areas such as law enforcement, and road maintenance, which are whole other topics.

In a goal to enhance full time, and part time property owners' sense of peace and security, PCHNA is working on bolstering a "Neighborhood Watch" program. Street captains, while difficult to get volunteers, are tasked with door-to-door visits to neighbors on their designated street in an approach to gather property ownership emergency contact data. This should help with notifications of an STR issue communicated directly to property owners to inform of suspicious or unbecoming activity. In the case of STR's perhaps notification of negative STR activity to the actual property owner in lieu of the property management company, or directly to Tillamook County, may garner better results for issues. Issues such as excessive vehicles, loud music, unbecoming, or disrespectful tenant behavior, etc. Then again, no complaint registered to TC has no chance for TC ordinance 84 enforcement.

PCHNA would like to express concern in Tillamook County "lifting" the pause for issuance of STR permits, continuing grandfathered transferable STR permits, etc.

**Understood STR benefits to individuals owing an STR, and to Tillamook County (Pros)**

- Affordability for person who desires to have a coastal second home and can only afford it if they use STR as income stream to make payments
- Potential of higher property tax rate on an STR operating as a business - benefiting TC
- Higher PCJWSA income by applying business tax rate fees for STRs
- Transferability of STR permit making property worth more to seller and buyer at property sale (Pro & Con)
- Increased tourism bolstering TLT

Thank you for accepting voiced concerns as Tillamook County looks to the future of STRs in South Tillamook County. We are sorry getting you this letter took so long.

Respectfully,



Dan and Denise Doyle  
PCHNA co-president(s)

## Lynn Tone

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**From:** Public Comments  
**Sent:** Friday, December 30, 2022 10:26 AM  
**To:** Lynn Tone; Sarah Absher; County Counsel  
**Subject:** FW: EXTERNAL: Comments regarding Short Term Rentals  
**Attachments:** IMG\_1051.JPG

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**From:** Becky Wethern <beckyatthebeach1@gmail.com>  
**Sent:** Thursday, December 29, 2022 9:34 AM  
**To:** Public Comments <publiccomments@co.tillamook.or.us>  
**Subject:** EXTERNAL: Comments regarding Short Term Rentals

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

Hello,

My name is Becky Wethern, and I am lucky enough to be the owner of a home in unincorporated Tillamook County, in Cloverdale on the Pacific City border, off of Brooten Road. While my family and I live in the Portland metro area, we are at Haven Hill (our name for our home at the coast) every few weeks. I have always loved the Oregon coast and have found it to be a very meaningful place in my life over the years. It's where I always feel most calm, relaxed, and connected to nature. Anytime I found myself needing space to think or be, I would end up at the coast. A few years ago I decided to find a property to make the coast a more permanent part of my life.

Having Haven Hill has been a tremendous benefit to myself and my family. My parents often retreat there, and each summer we've had our entire extended family stay together in the house for a week. It's created so much value for us as individuals and as a family to spend time there.

We have also made significant updates to the property - from installing a new well filtration system and building a pump house, to remodeling the majority of the interior of the home. We used local subcontractors for much of this work. We frequent local businesses when we are at Haven Hill, and make an effort to buy local whenever we can.

In order to make the second mortgage work financially, when we aren't using the property, we offer it for others to use as a short-term vacation rental. We work with a local property management company to facilitate this. We have good relationships with our neighbors, and zero complaints since we began the STR - some of our neighbors have even had their extended families stay at the house, so they could all be near each other during a family reunion.

As a part-time Tillamook county resident and STR owner, I believe in fair and balanced STR regulation. I also believe regulation should be considerate of the population density of the area in which it is located. Just like HOA rules manage specific communities, certain STR rules should be variable based on proximity to neighbors and how the STR may affect others. Along those lines, I also believe certain behavior-based rules that apply to STRs should also be applied to non-STR properties, where relevant. Ultimately, the goal is to create a positive and productive community for all.

In closing - I am proud to be a part of the Cloverdale/Pacific City community, and hope to continue to be able to for many years to come.

Thanks,

## Lynn Tone

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**From:** Public Comments  
**Sent:** Friday, December 30, 2022 10:26 AM  
**To:** Lynn Tone; Sarah Absher; County Counsel  
**Subject:** FW: EXTERNAL: Tillamook County STR Advisory Committee

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**From:** Kim S. Mullen <KSMAIA1@msn.com>  
**Sent:** Thursday, December 29, 2022 9:17 AM  
**To:** Public Comments <publiccomments@co.tillamook.or.us>  
**Subject:** EXTERNAL: Tillamook County STR Advisory Committee

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

To the STR Advisory Committee,

I would like to share my thoughts regarding my STR property at 1050 Arthurs Rd., Oceanside, that I co-own with my brother Mark MacKenzie.

My parents grew up in Oregon and built their long dreamed of vacation home at Oceanside in 1981. Sadly my father passed away before it was completed. My mother continued to maintain the property and use it for just family and friends for the next 30 years. She had good relationships with other vacation property owner neighbors in the neighborhood called Camelot. My brother and I raised our families going to the beach at Oceanside.

When our mother passed in 2010, we tried for a few years but were unable to keep up with the maintenance, utilities and taxes. We looked to short term rental to offset the costs. We started with Vacasa in spring of 2015. We have continued to use the property as a family vacation destination in addition to renting it out. With the proceeds of the rental we have been able to upkeep the property and even do some improvements. We have made many visits to Rosenbergs and hired a number of local trades people. We are using STR service primarily to continue to have this home for our children and future grandchildren and to keep the dream of our parents in the family.

We certainly understand the concerns of the permanent residents of the coast with some of the nuisances caused by STRs. I would agree that simple restrictions such as limiting the number of cars and number of persons per house seems reasonable. Even having a cap on percentage of STRs to the total housing in each town makes some sense. I would support additional local enforcement of rules and improper rental usage to help keep the neighborhoods where STRs are more livable.

I would be concerned with too much restriction on the number of rental days per year. These rentals as you know help provide for the local economy with taxes and jobs, as well as for Oregon coast tourism in general. Limiting rental days too drastically would have a detrimental effect on the continuity of local jobs and tourism. Also I would be concerned if we were not able to hand down the house to our children as an inheritance with the STR permit so it would not be a burden to them to keep this house in the family. Also, I would hope that you would not rescind existing STR permits in the process of enacting any new restrictions.

Thank you for considering my thoughts on this complicated matter.

thanks,  
kim mullen  
503 281 1830

## Lynn Tone

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**From:** Nirdosh Dhakal <ndhakal01@gmail.com>  
**Sent:** Monday, December 19, 2022 4:26 PM  
**To:** Lynn Tone  
**Subject:** EXTERNAL: STR Regulatory- Comment

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

Hi Lynn

As a current STR licensee of Tillamook County; it is my belief that the current licensee be grandfathered to any new regulations that will be created by the County. This is needed as the purchaser of the property has done so based on the original county rules and regulations and changing now can cause adverse impacts to the owners financial conditions.

Now out of options that have been discussed if i have to pick; i will pick Option # 6. The reason is I myself do not want a big corporation to own 50 STR rentals but I am not sure picking only option # 6 addresses the so-called issue that the county is trying to solve.

Now the second possible option that I am thinking about is option # 5, which is TRANSFERABILITY PROHIBITIONS OR LIMITATIONS. In regards to Option # 5; I again believe on Grandfathering the current Licensee which means that this new rule should only apply to new licenses and the current license holder should be able to transfer. One suggestion is to change the years to possibly 10 or 15.

The third preferred option is Option # 4 which is an establishment of a CAP.

As a current licensee, it may seem that I will be at a considerable advantage because of the existing license but it's not that as i got the license based on existing rules and i will have to follow the same rules, if i get another house in the county.

Thank You  
Nirdosh Dhakal

## Lynn Tone

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**From:** Public Comments  
**Sent:** Thursday, December 29, 2022 8:11 AM  
**To:** Lynn Tone; Sarah Absher; County Counsel  
**Subject:** FW: EXTERNAL: STR- i am a small guy trying to keep a piece of heaven for my family

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**From:** Frank Moscow <frankmoscow@yahoo.com>  
**Sent:** Thursday, December 29, 2022 2:51 AM  
**To:** Public Comments <publiccomments@co.tillamook.or.us>  
**Subject:** EXTERNAL: STR- i am a small guy trying to keep a piece of heaven for my family

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

I have a rental and i:

PLAY BY THE RULES.  
USE AND PROMOTE LOCAL BUSINESSES  
USES PROFESSIONAL MGMT COMPANY and will not tolerate loud parties, garbage or anything that desecrates my home or the community.

The rental fees help cover some of the ever increasing expenses that we all face.  
If i was an investor, i would sell the house and make a much higher return elsewhere.

BUT WE HAVE OWNED for close to 30 years and this place ( Pacific City) means a lot to me.  
I am writing this because we have heard that some folks think that people like me are some type of large corporation, somehow getting rich from all of this or don't care about the community. Nothing could be further from the truth.

I care. I love this place, and having one rental that plays by the rules, is a good neighbor and supports local businesses should be ok.

Thank you.  
Frank Moscow



## Lynn Tone

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**From:** Public Comments  
**Sent:** Thursday, December 29, 2022 8:11 AM  
**To:** Lynn Tone; Sarah Absher; County Counsel  
**Subject:** FW: EXTERNAL: New STR regulations

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**From:** Robin Buxton <buxton4@gmail.com>  
**Sent:** Wednesday, December 28, 2022 4:37 PM  
**To:** Public Comments <publiccomments@co.tillamook.or.us>  
**Subject:** EXTERNAL: New STR regulations

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

I have been given the impression that Tillamook County is working under the assumption that short term rentals in our county are largely corporate entities. While I do not know the actual statistics, I can attest to the local nature of our particular neighborhood . We live in Pacific City next door to our family's STR cottage. This cottage has been rented out to vacationers since the mid-sixties by my family. Presently, we use a local rental management com for convenience. The street we live on has been primarily a rental property area since the sixties, although lately a few of the houses are now full time residences. We have known the owners of most of the rental properties for years. To be frank, we have not seen any value added services for all the various taxes and certificate fees we pay. Sunset Drive remains the poorly paved road it has been for as long as I can remember (mid seventies). By renting out our little cottage we are able to pay the high taxes and utilities on our retirement income. Please take into account the local and family nature of the short term rental properties in this county.

## Lynn Tone

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**From:** Public Comments  
**Sent:** Wednesday, December 28, 2022 1:24 PM  
**To:** Lynn Tone; Sarah Absher; County Counsel  
**Subject:** FW: EXTERNAL: Ordinance #84

---

**From:** Mark Everett <meverett1958@gmail.com>  
**Sent:** Wednesday, December 28, 2022 1:02 PM  
**To:** Public Comments <publiccomments@co.tillamook.or.us>  
**Subject:** EXTERNAL: Ordinance #84

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

To the Committee,

I am writing as a STR owner in the community of Neskowin. We own a small cabin, that's one bedroom. Have owned it since 2006. We bought it when we were able to after the passing of my grandparents who lived on Whidbey Island, in Washington State's San Juan Islands. I grew up there and grew to love being in and around Puget Sound. Salmon fishing, beach walks, beach bonfires and picnics all started for me during the time I was on the island. It just seemed like the right thing to do, when we had the opportunity to buy the small place in Neskowin. Carrie and I looked at it and made an offer the same day. That started our time in Neskowin, just as our time on Whidbey Island was closing.

We have enjoyed so many good times in Neskowin since. Just the two of us, sometimes us and the grand dogs, and often our immediate family of our son, his wife their daughter and our daughter will stay at the cabin. Of course we have had many close friends stay there and have donated it for auction numerous times to causes related to our church, Habitat for Humanity and Youth Adventures which is a non profit with a mission of getting special needs children into the outdoors. We have and continue to love our small beach cabin.

Around 2016, after a trip to Europe we became aware of AirBnb. We applied for a STR license, went through the process and were approved for one. While it is true that we do realize some financial benefit to renting, we balance that with our desire to use the house. And so we rent, typically around one hundred days a year or less. We follow all rules, have no complaints and for us it has worked out well. We can realize some income, still use it, still donate it to causes we are passionate about and most importantly be seen as good neighbors all the while.

We are in favor of enhanced enforcement, permit transferability and no arbitrary limits. These are very reasonable conditions. Being able to transfer the STR permit should not be restricted in any way as it is tied to land use rights. In addition there should be no limit on number of nights rented, no proximity/distance limits and no change in occupancy limits, although we'd support two per bedroom plus two more. Ours is a one bedroom and we do not allow the five people that the county has approved for us.

We own in Neskowin, us, our family and our close friends spend time in Neskowin. Responsible short term renters spend time in Neskowin. All of this serves to support our community and others along the coast; Pacific City, Tillamook, Lincoln City etc.

Please consider very carefully any changes to Ordinance #84.

Respectfully

Mark and Carrie Everett



## To the Tillamook Short Term Rental Advisory Group:

Reading through many of the comments to the Tillamook County STR Advisory Group, it has become apparent to me that there are many misconceptions regarding STR's and their place within the community. Hopefully this letter will help to address some of these.

### Misconception #1:

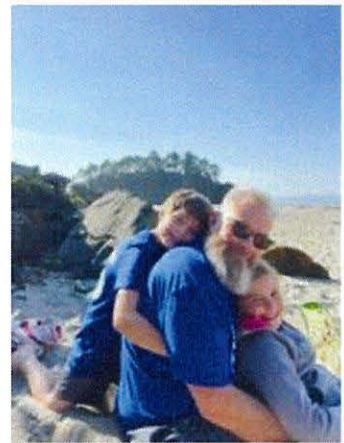
Short Term Rentals are owned and run by big out of town corporations.

### Fact:

Almost all STR's in Tillamook County are owned and run by single families like you and me.

96% of STR Permit holders in Unincorporated Tillamook County hold ONE PERMIT. 3% hold TWO PERMITS, 1% hold THREE PERMITS, and 0.2% hold FOUR to FIVE PERMITS.

Here's just a few of the families who own STR's in Tillamook County:



As you can plainly see.....NOT "BIG CORPORATIONS" by any means!  
Just families who are able to own second homes because the income earned renting them out helps pay the mortgage and upkeep when they themselves aren't occupying them for their own enjoyment.



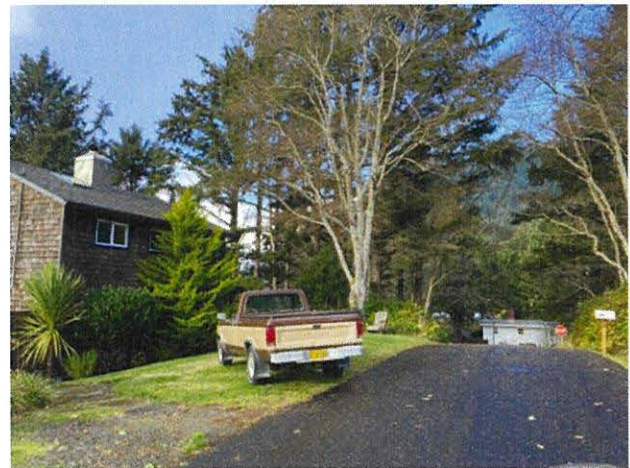
## Misconception #2:

Short Term Rental guests park anywhere they want.....not in their designated driveways, like all locals do.

## Fact:

The vast majority of STR guests park in proper designated driveways, and don't obstruct traffic, as advised in virtually all rental booking contracts . If they park along side the street, they generally do that because they see others doing it, and find no parking restriction signage advising them otherwise.

As a point of fact.....here's how some LOCAL RESIDENTS park as observed in Nedonna Beach and Neakahnie areas:



As you can see....blaming streetside and/or "bad" parking on STR's alone is simply misinformed.....



### **Misconception #3:**

Overflowing trash is a big problem with STR's, and is never picked up.

### **Fact:**

Overflowing and/or scattered trash is a rare but general problem we see in many areas unrelated to STR's.

Here's some examples of trash issues observed at residences that are NOT STR's in the County:



SO.....My point is that many of the voices you have been hearing concerning Short Term Rental guests "behaving badly" have been very selective in terms of looking the other way when these same issues apply to local residents.

We all have to strive to be good neighbors for the betterment of our communities, and STR owners know that. We all have to be realistic and acknowledge that occasionally things happen we may not be happy about....and this occurs with both local residents, second home owners, AND STR's.

As I've mentioned before.....Guests who stay in STR's do EXACTLY the same things that Permanent Residents, Second Homeowners, and Long Term Renters do. They read, cook, watch TV, barbecue, play games, sleep, take walks, go out to eat, visit the local sights, talk to neighbors.....etc.

The positive economic impacts that STR's bring to all our local communities cannot be overstated, both in terms of monies spent within our County at shops and restaurants and on local employment, in addition to the significant tax revenue generated to be spent on local projects here at the coast.

Thanks,

Pete Stone  
Nedonna Beach

psphoto@comcast.net

# Short-Term Rental Program Enforcement Discussion

Tillamook County Sheriff Josh Brown

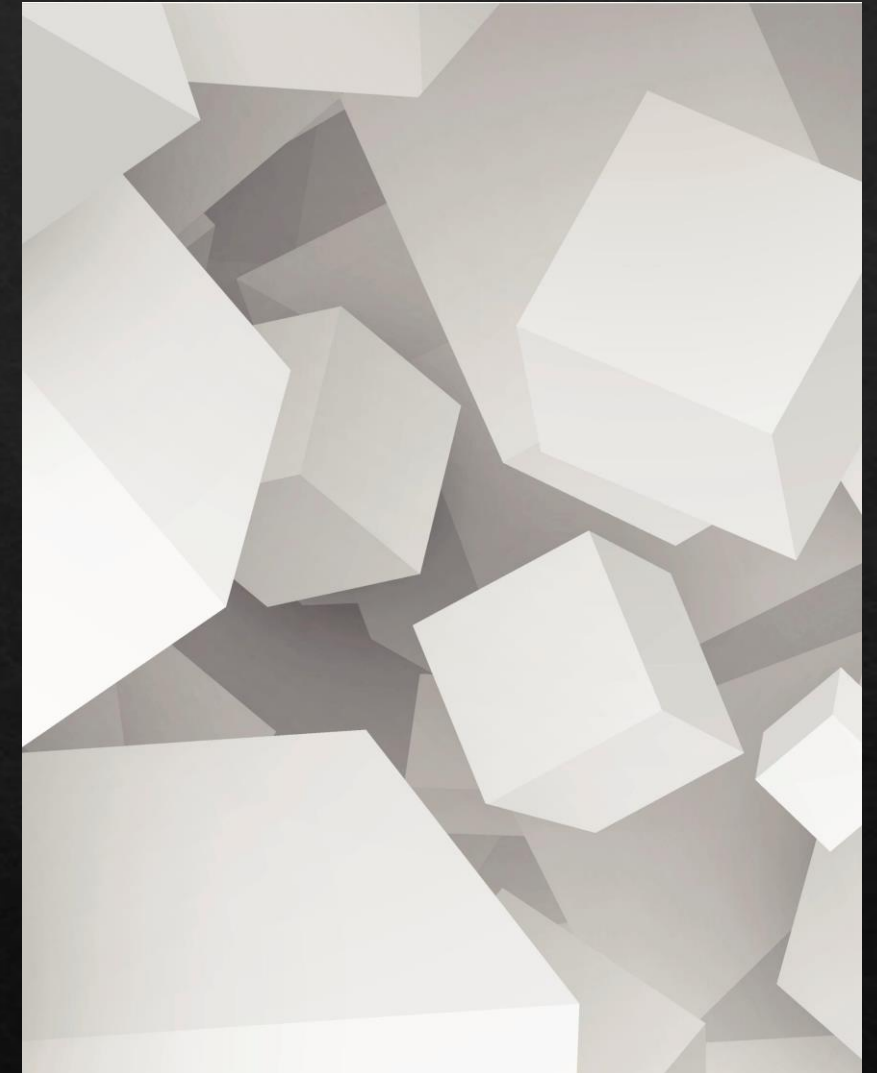
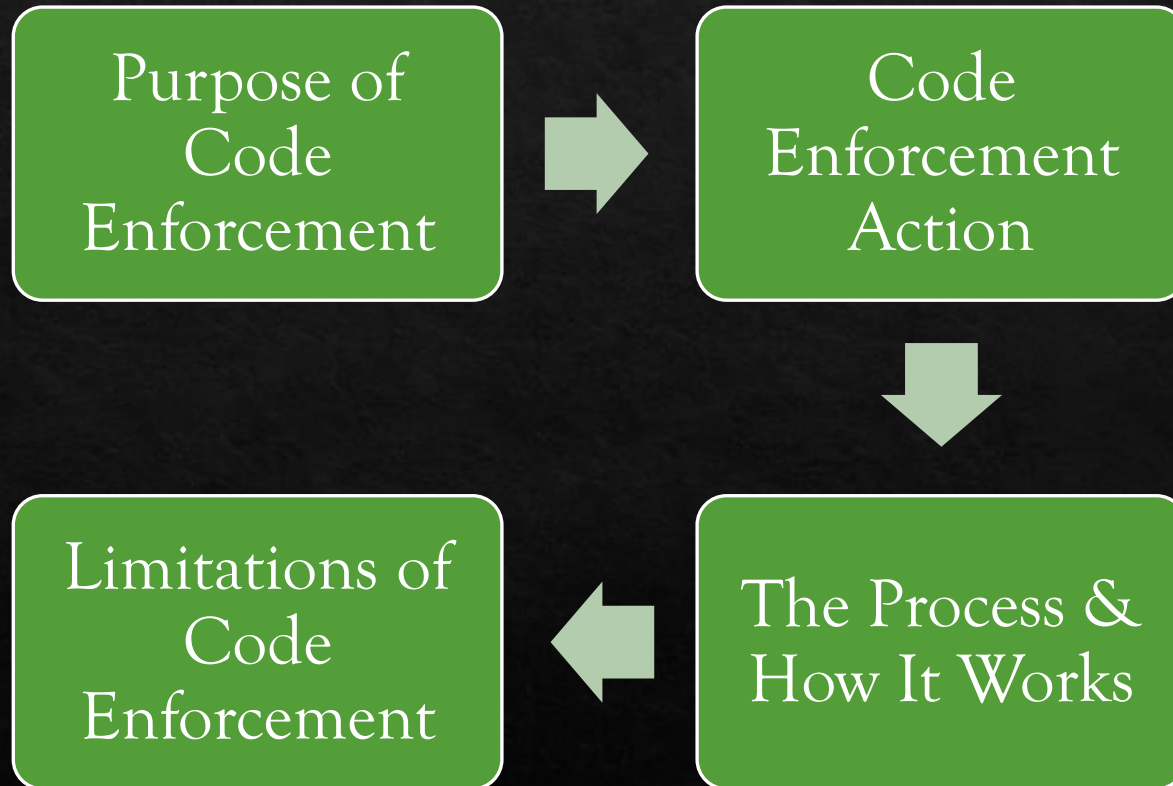
Tillamook County Undersheriff Kelly

Tillamook County Counsel

Sarah Absher, Director, Community Development



# KEY AREAS OF DISCUSSION





PURPOSE  
OF  
CODE  
ENFORCEMENT

TO PROVIDE AN  
EFFICIENT AND FAIR  
METHOD FOR  
ENFORCING  
ORDINANCES &  
REGULATIONS



# CODE COMPLIANCE

OUTCOME OF CODE ENFORCEMENT  
ACTION

# EXAMPLES OF ENFORCEMENT ACTION

VIOLATION LETTER

CITATION ISSUANCE

COURT or HEARING PROCEEDINGS

# COMPLAINTS



NOISE



PARKING



TRAFFIC



PET WASTE  
GARBAGE

COMPLAINTS  
VIOLATIONS  
&  
CIVIL MATTERS



# PROCESS FOR COMPLAINTS

Communication  
with Contact Person.

Contact Person  
Required to Respond  
within 20 Minutes

Failure of Action:  
Complaining Party  
Reports to  
Department.

Complaint is Logged.

Director Provides  
Written Response  
within 10 Days with  
Determination  
whether Complaint  
is a Violation.

COMPLAINT STATISTICS	
* Civil 2020 (falls outside Ordinance Regulations)	2
* Civil 2021 (falls outside Ordinance Regulations)	1
Signage Violations in 2020	185
Signage Violations in 2021	157
Signage Violations in 2022	83
* Code Enforcement Notifications in 2020	8
* Code Enforcement Notifications in 2021	13
Code Enforcement Notifications in 2022 (to date)	2

**2020 Code Enforcement Location & Amount**

4 - Central County

3 - South County

1 - North County

**2022 Code Enforcement Location & Amount**

1 - Central County

1 - North County

**2021 Code Enforcement Location & Amount**

8 - South County

3 - North County

2 - Central County

# NATURE OF COMPLAINTS

## CIVIL COMPLAINTS

NOISE  
DOG/PET TRESPASSING  
GUESTS TRESSPASSING

2020

## COMPLAINTS

PARKING PREVENTING  
PASSAGE OF EMERGENCY  
VEHICLES  
ADVERTISING EXCEEDING  
OCCUPANCY ALLOWANCE  
GARBAGE DEBRIS  
DISTURBANCE CALLS

2021

## COMPLAINTS

GARBAGE DEBRIS  
LOCAL CONTACT RESPONSE  
EXCEEDING 20 MINUTES  
ADVERTISING EXCEEDING  
OCCUPANCY ALLOWANCE  
LAND USE VIOLATIONS  
BUILDING CODE  
VIOLATIONS  
EXCESSIVE PARKING  
PREVENTING PASSAGE OF  
EMERGENCY VEHICLES  
SIGNAGE NOT POSTED  
DISTURBANCE CALLS



# DEPARTMENT ACTIONS



## Compliance

Letter Issued  
Violation Remedied  
Log Updated



## Non-Compliance

Final Warning Letter  
Citation  
Action

# BASIS FOR ACTION



BURDEN OF  
PROOF



EVIDENCE



“3 STRIKES  
RULE”

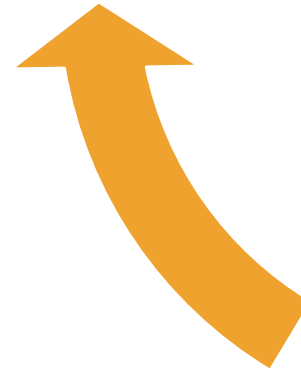


APPLICATION OF  
REGULATIONS

# WHAT'S WORKING?

EFFECTIVE  
VACATION  
RENTAL  
MANAGEMENT

CONTACT  
PERSON  
SIGNAGE



HELLO  
NEIGHBOR





Q & A



# STRs, TLT, and how \$\$ are spent



  
Tillamook Coast  
Visitors Association

Visit Tillamook Coast 4231 of 5195

## TLT TOTALS: 2019 to Q2, 2022

### Transient Lodging Tax (TLT) collected by Tillamook County and Year-over-Year (YoY) Plus or Minus percentage

2019			2020		2021		2022	
	YoY			YoY		YoY		YoY
\$698,966	+17%	Q1	\$583,432	-17%	\$1,502,805	+157%	\$1,557,739	+3% + \$54,934
\$1,144,806	+13%	Q2	\$622,199	-48%	\$2,078,561	+233%	\$1,996,974	-4% - \$81,587
\$1,943,681	+11%	Q3	\$2,262,693	+16%	\$2,781,602	+20%		
\$709,038	+12%	Q4	\$1,241,553	+75%	\$1,219,407	-6%		
\$4,496,491	+13%	TOTAL	\$4,747,449	+5%	\$7,538,376	+60%	\$3,554,713	YOY down \$26,653

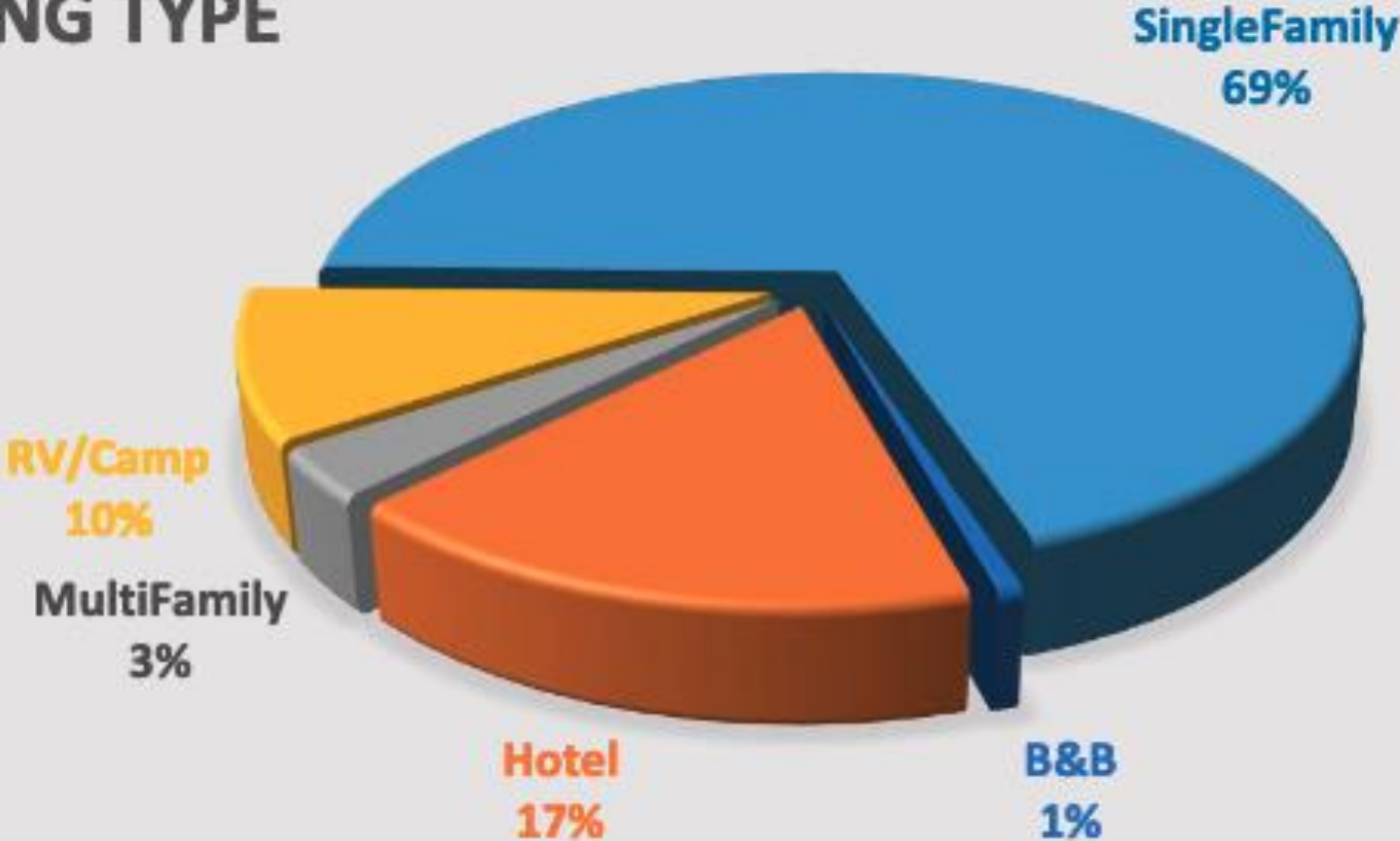
## GROSS LODGING REVENUE TOTALS: 2019 to Q2, 2022

<b>County-Wide Gross Lodging Receipts</b>				
	2019	2020	2021	2022
Q1	\$12,466,788	\$13,067,909	\$33,728,792	\$34,994,940 + \$1,661,148
Q2	\$20,145,913	\$14,083,178	\$48,102,969	\$46,429,703 - \$1,673,266
Q3	\$34,587,676	\$53,149,357	\$65,205,193	
Q4	\$12,387,260	\$30,008,334	\$29,567,173	
<b>Total</b>	<b>\$79,588,014</b>	<b>\$110,308,778</b>	<b>\$176,604,127</b>	2022 Q1+Q2 total: \$81,424,643
				YOY difference: down \$12,118



# Lodging inventory

## LODGING TYPE



## Lodging inventory

Households in Tillamook County*	Short Term Vacation Rentals**	Hotel rooms**	B&B Rooms**	Campsites**
<b>Approx. 19,000</b>	<b>1,812 permits</b>  <b>(from a total of 7,600 2<sup>nd</sup> homes in county)</b>	<b>782</b>	<b>35</b>	<b>1,232 tent sites</b>  <b>1,221 RV sites</b>

\*Portland State University study, 2019

\*\*Tillamook County Community Development

## STR INCOME 2019-2021

### STR Gross Rental Income Per Year

	2019	2020	2021
Average	\$26,784	\$28,497	\$46,767
Maximum	\$23,120	\$273,349	\$389,872
Median	\$22,001	\$24,112	\$40,538

### STR Income Levels per Unit

	2019	2020	2021
>\$200,000	3	3	16
>\$150,000	5	5	28
>\$100,000	24	59	142
>\$50,000	177	222	542
>\$25,000	523	578	500
>0 - \$25,000	799	721	378
0 (not renting)	158	195	206
<b>Total STRs</b>	<b>1,707</b>	<b>1,783</b>	<b>1,812</b>



# COUNTY COLLECTIONS BY LOCATION

## By Location 2021

(Rounded to nearest dollar)

Location	Quarter				Grand Total
	2021 Q1	2021 Q2	2021 Q3	2021 Q4	
Manzanita, Nehalem, Wheeler	20,196	34,689	58,239	23,984	137,108
Rockaway Beach	17,729	32,891	59,511	20,544	130,674
Tillamook, Bay City, Garibaldi	9,457	18,466	28,897	13,865	70,685
Uninc - Cloverdale	27,036	48,747	73,670	26,660	176,113
Uninc - Garibaldi	27,337	37,690	24,358	6,124	95,508
Uninc - Manzanita	65,152	137,906	240,576	92,300	535,935
Uninc - Neskowin	57,094	109,662	208,663	72,638	448,056
Uninc - Oceanside	94,544	170,420	286,187	100,536	651,687
Uninc - Pacific City	284,722	516,682	815,540	290,394	1,907,338
Uninc - Rockaway Beach	40,370	71,366	147,970	50,702	310,408
Uninc - Tillamook	18,469	46,691	71,173	19,120	155,452
Various - Online	840,308	850,284	763,137	467,672	2,921,401
<b>Grand Total</b>	<b>1,502,414</b>	<b>2,075,493</b>	<b>2,777,921</b>	<b>1,184,538</b>	<b>7,540,366</b>

# COUNTY COLLECTIONS BY LODGING TYPE

## By Lodging Type 2021

Lodging Type	Quarter				Grand Total
	2021 Q1	2021 Q2	2021 Q3	2021 Q4	
B&B	6,889	14,288	21,302	9,614	52,092
Hotel	195,664	330,882	491,597	224,635	1,242,777
MultiFamily	35,108	63,348	99,412	35,598	233,466
RV/Camp	105,115	230,715	305,090	71,603	712,523
SingleFamily	1,159,640	1,436,259	1,860,520	843,089	5,299,507
<b>Grand Total</b>	<b>1,502,414</b>	<b>2,075,493</b>	<b>2,777,921</b>	<b>1,184,538</b>	<b>7,540,366</b>

## TLT HISTORY AND USE: ORS 320.300

Prior to 2003	After 2003	January 1, 2014
<p>Room tax goes to general budget</p>	<p>Any rise in room tax subject to state law of 70/30 split</p>	<p>County implements 10% transient lodging tax; cities raise their tax to 9%</p>
<p><b>4% original lodging tax*</b>                      All lodging tax goes to a city's general fund – most cities in Tillamook County had a room tax in place by the 1990s</p>	<p><b>4% original lodging tax*</b>                      Continues to go to city's general fund</p> <p><b>Cities: Any increase after 2003</b>                      subject to 70/30 split:                      30% goes to general budget                      70% tourism facilities and/or promotions</p> <p>State adds 1.0% state tax, goes to Travel Oregon</p>	<p><b>4% original lodging tax*</b>                      Continues to go to city's general fund</p> <p><b>Cities: Any increase after 2003</b>                      subject to 70/30 split:                      30% goes to general budget                      70% tourism facilities and/or promotions                      1/10<sup>th</sup> of 10% total room tax to county</p> <p><b>Unincorporated: full 10% to county</b></p> <p><b>All county TLT collections: 70/30 split.</b>                      30% to roads; 70% tourism facilities and/or promotions</p> <p>1.5% state increase - Travel Oregon</p>

\*example

## HOW TLT IS USED

Grants	Investments	Sponsorships (TCVA)
Facilities and marketing grants	Capacity Building (examples)	Community events and programs (examples)
<p><b>\$5.5 million</b> in tourism facilities grants to agencies and nonprofits</p> <p><b>\$950,000</b> in marketing grants to nonprofits and tourism businesses</p>	<p><b>\$5+ million</b></p> <ul style="list-style-type: none"> <li>• Jenson Property in Pacific City</li> <li>• Development plans for Jenson</li> <li>• Salmonberry Trail</li> <li>• Tsunami, safety and emergency access</li> <li>• Parking, trash management, bathrooms in peak season</li> <li>• Fairgrounds improvements</li> <li>• Pioneer Museum</li> </ul>	<p><b>\$100,000</b></p> <ul style="list-style-type: none"> <li>• Chamber events</li> <li>• Off-season community events</li> <li>• Scholarships for industry training</li> <li>• Auction items for fundraisers</li> </ul>

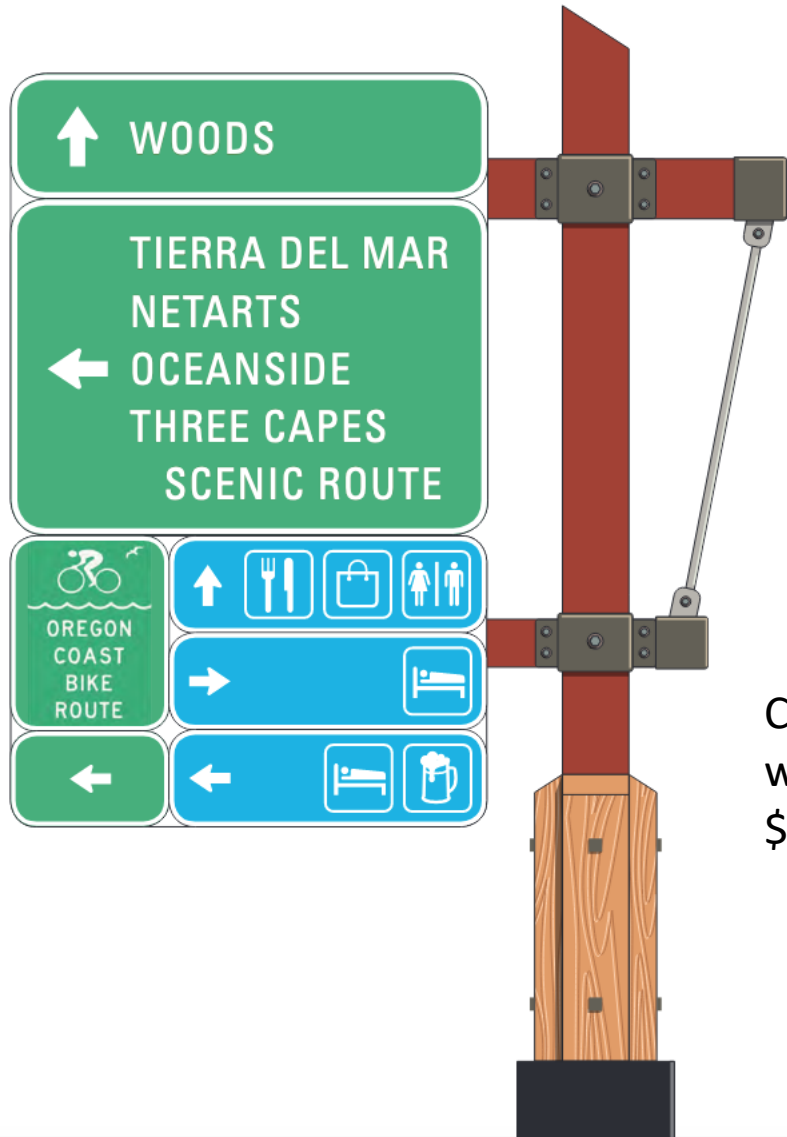


# HOW TLT IS USED

	<u>Amount</u>
Walton Family Land Donation for Right of Way	\$120,000.00
Community of Neskowin	\$100,000.00
North Coast Regional Solutions Team	\$150,000.00
Tillamook County Public Works	\$550,000.00
Nestucca, Neskowin & Sandlake Watersheds Council	\$7,700.00
ODFW Screening and Passage Program	\$102,200.00
USFS Salmon SuperHwy Fish Passage Partnership Grant	\$38,400.00
U.S. Fish and Wildlife Service (USFWS)	\$3,000.00
USFWS National Fish Passage Program (NFPP)	\$40,000.00
USFWS Pacific Marine and Estuarine Fish Partnership (PMEP)	\$50,000.00
2019 House Bill 5050 Section 61	\$ 1,000,000.00
Tillamook County Transient Lodging Tax	<b>\$450,000.00</b>
Oregon Business Development Department with Oregon State Lottery Funds	\$97,500.00
PROJECT COST	\$ 2,708,800.00



## HOW TLT IS USED



County-wide  
wayfinding  
\$700,000 (so far)

Tsunami Signage  
\$40,000 (so far)





# HOW TLT IS USED

**Port of Garibaldi  
\$204,000**



Restrooms  
and kiosk

Event tent



Dock





# HOW TLT IS USED

\$138,000 on digital message signs at fire districts and ports



## HOW TLT IS USED



Oceanside Community  
Club roof repair  
\$55,000



Oceanside Beach Access  
\$75,000



## HOW TLT IS USED



Kayak launchers (2): \$14,000



Beach wheelchairs (9): \$49,000

## HOW TLT IS USED



Kiawanda Community  
Center addition  
\$339,000



## HOW TLT IS USED

\$153,000



Renovation and new seating in NCRD performing arts center



ADA bathroom and lobby remodel at NCRD



# HOW TLT IS USED



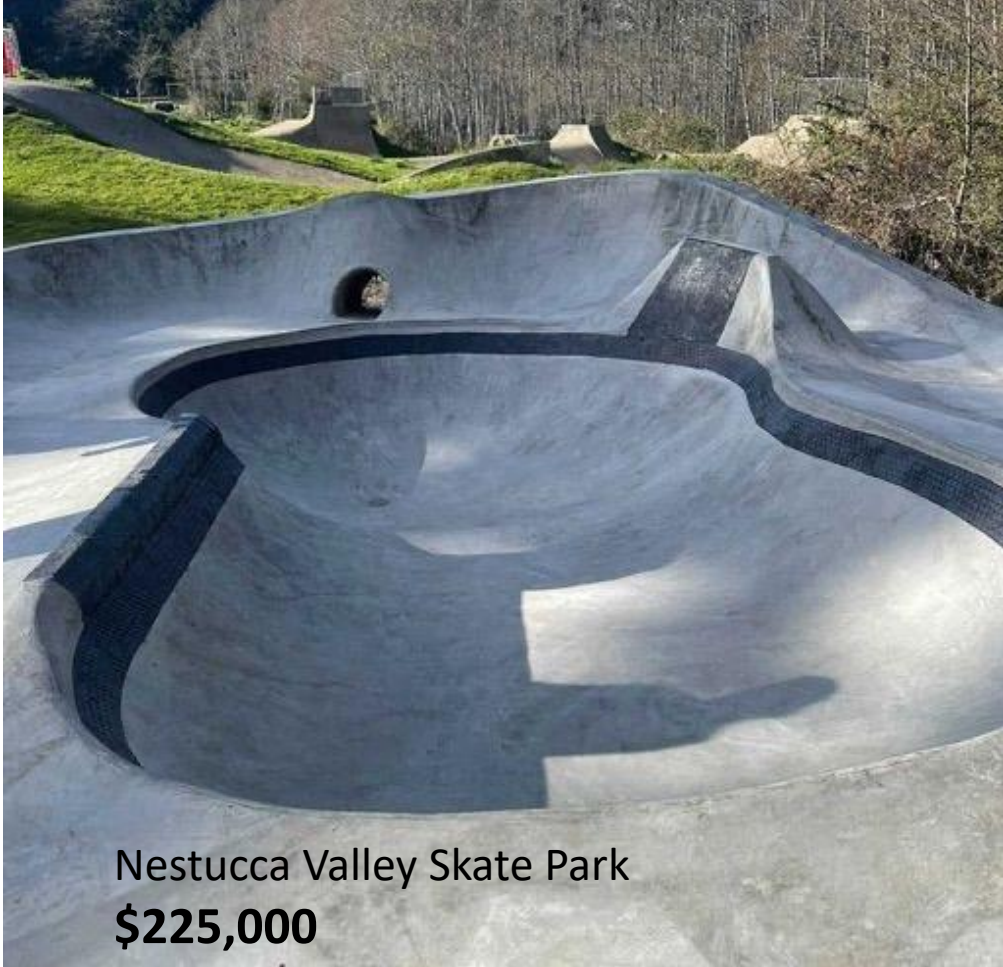
Cape Kiwanda  
beach access  
\$132,659

Kiwanda  
Corridor  
Project  
\$3,600,000 –  
purchase of  
Jensen  
property and  
planning





## HOW TLT IS USED



Nestucca Valley Skate Park  
**\$225,000**



Tillamook Skate Park  
**\$31,450**

# Benefits of local STR agencies

Can respond quickly to issues – **85% compliance** in the 20-minute response rule

Local agencies have hundreds of employees, well paid, often with benefits

Local agencies are **part of the community**

Local agencies support local businesses, such as landscapers, painters, electricians, plumbers, etc.

Local agencies are generous with community requests – donations, auction items, sponsorships

Vast majority of “nuisance calls” are not STRs and/or not locally managed

# Future of STRs?

## **If STRs were to be shut down:**

- 69% of TLT would go away, as would grants, investments, infrastructure and community development by the county and TCVA
- Businesses supported by visitors would close and hundreds of people would lose their jobs
- Lawsuits would rise like king tides
- Real estate value would go down

## **Management of STRs is ideal:**

- City of Manzanita has a cap of 17.5% of households; mostly managed by agencies with a local presence
- Rockaway Beach is researching STR cap now
- Unincorporated areas currently have no cap, but are paused

## January 10, 2023 Meeting Agenda

( Please Note Location & Time Change)

Time: 9:30am-12:00pm

<b>Topic</b>	<b>Time</b>
Welcome & Introductions	10 minutes
Continuation of Discussion Ordinance 84 (Includes 5-minute break)	115 minutes
Discussion of February Agenda	10 minutes
Public Comment	15 minutes
<b>Total</b>	<b>150 minutes</b>

### Virtual Link for Public Meetings

Microsoft Teams is utilized for Tillamook County Short-Term Rental Advisory Committee Meetings. To access this link, please visit: <https://www.co.tillamook.or.us/commdev>

Call in: 1-971-254-3149, Conference ID: 887 242 77#

*Public comment is limited to 3-minutes per person. Please email Lynn Tone, DCD Office Specialist, if you would like to provide public testimony at the end of the meeting.*

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

## Lynn Tone

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**From:** Meadow Davis <meadowandcorey@gmail.com>  
**Sent:** Monday, December 12, 2022 3:18 PM  
**To:** Lynn Tone  
**Cc:** Erin Skaar; David Yamamoto; Mary Faith Bell  
**Subject:** EXTERNAL: Comments re STR Advisory Committee

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

Dear Committee members,

I am not able to attend the meeting tomorrow, unfortunately, but wanted to chime in with point of view from north county Realtors. Just as reference, I am consistently the top producer in Manzanita/Neahkahnie by a healthy margin. Neahkahnie is one of the unincorporated areas currently under the STR permit moratorium, and is also my highest end market. I believe that I may have a very different opinion regarding STRs than most of my peers in the business of real estate. The majority of my high-end clientele are specifically looking for exclusive properties where they can be assured they will not be living next door to a rental. The glut of rentals in some areas of Neahkahnie have really diminished quality of life for both full time residents and second home owners. I strongly support clear limits and rules for short term rentals going forward.

I support:

- Maximum number of guests in a zoned single family residence (this would help alleviate Neahkahnie's water crisis that has happened many years recently— SFR homes are not designed for 22+ people to be showering and flushing toilets!). This could be determined by either number of bedrooms (real bedrooms, not one room with many bunks) and/or parking capacity (as the City of Manzanita uses).
- Maximum percentage of residential units which can have a rental license. Manzanita's 17.5% seems to work okay— I'd like to see 15%.
- One license per owner (like Manzanita)— this would eliminate investment buyers who are running whole swaths of residential neighborhood like a hotel.
- In area/on call management so that neighbors have an easy way to report nuisances and get immediate results/response (noise, trash, parking, etc)
- A fair, simple, and clear path for getting a permit (again, Manzanita's system works well)

Vacation rentals do not equate to high real estate values— in fact, in Neahkahnie they do quite the opposite. I understand their value, and believe there should be some, but they need to be closely controlled so that they do not impact quality of life for all other types of residents.

Thank you for your time and consideration.

Regards,

Meadow

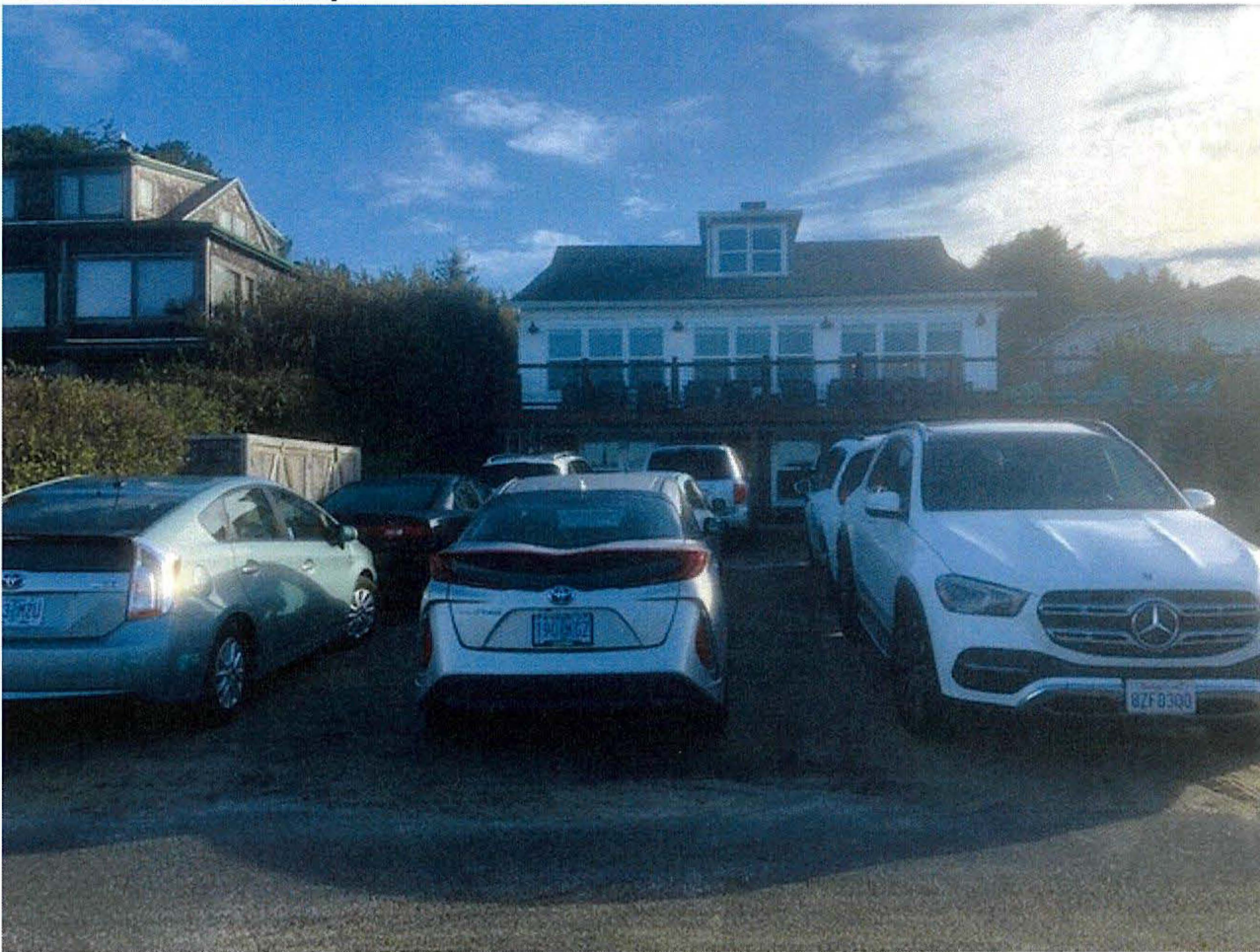


## Lynn Tone

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**From:** chiphall75@gmail.com  
**Sent:** Monday, December 12, 2022 11:10 AM  
**To:** Lynn Tone  
**Subject:** EXTERNAL: The new normal

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



Well a picture is worth a thousand words. I count 9 cars and this happens very frequently. This house is on Reed Road in Neahkahnie. There are other such examples nearby but this one tends to be the worst. Not long ago cars were blocking Reed Road as renters were changing their positions in the 3 deep, 3 across parking mess.

NKN needs a serious cap on STR's. Plz consider.

What's gone is gone.

Thank you.

Charles Hall  
Oregon native  
40 year North County resident and property tax payer.  
8465 San Dune Rd  
NKN, off Reed Road.

## **REGULATORY TOOL OPTION #1**

### **LIMITATION OF NUMBER OF NIGHTS RENTED**

**Establish an annual limit for the number of nights a STR can be rented in a calendar year. Rental limit is generally between 90 and 120 nights per calendar year.**

**RESULTS:** Prevents properties from renting year-round. Balances the legitimate livability concerns with the rights of property owners to use their property as they choose. Recognize the need to limit short-term rental options within the neighborhoods to ensure compatibility, while recognizing the benefits of short-term rentals in providing recreation and employment opportunities, as well as transitional housing and business or hospital related short stays. May address neighborhood livability concerns related to constant turnover of new people in rentals, limiting this activity to only so many days per year.

**LIMITATIONS:** High-peak seasonal use may promote higher-intensity use during summer months and increase competition for limited community resources. May not resolve nuisance concerns and adequately address community livability concerns experienced during peak season. May result in economic impacts to local businesses and County's program.

**VIABLE SOLUTION:**                      **YES**                      **NO**

**MAYBE:**

## **REGULATORY TOOL OPTION #2**

### **PERMIT FOR PRIMARY RESIDENCE ONLY**

**STR Permit eligibility limited only to the property owner’s primary residence. Property owner can rent primary residence for up to “XX” days per calendar year. Documentation of permanent residence is generally determined with several documents in the property owner’s name (motor vehicle license, vehicle registration, tax documents, voter registration, etc.). Primary residence is limited to one property, and owner must demonstrate they reside at least 9 months per year.**

**RESULTS:** Prevents properties from renting year-round. Aims to strike a balance between the economic benefits of STRs and the potential impacts to housing stock, neighborhood character, and quality of life for residents. May address neighborhood livability concerns related to constant turnover of new people in rentals, limiting this activity to only so many days per year. Limiting rental opportunity to only the primary residence prohibits ability to operate multiple STRs in Tillamook County. Because dwelling is the owner’s primary residence, there is some hope that a close personal connection with the neighborhood will help curb nuisance impacts and ensure responsible renting.

**LIMITATIONS:** May not resolve nuisance concerns or adequately address community livability concerns. Enforcement and tracking of number of nights rented may be challenging. May result in economic impacts to local businesses.

**VIABLE SOLUTION:**                      **YES**                      **NO**

**MAYBE:**

## **REGULATORY TOOL OPTION #3**

### **DISTANCE & DENSITY LIMITS**

**Requires buffer (distance of separation) be maintained between STRs in any region or neighborhood. Standard distance is between 200 and 500 feet, depending on the jurisdiction and density of an area. (Upper diagram is 200-foot buffer. Lower diagram is 500-foot buffer. If STR was issued for dwelling on Tax Lot 903, properties within the orange circled area would not be eligible to apply for STR permit. )**

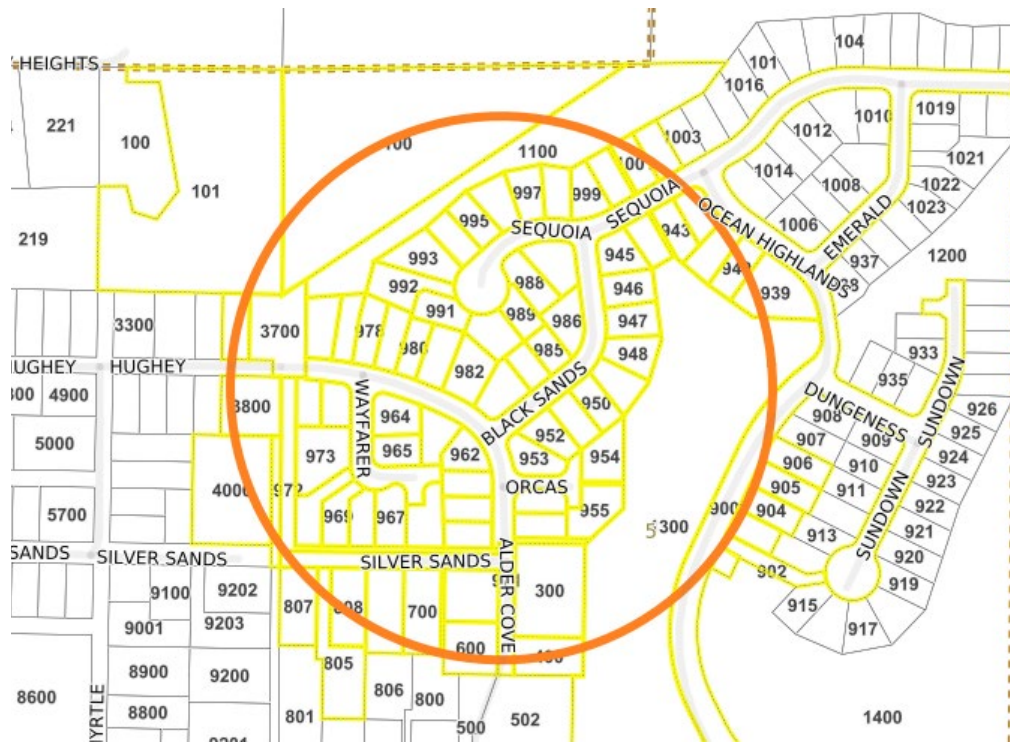
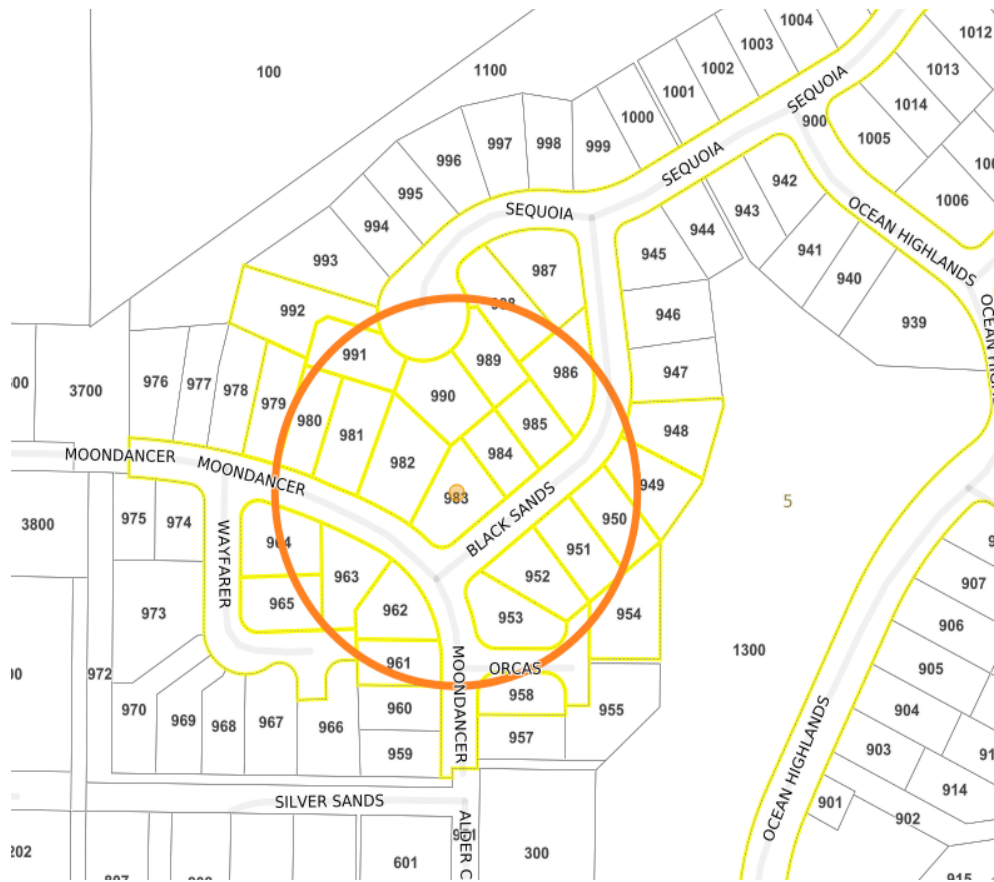
**RESULTS:** May address neighborhood livability concerns related to potential impacts to housing stock, neighborhood character, and quality of life for residents. Limits number of STRs (density and concentration of STRs) in a neighborhood. Can be applied equally throughout unincorporated Tillamook County regardless of geographic location in a community, city UGB or rural areas. Clear and objective regulatory tool where determination can be quickly derived utilizing GIS.

**LIMITATIONS:** Impacts to high density developed areas such as condominiums and attached multi-dwelling units. No effective way to notify adjacent neighbors when new rental opportunity may present itself. No effective way to maintain waitlist. No predictability for adjacent landowners to know when rental opportunity may arise. Difficult to implement where STRs already exist at high densities

**VIABLE SOLUTION:**                      **YES**                      **NO**

**MAYBE:**





## **REGULATORY TOOL OPTION #4**

### **ESTABLISHMENT OF A CAP**

**Only a certain percentage of dwelling units within a defined regional area can also be used as a STR. Percentages generally range from 12% to 17%.**

**RESULTS:** May address neighborhood livability concerns related to potential impacts to housing stock, neighborhood character, and quality of life for residents. Limits number of STRs (density and concentration of STRs) in a region. Regional boundaries can be determined through committee process. Ability to maintain waitlist program.

**LIMITATIONS:** Program could be quite complicated to avoid inequities throughout unincorporated Tillamook County due to diversity of geographic locations of communities, city UGBs and rural areas. Determination of regional boundaries may be subjective. Determination of denominator/ numerator for cap formula may be subjective. Determination of percentage can be subjective (round up or down). May be difficult to implement in areas where number of STRs already exceeds the new cap. Increased construction activity will impact cap process. Approach does not address concentration of rentals in neighborhoods or regional areas. Cap approach may create inequities in high density developed areas such as condominiums, attached multi-dwelling units and communities that are primarily rental communities (i.e., Kiwanda Shores).

**VIABLE SOLUTION:**                      **YES**                      **NO**

**MAYBE:**



## **REGULATORY TOOL OPTION #5**

### **TRANSFERABILITY PROHIBITIONS OR LIMITATIONS**

**Limit or prohibit transferability of STR Permit. Limitations could be through inheritance only. Establish 5-year grace period for all existing STR Permits for transferability from the date Ordinance revisions adopted by BOCC. Once 5-year period has ended, permit is no longer able to be transferred.**

**RESULTS:** Results in attrition of number of rentals in County STR program. May eventually address neighborhood livability concerns related to potential impacts to housing stock, neighborhood character, and quality of life for residents. Ensures rental pool opportunities maintain a level of activity (waitlists generally more active with this type of approach). Requires new application for a STR property and requires then-current ordinance provisions be met.

**LIMITATIONS:** May result in impacts to real estate values and economic base. Approach does not address concentration of rentals in neighborhoods or regional areas, but restrictions on transferability may not be needed if licensee must qualify with then-current requirements every year or two years. May result in additional impacts communities that are primarily rental communities (i.e., Kiwanda Shores). Risk of litigation.

**VIABLE SOLUTION:                      YES                      NO**

**MAYBE:**

## **REGULATORY TOOL OPTION #6**

### **STR OWNERSHIP LIMITATIONS**

**Limits the number of STR Permits a landowner or entity may hold in  
Unincorporated Tillamook County.**

**RESULTS:** Addresses concerns of residential properties in unincorporated Tillamook County being utilized solely for rental purposes. May address neighborhood livability concerns related to potential impacts to housing stock, neighborhood character, and quality of life for residents. Limits number of STRs owned by companies. Can develop clear and objective standards for enforcement.

**LIMITATIONS:** May result in impacts to real estate values and economic base. Approach does not address concentration of rentals in neighborhoods or regional areas. May be difficult to monitor and enforce for corporate owned STRs with multiple corporate entities and names.

**VIABLE SOLUTION:**                      **YES**                      **NO**

**MAYBE:**



# Tillamook County Short-Term Rental Advisory Committee Meeting

<https://www.co.tillamook.or.us/commdev>

**Location: Port of Tillamook Bay Conference Center, 4000 Blimp Boulevard,  
Tillamook, OR 97141**

## December 13, 2022 Meeting Agenda

( Please Note Location Change Above)

Time: 9:30am-11:30am

<b>Topic</b>	<b>Time</b>
Welcome & Introductions	10 minutes
Continuation of Discussion:	
<ul style="list-style-type: none"><li>• Establishment of Caps</li><li>• Permit Transfers</li><li>• STRs &amp; the Land Use Program;</li><li>• STRs &amp; Daytime Events</li><li>• STRs: Business or Residence?</li></ul>	85 minutes
Future STR Meetings: Discussion of Meeting Dates & Location (The POTB Conference Center is only available the 2 <sup>nd</sup> Tuesday of each month.)	10 minutes
Public Comment	15 minutes
<b>Total</b>	<b>120 minutes</b>

### Virtual Link for Public Meetings

Microsoft Teams is utilized for Tillamook County Short-Term Rental Advisory Committee Meetings. To access this link, please visit: <https://www.co.tillamook.or.us/commdev>

Call in: 1-971-254-3149, Conference ID: 887 242 77#

## Lynn Tone

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**From:** Debra Garland  
**Sent:** Wednesday, November 9, 2022 9:46 AM  
**To:** Lynn Tone; Sarah Absher; County Counsel  
**Subject:** FW: EXTERNAL: Fwd: STR

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**From:** Rachael Winters <rdwinters22@gmail.com>  
**Sent:** Wednesday, November 9, 2022 9:45 AM  
**To:** Public Comments <publiccomments@co.tillamook.or.us>; Debra Garland <dgarland@co.tillamook.or.us>  
**Subject:** EXTERNAL: Fwd: STR

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

Tillamook County Board of Commissioners and STR Advisory Committee,

We purchased a piece of land on March 15, 2022 in the Dory Pointe neighborhood of Pacific City. We did so with the expectation of building a vacation home for our families that we would use ourselves, but also use as an STR for other renters to use and enjoy. Between dune hazard reports, structural plans, availability letters, county reviews and permit fees we've spent well in excess of \$15,000. This was all done far prior to July 1st. We are blindsided by the sudden pause to STRs in unincorporated Tillamook County. I am writing to ask you to allow for applications, or at least allow exceptions for properties purchased prior to July 1 like ours. Like I previously stated we purchased the property in March 2022 as well as submitted our building permits and dune hazard report before the Ordinance was in effect. I am earnestly asking that we would be allowed to apply for an STR application along with others in our situation. Commissioners have indicated they receive many complaints, particularly with trash, number of residents and noise. We would like to know that data and what the actual numbers are per year, per city or community. When it comes to the noise issue, there is a general acceptance for noise during busier months of the year. One would never walk down the street in any given neighborhood and be appalled at families having barbeques, children riding bikes in the street and friends and family gathering. This is normal. We cannot control or place strict regulations on NORMAL. If there is excessive partying after hours, trash not getting picked up or too many cars, this would be an example of STR owners being held responsible for their renters. In all that I have heard, for the most part, owners (or their renter companies) have responded quickly and professionally. This is why we would like to see the actual number of documented complaints that have not been solved immediately.

The strict regulations that you are proposing are unbalanced for STR owners. I don't support limiting the number of nights a property would be able to be rented out nor do I support limiting STR's based on density. Who would be able to regulate this? Would you hold other various lodging to the same strict standards? There has been plenty of research on the positive economic impacts to communities from STR's.

We believe it is our right to offer STR's to anyone who'd like to choose this type of lodging and be held to the same standards as any other homeowner.

Thank you for your efforts.

Rachael Winters

## Lynn Tone

---

**From:** Sarah Absher  
**Sent:** Thursday, November 10, 2022 1:57 PM  
**To:** Lynn Tone  
**Subject:** STR Comment: Question for Attorney

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**From:** Tillamook County OR <tillamookcounty-or@municodeweb.com>  
**Sent:** Thursday, November 10, 2022 12:57 PM  
**To:** Sarah Absher <sabsher@co.tillamook.or.us>  
**Subject:** EXTERNAL: [Sarah Absher] Question for Attorney

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

Barbara Scott ([oceanfrontbarb@gmail.com](mailto:oceanfrontbarb@gmail.com)) sent a message using the contact form at <https://www.co.tillamook.or.us/>.

Hi Sarah,

I was on the zoom call for the last meeting regarding short term rentals.

As a Realtor I can tell you that somewhere between 90 and 95 percent of my buyers are older 55 and up who plan on retiring here and are about 5 years out from retirement. They just want to vacation rent until they retire knowing that the prices are going up. I was amazed at how many came to their homes as shelter during covid and were here until the worst of it passed. My question is: What kind of liability would the county face if they allowed these kind of buyers to obtain a permit simply by asking what there long term goal for the home is versus companies who are buying homes just as a business model. It seems unfair that the buyers who plan on being here in the near future should be punished just because they are not quite ready to retire and just want to buy as the prices have continued to climb.... I can tell you for a fact I have several buyers on hold until this is resolved and will lose them if we adopt an ordinance that doesn't allow both sellers to sell and buyers to purchase and will drastically affect the economy here. and frankly ruin my business as these are buyers I have catered to my whole Real Estate career and I am not alone....

Thanks,  
Barbara Scott

▪



## Lynn Tone

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**From:** dbenneth@comcast.net  
**Sent:** Friday, November 11, 2022 4:07 PM  
**To:** Sarah Absher; 'Daniel Kearns'  
**Cc:** Erin Skaar; Lynn Tone  
**Subject:** EXTERNAL: Question for Sarah and Dan Regarding Ordinance Preemptions

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

Friends

At the appropriate time, I hope Sarah and Dan will address a question regarding the preemptive nature, if any, of what appear to be conflicting provisions of Tillamook's Land Use Ordinance and Ordinance #84 as they relate to the use of **dwelling units** as either motels or short-term rentals.

The LUO defines a **motel** and **dwelling units** as follows (emphasis added):

*MOTEL A building or group of buildings used for transient residential purposes that contains guest rooms or **dwelling units**, and which is designed, intended or used primarily for the accommodation of transient automobile travelers. MOTEL includes groups designated as auto cabins, motor courts, motor hotels and similar designations.*

and further

***DWELLING UNIT** One or more rooms occupied, designed or intended for occupancy as separate living quarters, and containing three or more of the following: • refrigeration; • cooking facility (including cooking stove, hot plate, range hood, microwave oven, or similar facility) • dishwashing machine • sink intended for meal preparation (not including a wet bar) • garbage disposal • toilet.*

Ordinance #84 currently defines **short-term rentals** and **dwelling units** as follows:

*Short Term Rental. A **dwelling unit** (including any accessory guest house on the same property) that is rented to any person on a day to day basis for a consecutive period less than 30 days during the year.*

and further

***Dwelling Unit.** One (1) or more rooms occupied, designed or intended for occupancy as separate living quarters and containing three (3) or more of the following: • Refrigeration • Cooking facility (including cooking stove, hot plate, range hood, microwave oven or similar facility) • Dishwashing machine • Sink intended for meal preparation (not including a wet bar) • Garbage disposal • Toilet*

Both Ordinances use the same definition of a **dwelling unit**. The LUO states that a motel can include a **dwelling unit** and Ordinance #84 states that an STR is a **dwelling unit**. But we know a **dwelling unit** can't be both a motel and an STR at the same time.

So, how do we differentiate between the two? In other words, when is a **dwelling unit** a motel and when is it an STR? Does one ordinance preempt the other?

As a lay person I tend to think the LUO would preempt Ordinance #84 which regulates STRs but doesn't authorize them in any particular zone. The purpose of the LUO is to do that.

Thank you both for considering this question!

Dave Benneth  
541-401-3157



## Lynn Tone

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**From:** Public Comments  
**Sent:** Wednesday, November 16, 2022 2:46 PM  
**To:** Lynn Tone; Sarah Absher; County Counsel  
**Subject:** FW: EXTERNAL: STR regulations

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

**From:** Steve Stewart <drdemento.stew@gmail.com>  
**Sent:** Wednesday, November 16, 2022 2:24 PM  
**To:** Public Comments <publiccomments@co.tillamook.or.us>  
**Cc:** ltore@co.tillamook.or.us  
**Subject:** EXTERNAL: STR regulations

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

I have owned a home in Neskowin in the Village for now close to forty years. I am retired and currently spend about half my time there. I am writing this to express my support for the thoughtful positions on Short Term Rental controls proposed by the Save Our Neighborhoods committee. My home is now surrounded on three sides by STRs. As noted by many other homeowners, the result is a weekly intrusion of repeat problems including traffic, parking, noise and overturned garbage strewn in the street. What used to be a restful retreat is now becoming an ongoing irritation. Calls to property managers are a regular occurrence. I support limiting numbers, density, occupancy, and frequency of allowed rentals. I especially support strong county enforcement of any and all regulations. The current system of foisting this responsibility on property management is the proverbial fox managing the henhouse, with the obvious conflict of interest being their income related to more volume and little incentive to appease those of us who wish for less. Please add my name to those who support added restrictions and strong enforcement.

Stephen R. StewartMD  
4405 Sheridan Ave.  
Neskowin,OR 97149

Sent from my iPad

## Lynn Tone

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**From:** Public Comments  
**Sent:** Thursday, November 10, 2022 1:54 PM  
**To:** Lynn Tone; Sarah Absher; County Counsel  
**Subject:** FW: EXTERNAL: Fwd: Read Christopher's review



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

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**From:** Kelli Payne <kelliapayne@gmail.com>  
**Sent:** Thursday, November 10, 2022 11:20 AM  
**To:** Public Comments <publiccomments@co.tillamook.or.us>  
**Cc:** Nate Potter <nathanielpotter@gmail.com>  
**Subject:** EXTERNAL: Fwd: Read Christopher's review

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

We wanted to share this review we received yesterday that illustrates the awesomeness that our short term rental brings to families and to supporting local economy.

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

**From:** Airbnb <[automated@airbnb.com](mailto:automated@airbnb.com)>  
**Date:** Wed, Nov 9, 2022 at 10:24 PM  
**Subject:** Read Christopher's review  
**To:** <[kelliapayne@gmail.com](mailto:kelliapayne@gmail.com)>



# Here's what Christopher wrote



## Christopher

This house was nothing short of amazing. It's so fun and different than your normal rental. My wife and I stayed here for our honeymoon for two weeks. It was the best two weeks of our lives so far. Being photographers, we loved all of the scenery. You drive an hour north or south and you can see some really neat landscapes. The house was very cleaned and was a blast to stay in. Refreshing to stay somewhere that looks completely different than most places. \* must do's

- \* Tillamook creamery- delicious and fun self tour
- Tunnel beach @Oceanside- gorgeous sunset views.
- Pelican brewing in pacific city - had a larger menu than the tillamook branch, everything was amazing!
- Cannon beach - quaint fun beach town.
- Drive to Rockaway beach first for wonderful views!
- Current cafe - breakfast is amazing
- Tora Sushi Lounge - I am in love with sushi now because of this restaurant.

The only unfortunate thing on our trip happened to be the coffee, we couldn't find any coffee that was strong like we like it. It all tasted delicious though! We liked the coffee pot in the house so we used it most mornings!

Everything else was wonderful!

## Christopher's private feedback for you:

"Thank you so much for hosting us! The house was perfect for our honeymoon. So many cool spots nearby and we are both photographers so we were in heaven!"

Now that you've both written reviews, we've posted them to your Airbnb profiles.

While Christopher's feedback can't be changed or removed, you can write a response that will appear directly below it.

[Write a response](#)

### Common questions

[How do reviews work?](#)

[How do star ratings work?](#)

[Can I leave a review after 14 days?](#)



Airbnb, Inc.  
888 Brannan St.  
San Francisco, CA 94103, USA

## Lynn Tone

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**From:** Public Comments  
**Sent:** Wednesday, November 16, 2022 2:46 PM  
**To:** Lynn Tone; Sarah Absher; County Counsel  
**Subject:** FW: EXTERNAL: STR regulations

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

**From:** Steve Stewart <drdemento.stew@gmail.com>  
**Sent:** Wednesday, November 16, 2022 2:24 PM  
**To:** Public Comments <publiccomments@co.tillamook.or.us>  
**Cc:** ltore@co.tillamook.or.us  
**Subject:** EXTERNAL: STR regulations

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

I have owned a home in Neskowin in the Village for now close to forty years. I am retired and currently spend about half my time there. I am writing this to express my support for the thoughtful positions on Short Term Rental controls proposed by the Save Our Neighborhoods committee. My home is now surrounded on three sides by STRs. As noted by many other homeowners, the result is a weekly intrusion of repeat problems including traffic, parking, noise and overturned garbage strewn in the street. What used to be a restful retreat is now becoming an ongoing irritation. Calls to property managers are a regular occurrence. I support limiting numbers, density, occupancy, and frequency of allowed rentals. I especially support strong county enforcement of any and all regulations. The current system of foisting this responsibility on property management is the proverbial fox managing the henhouse, with the obvious conflict of interest being their income related to more volume and little incentive to appease those of us who wish for less. Please add my name to those who support added restrictions and strong enforcement.

Stephen R. StewartMD  
4405 Sheridan Ave.  
Neskowin,OR 97149

Sent from my iPad



## Lynn Tone

---

**From:** patrick ireton <caperock@embarqmail.com>  
**Sent:** Tuesday, November 22, 2022 6:02 PM  
**To:** Sarah Absher; Lynn Tone  
**Subject:** EXTERNAL: STRs

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

After reading the sun magazine they encouraged us to contact you folks about the problems with short term rentals.

- 1) Each rental needs to have a manager who is or has someone who lives near the rental so they can respond to problems occurring at that rental. Not a person in Chicago who won't or cannot do anything because nobody is responsible for policing the rental in the area. On site manager.
- 2) I pay and extra \$600 a year to the water company when in fact I am not using my home as a rental. The water company doesn't have a way to know if I am renting or not. My solution is for you folks to keep the permit and charge only for the permit until I fill out paperwork stating I am going to rent then you tell the water company and whoever else needs to know. That's a very reasonable thing for you to do as your the source of the STR's and can control the permits.
- 3) As we are paying you to oversee the STR's it's imperative that you oversee who is managing each rental.

Patrick Ireton

Sent from my iPad

Dear Tillamook County STR Advisory Committee,

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

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

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

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

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

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

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

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

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

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

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

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

Sincerely,

Candice and Gregory Miller  
Neskowin, OR

## Lynn Tone

---

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

Please post-

Thank You,



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

---

**From:** Melissa Sullivan <[melissa.sullivanrebroker@gmail.com](mailto:melissa.sullivanrebroker@gmail.com)>  
**Sent:** Thursday, October 27, 2022 2:58 PM  
**To:** Sarah Absher <[sabsher@co.tillamook.or.us](mailto:sabsher@co.tillamook.or.us)>  
**Subject:** EXTERNAL: STR Review 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.]

Sarah,

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

Thank you!

MS

Dear Tillamook Country STR Advisory Committee,

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

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

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

We SUPPORT TLT funds dedicated to enhanced enforcement.

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

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

We SUPPORT the transferability of STR permits.

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

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

We DO NOT support proximity based permit limits.

We SUPPORT reasonable renting and being good neighbors.

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

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

Thank you for allowing our input,

Dan and Missy Sullivan



## Lynn Tone

---

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



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

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

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

Tillamook County Board of Commissioners & STR Advisory Committee,

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

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

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

## Lynn Tone

---

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

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

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

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

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

Sent from my iPad

## Lynn Tone

---

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



**Debi Garland** | Board Assistant  
TILLAMOOK COUNTY | BOARD OF COMMISSIONERS  
201 Laurel Avenue  
Tillamook, OR 97141  
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**From:** Bret and Amy Freyer <fivefreyers@gmail.com>  
**Sent:** Saturday, October 22, 2022 3:01 PM  
**To:** Public Comments <publiccomments@co.tillamook.or.us>  
**Subject:** EXTERNAL: STRs in Tillamook County - Ordinance #84

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

Dear Tillamook County STR Advisory Committee,

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

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

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

Thanks for listening.

Bret Freyer  
Pine Ridge Homeowner

## Lynn Tone

---

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

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

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

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

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Tillamook County Board of Commissioners & STR Advisory Committee,

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

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

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

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

Sincerely,

Christine Iijima

October 20 , 2022

## Tillamook County Board of Commissioners & STR Advisory Committee

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

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

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

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

**Sec 6 A – Standards-Include Property Mngt Cos** – We are again making this statement– It is critical that management companies be included in the violation of standards in this ordinance and brought into the fold of enforcement. Penalties should be imposed when they fail to respond to complaints. They are acting in the place of the owner & need to be held accountable as they have a responsibility to the neighborhood as well. Everything from noise complaints to garbage accumulation are part of property management's role. Failing to act is unacceptable.

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

### **Affordable Housing:**

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

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



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

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

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

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

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

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

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

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

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

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

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

### **Ordinance Proposals we support:**

**Max Occupancy/Sleeping Area** - should be determined and defined as actual sleeping areas which are bedrooms. Our 900 sq ft cottage has 2 bedrooms and 1 bath. We were granted a max occupancy of 6 guests approved by Tillamook County. We voluntarily reduced our max occupancy to 4 because 8 people are just too many for such a small property. Not only wear and tear on our cottage but too many people in one small space could be problematic. Limiting the occupancy of the STR is important. No home should be occupied by more persons than the number of bedrooms will safely allow. Promoting undersigned sleeping areas may overload the STR's potential for problems ranginf rom noise to parking, garbage accumulation.

**Parking:** We don't believe that an actual measurement of a parking space is effective – too many cars are very different in length. It should simply be restricted to how many vehicles fit in the driveway.

**Defined Parking Boundaries** should be eliminated - *“Parking spaces shall have clearly-defined boundaries marked by a fence, planting or other suitable means “* For example our driveway has 2 other neighbor driveways that lie directly alongside our property boundary & driveway– there is literally no way to permanently mark our parking spaces without interfering with our neighbors as suggested in this wording

**Off street parking on adjacent properties should not be allowed to qualify STR parking spaces** This is going to be a huge problem overseeing paperwork and enforcement of lease agreements between property owners. Lease agreements come and go – how would you ever continue to verify that an active lease was in place. Available parking on STR property should remain the same.

**There should be no “on street” parking offered to STRs to qualify for their permit.** It should be restricted to the actual parking space available on the property of the STR which is common for most communities. I can only speak for Neskowin, but there is no designated on street parking. One is barely able to drive down the streets as is. In other communities on street parking is public parking. If on street parking were available, it may be occupied by the public and unavailable.

**Garbage** – This is a hot topic and needs to be aggressively addressed. Every STR should have a “bear proof” can. In addition, it should be required in this ordinance that STR owners be required to pay for “extra stop fee” (as noted on Nestucca Valley Garbage website) when ever a guest checks out.

Here is a recent example: We just stayed at our house in Neskowin Sept, 25, 26, 27<sup>th</sup> leaving on Wed

the 28<sup>th</sup>. The STR across the street just had the owner and their friends staying at their house over the weekend and left either Mon the 26<sup>th</sup> or Tues the 27<sup>th</sup>. When they left they put the garbage can at the road. The garbage is not collected in our area until Thursday so the can was going to sit out at least 2-3 days before pickup. With the bear population, common sense would dictate that can is not going to sit there for 2-3 days undisturbed.

At 4:30 in the morning on Wed the 28<sup>th</sup> we heard the can dumped over and observed a bear going through it. In the morning it was strewn all over the driveway. Later that morning our neighbor said she saw the property management co drive by, look over at the turned over can and keep driving. They never returned. Later another neighbor came over and cleaned up the mess.

This is a perfect example of why the management cos need to be held accountable for the “management” of their properties Bear containers and garbage pickup after someone departs the home should be required. What we have now is not working.

### **STR Limits – Comments from Hillary Gibson which we support:**

“I fully support responsible renting and being a good neighbor. I do not support drastic limits or a collection of new rules to solve problems which aren't solely caused by STRs in Neskowin. The general population of Oregon has gone up over 10% since 2010, so naturally it logically follows that the coast is seeing an increase in visitors as well. There is general agreement that Neskowin has seen a rise in traffic and visitors in recent years, but there are examples of poor behavior from all types of people including owners, family & friends of owners, day trippers, and STR guests alike. When STR guests make up a small percentage of the overall composition of people in Neskowin, it may not be truly effective to impose rules on just a select few. STR guests are an easy target, but some neighbors may be missing the mark”.

“ Limits on annual nights rented, and proximity or distance limits between STRs do not appear warranted in a coastal market with such a high percentage of seasonal home owners (67% in 2019). Neskowin is not a traditional residential area and limits are not necessary to preserve balance. A 100 night annual limit could decimate off-season renting and 9 months of the year our overnight visitors may not be here supporting our handful of businesses through the slower seasons. With regards to density, the cottages in the village are often spaced tightly together and any type of proximity or distance limit could mean that one STR may prevent many others from obtaining a permit as well, and that infringes upon one's property rights. One's ability to qualify for an STR permit should not be limited depending on whether one's neighbor has an STR permit.”

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

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

### **Transfer of Permits**

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

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

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

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

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

Respectfully Submitted

Shelia & Dennis Clark  
Florence, OR  
Neskowin, OR

## Lynn Tone

---

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

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

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

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

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

Tillamook County Board of Commissioners & STR Advisory Committee,

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

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

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

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

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

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

Thanks,

John Lee  
503.548.3026

Sent from my iPhone

## Lynn Tone

---

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

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

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

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

Tillamook County Board of Commissioners & STR Advisory Committee,

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

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

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

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



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

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

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

Thanks for listening  
Helen Hill  
Neahkahnie Lodge

Sent from my iPhone

## Lynn Tone

---

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

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

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

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

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

Hi ,

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

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

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

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

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

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

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

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

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

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

I look forward to seeing the changing.

Sincerely,

Peng

Sent from my iPhone

## Lynn Tone

---

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

Debi Garland | Board Assistant  
TILLAMOOK COUNTY | BOARD OF COMMISSIONERS  
201 Laurel Avenue  
Tillamook, OR 97141  
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-----Original Message-----

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

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

Judy Jackson  
(503)-341-7556

## Lynn Tone

---

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



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

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**From:** Carla Meyer <CarlaM@getzling.com>  
**Sent:** Sunday, October 23, 2022 12:37 PM  
**To:** Public Comments <publiccomments@co.tillamook.or.us>  
**Subject:** EXTERNAL: STRs in Tillamook County - Ordinance #84

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

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

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

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

Thank you for your oversight and consideration!

Carla Meyer  
303.475.2359  
[Carlameyer65@gmail.com](mailto:Carlameyer65@gmail.com)

## Lynn Tone

---

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

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

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

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

Tillamook County Board of Commissioners & STR Advisory Committee,

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

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

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

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



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

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

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

Respectfully,

Serena Vilhelmsen

## Lynn Tone

---

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



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

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**From:** T Ellis <tamaram20@aol.com>  
**Sent:** Monday, October 24, 2022 9:04 AM  
**To:** Public Comments <publiccomments@co.tillamook.or.us>  
**Subject:** EXTERNAL: STRs Rules & Regulations - Ordinance #84

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

TAMI Ellis

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

## Lynn Tone

---

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

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

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

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

Tillamook County Board of Commissioners & STR Advisory Committee,

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

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

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

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

Geoffrey Gerst

## Lynn Tone

---

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

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

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

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

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

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

Best Regards

Stuart McArthur

Sent from my iPhone

## Lynn Tone

---

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



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

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**From:** Kevin Quille <kevmq@live.com>  
**Sent:** Monday, October 24, 2022 1:21 PM  
**To:** Public Comments <publiccomments@co.tillamook.or.us>  
**Subject:** EXTERNAL: Comment from STR Property Owner

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

Dear Commissioners,

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

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

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

Thanks for considering my suggestions.

Regards,  
Kevin

Gage Ave - Tierra Del Mar



## Lynn Tone

---

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



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

**From:** kaz R <kaz\_r@yahoo.com>  
**Sent:** Monday, October 24, 2022 11:20 AM  
**To:** Public Comments <publiccomments@co.tillamook.or.us>  
**Subject:** EXTERNAL: STR HOMEOWNER OPINION

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

Dear Tillamook County STR Advisory Committee,

I hope this email reaches you well.

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

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

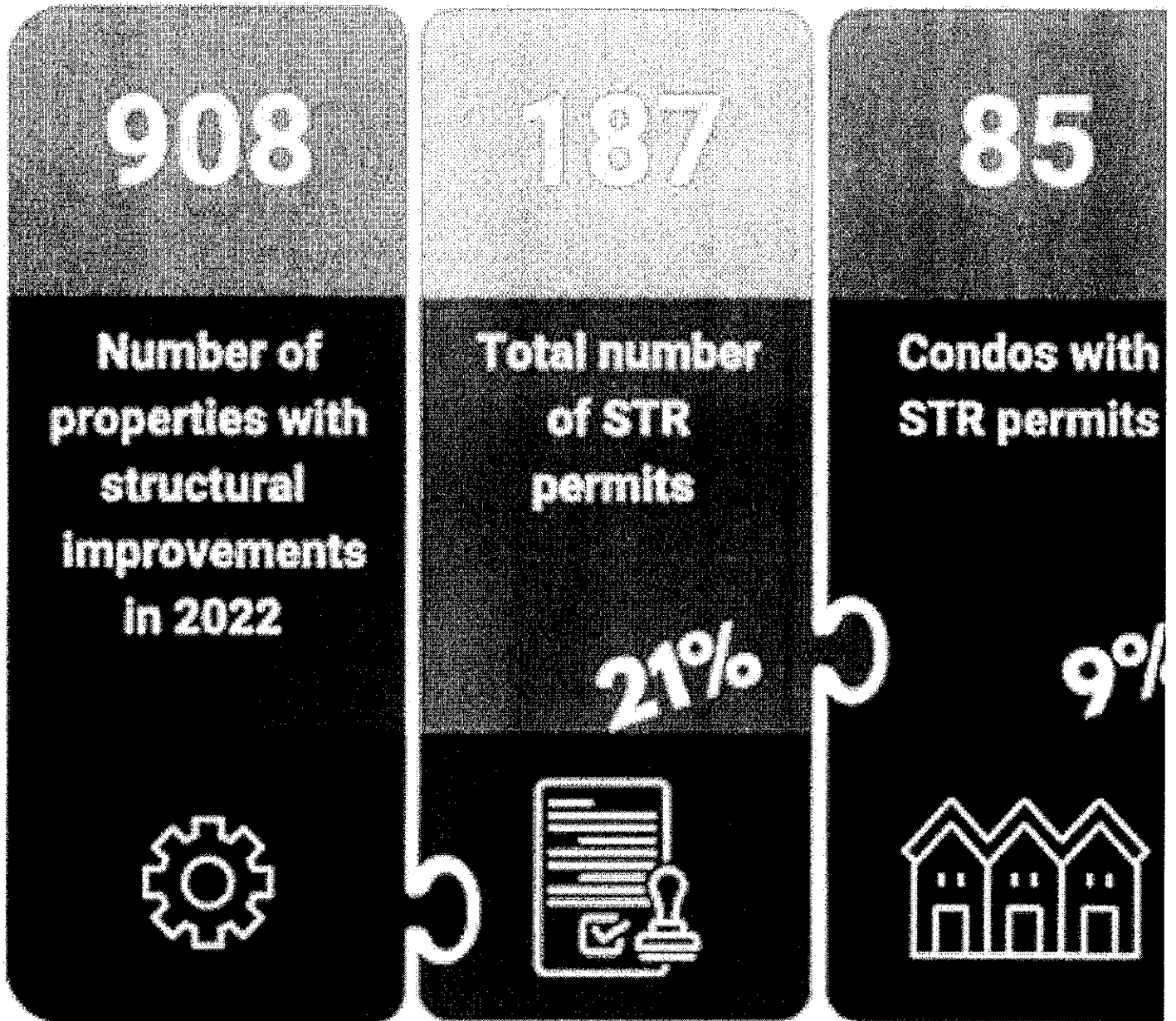
My family love Neskowin and by no means by renting our 2nd home as a STR do we want to or we feel will change the community wide, landscape or charm of Neskowin.

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

**I do believe there is room for improvement and as a lover of Neskowin, good neighbor and general good citizen, however I do not support major changes and significant limits in light of the overall low number of documented complaints and low number of enforcement violations in Neskowin and also the Low Numbers of actual STR in Neskowin.**

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

# BREAKDOWN OF STR PERI



NUMBERS ARE APPROXIMATE

- **908 - Number of Homes with Structural Improvements in Neskowin**
- **85 (9%) Condos with STR Permits**
- **102 (11%) Houses with STR Permits**

**I Support responsible renting & being a good neighbor.**

**I Support** allocating TLT towards enhanced enforcement via public safety grant.

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

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

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

**I Support** transferability of STR permits upon sale or change of ownership.

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

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

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

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

## Lynn Tone

---

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



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

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

Tillamook County Board of Commissioners & STR Advisory Committee,

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

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

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

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

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

Thank you,  
Pam Statz & Justin Graham

## Lynn Tone

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



**Debi Garland** | Board Assistant  
TILLAMOOK COUNTY | BOARD OF COMMISSIONERS  
201 Laurel Avenue  
Tillamook, OR 97141  
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**From:** DENNIS BARTHA <[zzbartha@yahoo.com](mailto:zzbartha@yahoo.com)>  
**Sent:** Saturday, October 22, 2022 1:35 PM  
**To:** Public Comments <[publiccomments@co.tillamook.or.us](mailto:publiccomments@co.tillamook.or.us)>  
**Subject:** EXTERNAL: STRs Rules & Regulations - Ordinance #84

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

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



## Lynn Tone

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

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

Tillamook County Board of Commissioners & STR Advisory Committee:

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

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

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

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

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

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

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

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

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

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

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

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

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

county in the future.

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

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

Thank you for your time and attention to my concerns.

Sincerely,  
Roger A. Wicklund, M.D.

## Lynn Tone

---

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



**Debi Garland** | Board Assistant  
TILLAMOOK COUNTY | BOARD OF COMMISSIONERS  
201 Laurel Avenue  
Tillamook, OR 97141  
Phone (503) 842-3403 x3303  
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**From:** equesti <lindamwags@aol.com>  
**Sent:** Saturday, October 22, 2022 10:31 AM  
**To:** Public Comments <publiccomments@co.tillamook.or.us>  
**Cc:** glenngarrett.horns@gmail.com; akingman@meredithlodging.com  
**Subject:** EXTERNAL: STRs in Tillamook County - Ordinance #84

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Tillamook County Board of Commissioners & STR Advisory Committee,

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

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

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

Linda Wagner  
Breakers #3, Neskowin

## Lynn Tone

---

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

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

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

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Tillamook County Board of Commissioners & STR Advisory Committee,

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

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

## Lynn Tone

---

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



**Debi Garland** | Board Assistant  
TILLAMOOK COUNTY | BOARD OF COMMISSIONERS  
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**From:** Jerome Mickelson <[jeromeemickelson@gmail.com](mailto:jeromeemickelson@gmail.com)>  
**Sent:** Saturday, October 22, 2022 10:33 AM  
**To:** Public Comments <[publiccomments@co.tillamook.or.us](mailto:publiccomments@co.tillamook.or.us)>  
**Subject:** EXTERNAL: STRs in Tillamook County - Ordinance #84

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Tillamook County Board of Commissioners & STR Advisory Committee,

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

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

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

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



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

Sent from my iPhone

Tillamook County Board of Commissioners & STR Advisory Committee,

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**To summarize:**

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

Thank you for considering my thoughts.

Chris Durrant- Cloverdale

## Lynn Tone

---

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

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

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

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

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

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

Thanks, Steve and Janice Taylor.

Sent from my iPhone

## Lynn Tone

---

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

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

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

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

I have two comments:

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

Best,  
Celine FAUVEAU SCHAFF

Sent from my iPhone

## Lynn Tone

---

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

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

**From:** Skip Patten <skipneskowin@centurylink.net>  
**Sent:** Saturday, October 22, 2022 10:57 AM  
**To:** Public Comments <publiccomments@co.tillamook.or.us>  
**Subject:** EXTERNAL: STRs Rules & Regulations - Ordinance #84

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

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

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

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

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

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

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

Respectfully submitted,

George N. Patten (Skip)



## Lynn Tone

---

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



**Debi Garland** | Board Assistant  
TILLAMOOK COUNTY | BOARD OF COMMISSIONERS  
201 Laurel Avenue  
Tillamook, OR 97141  
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**From:** Donna Copko <copkodonna@gmail.com>  
**Sent:** Thursday, November 3, 2022 3:15 PM  
**To:** Public Comments <publiccomments@co.tillamook.or.us>  
**Subject:** EXTERNAL: Short term rentals

[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,

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

Donna Copko

## Lynn Tone

---

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



**Debi Garland** | Board Assistant  
TILLAMOOK COUNTY | BOARD OF COMMISSIONERS  
201 Laurel Avenue  
Tillamook, OR 97141  
Phone (503) 842-3403 x3303  
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**From:** Shae Lambert <[shae@shorepineproperties.com](mailto:shae@shorepineproperties.com)>  
**Sent:** Thursday, November 3, 2022 3:41 PM  
**To:** Public Comments <[publiccomments@co.tillamook.or.us](mailto:publiccomments@co.tillamook.or.us)>  
**Subject:** EXTERNAL: STR comments

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

Thank you for allowing public comment and feedback.

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

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

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

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

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

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

Thank YOU

Shae Lambert

C. 503-703-8299

O. 888-965-7801

F. 503-965-0047

[shae@shorepineproperties.com](mailto:shae@shorepineproperties.com)

[shorepineproperties.com](http://shorepineproperties.com)

## Lynn Tone

---

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



**Debi Garland** | Board Assistant  
TILLAMOOK COUNTY | BOARD OF COMMISSIONERS  
201 Laurel Avenue  
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**From:** Dale Copko <[dalecopko@yahoo.com](mailto:dalecopko@yahoo.com)>  
**Sent:** Thursday, November 3, 2022 10:20 PM  
**To:** Public Comments <[publiccomments@co.tillamook.or.us](mailto:publiccomments@co.tillamook.or.us)>  
**Subject:** EXTERNAL: STRs in Tillamook County - Ordinance #84

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

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

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

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

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

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

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

Dale .

Sent from Yahoo Mail on Android

## Lynn Tone

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



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

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

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

Tillamook County Board of Commissioners & STR Advisory Committee:

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

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

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

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

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

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

Best regards,  
Northon Rodrigues



## Lynn Tone

---

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

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

Steven Klein

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

Good afternoon, Sarah

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

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

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

Thank you, Steven

**Steven Klein**  
503.318.0916

---

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

Thank you for the quick response. There is no HOA in our neighborhood.

So, what you are saying is that if you are within the coastline set back that has say a height restriction for structures to not exceed 21' in height (just making up a number), you can plant trees all around your home that can grow to 50' in height without any restrictions?

---

**From:** Sarah Absher <sabsher@co.tillamook.or.us>  
**Sent:** Wednesday, September 28, 2022 9:39 AM  
**To:** Steven Klein <steven.klein@kidder.com>; Erin Skaar <eskaar@co.tillamook.or.us>  
**Cc:** 'Neah Kahnle' <nknac@gmail.com>; JERRY PARSONS <jp49236@aol.com>; Lynn Tone <ltone@co.tillamook.or.us>  
**Subject:** RE: Tillamook County STR

**EXTERNAL**

Good Morning Mr. Klein,

Thank you for the follow-up email. Commissioner Skaar are in meetings together most of the day and will be sure to let her know I am in receipt of your email. Lynn will also make sure copies are shared with the Short Term Rental Advisory Committee meeting next week.

Ordinance 84 currently does not have a prohibition on the number of rentals that an entity or individual can own. This topic has been raised through STR Advisory Committee conversations and I anticipate a deeper conversation taking place in November or December. With respect to vegetation management requirements for view protection, County Ordinances in general do not speak to vegetation management for view protection purposes. Vegetation management requirements regulated through local ordinances are focused on efforts to promote ground stabilization in geologic hazard areas and water quality.

There are Homeowner Associations that do address vegetation management for view protection purposes. Is your property and the properties of concern within an area that has an active HOA?

Sincerely,



**Sarah Absher**, CBO, CFM, Director

TILLAMOOK COUNTY | Community Development

1510-B Third Street

Tillamook, OR 97141

Phone (503) 842-3408 x3317

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

---

**From:** Steven Klein <[steven.klein@kidder.com](mailto:steven.klein@kidder.com)>

**Sent:** Wednesday, September 28, 2022 9:27 AM

**To:** Erin Skaar <[eskaar@co.tillamook.or.us](mailto:eskaar@co.tillamook.or.us)>; Sarah Absher <[sabsher@co.tillamook.or.us](mailto:sabsher@co.tillamook.or.us)>

**Cc:** 'Neah Kahnie' <[nkncac@gmail.com](mailto:nkncac@gmail.com)>; JERRY PARSONS <[jp49236@aol.com](mailto:jp49236@aol.com)>

**Subject:** RE: EXTERNAL: Tillamook County STR

Good morning, Erin, and Sarah

I wanted to follow up on my email below. I mentioned there was an investor who has bought 4 homes around us for the purpose of renting them out, turns out they own 5 or 6 homes, and most are within a couple hundred feet of our home. You may want to check out their website <https://www.vacationrentalsmanzanita.com/>.

One of the homes right in front of us is advertised as sleeping 20. The weekend before last I was at our home and relaxing on the deck when some live music started up on the deck. I counted about 16 adults and a musician playing an electric guitar with back up music, but I am sure there were more inside the home. The home was rented out for a large birthday celebration. It is very typical to have large groups at the house and you can image, if there are 20 adults there is likely 10 plus cars.

This is no longer a situation of renting out your second home, it has obviously become a big business.

On another note, when a home is being newly constructed or remodeled there are height restrictions that are in place for several reasons, including, but not limited to, proximity to the coastline and also to not block views by other homeowners. However, there seems to be no restriction on planting trees that are fast growing and in a very short period of time exceed the height limitations of a home structure. It seems to me that someone should not be able to plant trees or shrubs that would exceed the height of the home. This is the case for one of the homes shown on the website that sleeps 20. At the time they did a major remodel to the home, they planted trees on the south property line that don't appear to be indigenous to the area and are growing at a rapid rate. Does the county have a process for approving tree plantings that could block the view of a neighbor or exceed the height restrictions of a structure. The evergreen trees that were planted could easily reach 40' to 50' in height and likely even more.

I would appreciate your thoughts and answers to my questions. My concerns are also the concerns of many of our neighbors.

Thank you, Steven

Steven Klein

503.318.0916

---

**From:** Erin Skaar <[eskaar@co.tillamook.or.us](mailto:eskaar@co.tillamook.or.us)>  
**Sent:** Friday, August 12, 2022 8:29 AM  
**To:** Steven Klein <[steven.klein@kidder.com](mailto:steven.klein@kidder.com)>; Sarah Absher <[sabsher@co.tillamook.or.us](mailto:sabsher@co.tillamook.or.us)>  
**Subject:** RE: EXTERNAL: Tillamook County STR

**EXTERNAL**

Thank you for your input Steven! We will share this with the committee.

erin



**Erin D. Skaar** (she/her) | Commissioner

TILLAMOOK COUNTY | Board of County Commissioners

201 Laurel Avenue

Tillamook, OR 97141

Phone (503) 842-3403

Mobile (503) 812-9877

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

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**From:** Steven Klein <[steven.klein@kidder.com](mailto:steven.klein@kidder.com)>

**Sent:** Friday, August 12, 2022 8:25 AM

**To:** Erin Skaar <[eskaar@co.tillamook.or.us](mailto:eskaar@co.tillamook.or.us)>; Sarah Absher <[sabsher@co.tillamook.or.us](mailto:sabsher@co.tillamook.or.us)>

**Subject:** EXTERNAL: Tillamook County STR

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Good morning, Commissioner Skaar and Director Absher

Our family owns a home at 37350 First Street, Nehalem (just north of Manzanita in the area known as Neahkahnie) and we have had concerns over STR's. I don't know if anyone has brought up investors who are buying up multiple homes and renting them out. We have a neighbor that now owns 4 homes all around us and another fifth home up the street. So, we are surrounded by renters coming and going all the time and all around us. I believe there should also be restrictions on the number of homes that anyone owner can permit for an STR. I am sure there are ways around this like creating a different single asset LLC for each property, but I's like to see something like a limitation on number of homes that any single owner can have permitted. The City of Manzanita effectively addresses the matter of limiting the number of STR permits an individual can hold in its STR Ordinance 10-03 (as amended). There are two specific relevant provisions:

**Section 3b** provides in relevant part "... The application shall identify and be signed by all Persons shown as Owners or having any beneficial ownership in any form of ownership of the Dwelling Unit on the most recent Tillamook County Assessor's tax records or recorded title. If the Dwelling Unit is owned by a corporation or other entity, legal documentation, acceptable to the City, detailing the names of all Persons with any ownership interest in the entity shall be submitted with the application. ..."

**Section 3c** provides "Effective June 4, 2010, a Person holding a Short-Term Rental License or an interest in a property for which a Short-Term Rental License has been issued shall not be eligible to apply for or hold, as a member of a group or any other form of beneficial Ownership, a Short-Term Rental License covering any other property within Manzanita. A Short-Term Rental License may be issued only for a single Dwelling Unit on a single property or for a single Dwelling Unit within a duplex on a single property.

The Short-Term Rental License is issued to the Owner and does not transfer with the sale or conveyance of the property. All Short-Term Rental License holders must report to the City any change of Ownership of their Short-Term Rental, in whatever form, before the conveyance deed is recorded. If the Owner is an entity, then any transfer of fifty percent or more of all ownership interest in the Owner will also constitute a change of Ownership of the Short-Term Rental. The transfer of the property from (1) a natural Person(s) to a Trust serving the same natural Person(s) or to a family member pursuant to a Trust or (2) the transfer of Ownership pursuant to a will or bequest upon the death of the Owner is not deemed to be a transfer of Ownership for purposes of this Ordinance.”

Perhaps you can consider this as well.

Would you happen to know if there is a way to access a list of those property owners that have applications for STRs pending?

Thank you, Steven

**Steven Klein**

## Lynn Tone

---

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

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

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

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

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

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

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



## Lynn Tone

---

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



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

[**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 an STR owner and user of STR.

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

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

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

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

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

Jon Way

## Lynn Tone

---

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



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

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To whom it may concern,

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

Thank you,  
Oceanside resident

## Lynn Tone

---

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



**Debi Garland** | Board Assistant  
TILLAMOOK COUNTY | BOARD OF COMMISSIONERS  
201 Laurel Avenue  
Tillamook, OR 97141  
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[dgarland@co.tillamook.or.us](mailto:dgarland@co.tillamook.or.us)

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---

**From:** Tom Gibson <[tagibson67@outlook.com](mailto:tagibson67@outlook.com)>  
**Sent:** Monday, October 31, 2022 9:16 AM  
**To:** Public Comments <[publiccomments@co.tillamook.or.us](mailto:publiccomments@co.tillamook.or.us)>  
**Subject:** EXTERNAL: STRs Rules & Regulations - Ordinance #84 - STR Owner Perspective

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

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

After reading the October draft, my thoughts...

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

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

### **6.a.G - exterior lighting**

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

Thank you for your consideration,

Tom Gibson  
503-457-6333

## Lynn Tone

---

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



**Debi Garland** | Board Assistant  
TILLAMOOK COUNTY | BOARD OF COMMISSIONERS  
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---

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

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### Tillamook County Board of Commissioners and STR Advisory Committee

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

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

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

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

Thank you.....Lawrence Levy

6110 Beachcomber Lane  
Pacific City  
503-680-5992

## Lynn Tone

---

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

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

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

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

Tillamook County Board of Commissioners & STR Advisory Committee,

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

1. I bought 3 properties over 15 years which would have likely been condemned. They now have new electrical, plumbing, and structural improvements thus increasing the value of local property owners. Each of the remodels brought in 100K to the local economy in the form of improvements spread out to local craftsman and businesses, throughout the community. I spent 15 years worth of late evenings and weekends to build my business. I'm connected to the community. Most of the profit goes directly back in to the properties.

2. I pass on 100% of the cleaning fees to provide a living wage for my cleaners

3. I'm more responsive than the cranky neighbor each of us have because my business depends on it. Ask yourself if you don't like the way your resident neighbor has their house maintained what sort of luck you'd have them getting anything fixed.. The coast is hard on properties. They need constant upkeep. I've received zero complaints from neighbors



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

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

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

## Lynn Tone

---

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



**Debi Garland** | Board Assistant  
TILLAMOOK COUNTY | BOARD OF COMMISSIONERS  
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---

**From:** Scott Petersen <[blackdogchalet@gmail.com](mailto:blackdogchalet@gmail.com)>  
**Sent:** Monday, October 31, 2022 2:35 PM  
**To:** Public Comments <[publiccomments@co.tillamook.or.us](mailto:publiccomments@co.tillamook.or.us)>  
**Subject:** EXTERNAL: STRs Rules & Regulations - Ordinance #84

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

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

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

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

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

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

**Lynn Tone**

---

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



**Debi Garland** | Board Assistant  
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Phone (503) 842-3403 x3303  
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**From:** LAURIE KOVACK <lkovack@mac.com>  
**Sent:** Tuesday, November 1, 2022 9:15 AM  
**To:** Public Comments <publiccomments@co.tillamook.or.us>  
**Cc:** Lynn Tone <ltone@co.tillamook.or.us>  
**Subject:** EXTERNAL: Public Commit for the Short Term Rental Committee

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November 1, 2022

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

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

**Neskowin: A Residential Community? A Resort Community?**

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

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

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

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

#### **"Hallmarks of a traditional residential area":**

Many of the October public comments repeat the statement "Neskowin does not have the hallmarks of a traditional residential area, as we have no public school, no large grocery store, no gas station, and no post office" In fact Neskowin has had a store of appropriate size supporting the local area since long before highway 101 was built. We had a post office until very recently when post offices across rural America were closed. In the past a gas station was proposed and the community was against it for environmental reasons and because people opposed the commercial growth. Our government did not provide a school for local children, so the community itself founded and has consistently supported the Neskowin Valley School for 50 years with huge volunteer effort. If these are measures of a traditional residential area I think Neskowin qualifies.

#### **Documented complaints:**

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

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

### **Limited Commercial Development**

Multiple October public comments noted: *“Long ago, commercial development in Neskowin was purposefully very limited by timed deed restrictions for 50 years, and that's part of the heritage that makes Neskowin such a special place today with so many homes and very limited local businesses that are more common in larger towns.”* To me this statement reinforces the idea that Neskowin has historically worked to protect the residential atmosphere, with limited commercial activity, and is not a resort focused on commercial activity. Page 8 of the 1999 Neskowin Community Plan states “From earliest days, Neskowin has attracted people who love the natural setting, place family and friends first in their lives, and work hard to be self-sufficient and self-determining. Working together, the people of Neskowin hope to preserve and enhance the beauty of the land and the community’s relaxed rural way of life. In the Neskowin Values Statement on Page 11 of the Neskowin Community Plan one of the values is “a village predominantly made up of private residences with a minimum of commercial activity and a respect for appropriate construction guidelines.”

### **Context for changes to Tillamook county STR regulations:**

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

Example of a Chart for Comparison of Short Term Rental Regulations

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

□

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

Laurie Kovack  
 4495 Sheridan Ave  
 Neskowin Oregon



## Lynn Tone

---

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



**Debi Garland** | Board Assistant  
TILLAMOOK COUNTY | BOARD OF COMMISSIONERS  
201 Laurel Avenue  
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Phone (503) 842-3403 x3303  
[dgarland@co.tillamook.or.us](mailto:dgarland@co.tillamook.or.us)

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---

**From:** Paul Reynolds <[paul@gomailboxes.com](mailto:paul@gomailboxes.com)>  
**Sent:** Tuesday, November 1, 2022 10:39 AM  
**To:** Public Comments <[publiccomments@co.tillamook.or.us](mailto:publiccomments@co.tillamook.or.us)>  
**Cc:** [bjnbboyd@icloud.com](mailto:bjnbboyd@icloud.com)  
**Subject:** EXTERNAL: Resort at Neskowin units 116 and 117

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Hello,

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

48990 Highway 101 , units 116 and 117 Neskowin

**Paul Reynolds**  
**Customer Service | Go Mailboxes Incorporated**  
894 North Main Street, Orange CA 92868  
[Paul@GoMailboxes.com](mailto:Paul@GoMailboxes.com)  
[GoMailboxes.com](http://GoMailboxes.com)  
Tel: 800-427-9612  
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## Lynn Tone

---

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



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

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**From:** Eric Houdek <[eric\\_houdek@yahoo.com](mailto:eric_houdek@yahoo.com)>  
**Sent:** Tuesday, October 25, 2022 10:55 AM  
**To:** Public Comments <[publiccomments@co.tillamook.or.us](mailto:publiccomments@co.tillamook.or.us)>  
**Subject:** EXTERNAL: STRs in Tillamook County - Ordinance #84

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

Tillamook County Board of Commissioners & STR Advisory Committee,

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

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

Thankyou for taking the time to read.

## Lynn Tone

---

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



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

**From:** Jordan Burda <[burdajordan@gmail.com](mailto:burdajordan@gmail.com)>  
**Sent:** Tuesday, October 25, 2022 7:09 PM  
**To:** Public Comments <[publiccomments@co.tillamook.or.us](mailto:publiccomments@co.tillamook.or.us)>; Brice <[secordbrice@yahoo.com](mailto:secordbrice@yahoo.com)>  
**Subject:** EXTERNAL: short term rental 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.]

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

Hello,

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

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

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

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

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

--

Jordan Burda

Pacific City short term rental owner

## Lynn Tone

---

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



**Debi Garland** | Board Assistant  
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**From:** Bob & Janet Neumann <[jrjneumann@gmail.com](mailto:jrjneumann@gmail.com)>  
**Sent:** Wednesday, October 26, 2022 5:50 PM  
**To:** Public Comments <[publiccomments@co.tillamook.or.us](mailto:publiccomments@co.tillamook.or.us)>  
**Subject:** EXTERNAL: STRs in Tillamook County - Ordinance #84

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

Tillamook County Board of Commissioners & STR Advisory Committee,

To whom it may concern:

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

Sincerely  
J. Robert neumann  
Michael neumann  
JoEllen neumann

503-320-6977  
503-705-4607

## Lynn Tone

---

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



**Debi Garland** | Board Assistant  
TILLAMOOK COUNTY | BOARD OF COMMISSIONERS  
201 Laurel Avenue  
Tillamook, OR 97141  
Phone (503) 842-3403 x3303  
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**From:** james Farrow <[jrcfarrow@hotmail.com](mailto:jrcfarrow@hotmail.com)>  
**Sent:** Thursday, October 27, 2022 11:22 AM  
**To:** Public Comments <[publiccomments@co.tillamook.or.us](mailto:publiccomments@co.tillamook.or.us)>  
**Subject:** EXTERNAL: In Support of STRs

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

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

Regards

James Farrow  
Oceanside

---

**From:** james Farrow <[jrcfarrow@hotmail.com](mailto:jrcfarrow@hotmail.com)>  
**Sent:** Thursday, October 27, 2022 11:11 AM

To: james Farrow <jrcfarrow@hotmail.com>

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

Begin forwarded message:

From: STR Strong - STR Owners in Tillamook County <[hello@neighborsforneskowin.org](mailto:hello@neighborsforneskowin.org)>

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

To: [jrcfarrow@hotmail.com](mailto:jrcfarrow@hotmail.com)

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

Reply-To: STR Strong - STR Owners in Tillamook County <[hello@neighborsforneskowin.org](mailto:hello@neighborsforneskowin.org)>

[View this email in your browser](#)



## Here's the scoop...

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

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



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

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

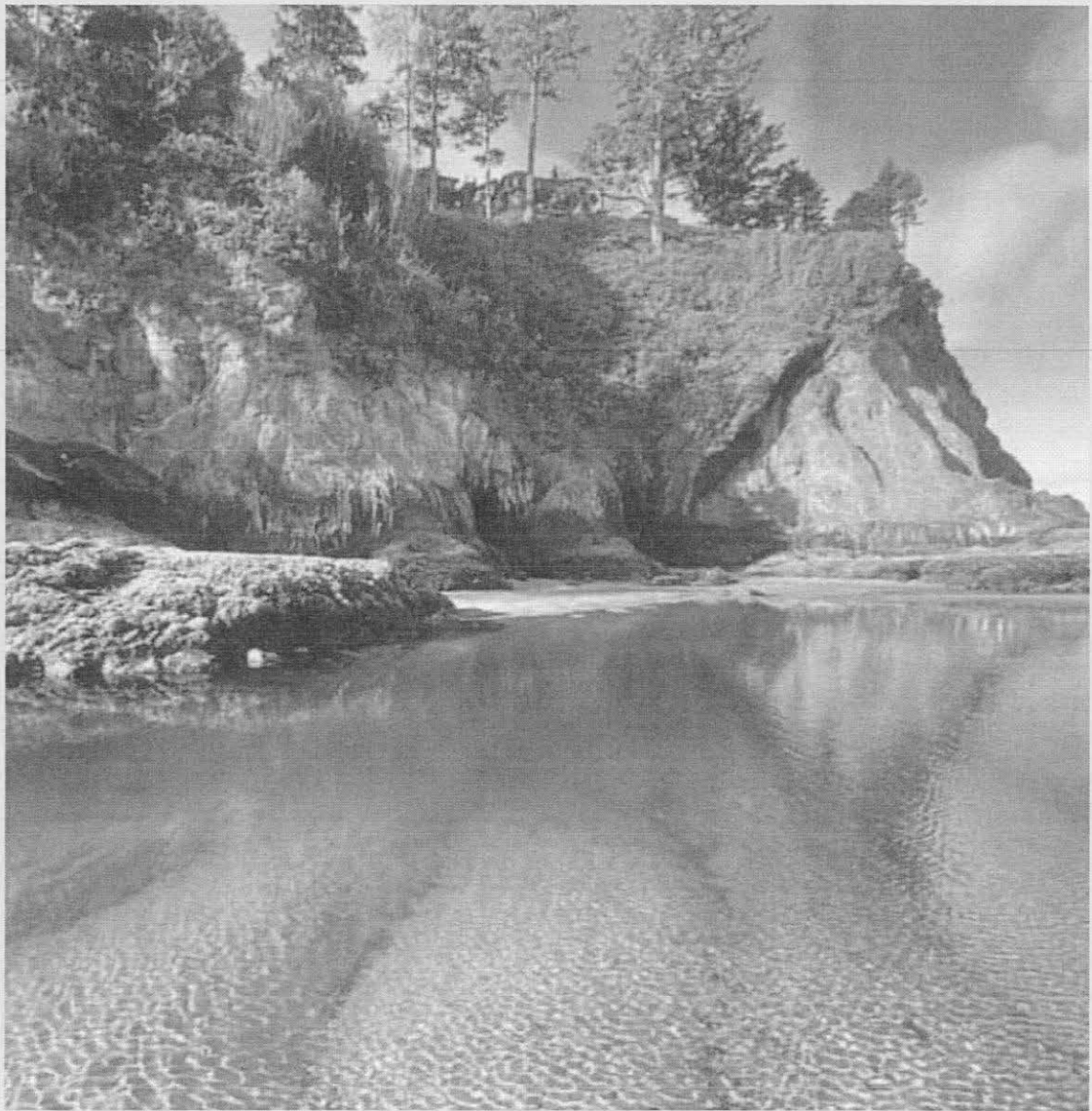
[Zoom Link](#) (full Zoom info below)

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

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

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

**PRIVATE FACEBOOK GROUP - TILLAMOOK COUNTY STR OWNERS**



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

**THOUGHTS BEING SHARED & IDEAS BEING PROPOSED**

Some are more reasonable than others....

Which ones do you support?

Do you have suggestions? Tell the county!

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

### **SUPPORTIVE INFO FOR STRs**

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



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

## **USEFUL LINKS**

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

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

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

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

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

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

## **UPCOMING DATES**

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

Sun Nov 6 - Goal to submit Public Comments

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

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

## **QUESTIONS?**

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

---

Join Zoom Meeting

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

Meeting ID: 669 126 4011

Passcode: NESK083022

One tap mobile

+12532158782,,6691264011# US (Tacoma)

+16694449171,,6691264011# US

Dial by your location

+1 253 215 8782 US (Tacoma)

+1 669 444 9171 US

+1 669 900 9128 US (San Jose)

+1 719 359 4580 US

+1 346 248 7799 US (Houston)

+1 312 626 6799 US (Chicago)

+1 386 347 5053 US

+1 564 217 2000 US

+1 646 558 8656 US (New York)

+1 646 931 3860 US

+1 301 715 8592 US (Washington DC)

+1 309 205 3325 US

Meeting ID: 669 126 4011

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

**Our mailing address is:**

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

Would you like to unsubscribe?

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

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

Dear Tillamook County STR Advisory Committee,

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

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

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

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

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

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

Sincerely,  
Nigel Dean

## Lynn Tone

---

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



**Debi Garland** | Board Assistant  
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---

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

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

Tillamook County Board of Commissioners & STR Advisory Committee,

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

SOME REASONABLE SUGGESTIONS WOULD BE:

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

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



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

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

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

With our cabin we contribute to the local economy by:

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

Our renters:

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

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

Lynn Frost Guitteau

## Lynn Tone

---

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



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

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

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

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

Dan Meyers

Sent from [Mail](#) for Windows

## Lynn Tone

---

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

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

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

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

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

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

Additional restrictions would be very short sighted and borderline xenophobic.

James Farrow  
Oceanside

## Lynn Tone

---

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

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

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

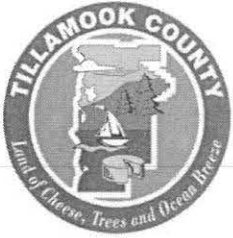
[NOTICE: This message originated outside of Tillamook County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

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

## Lynn Tone

---

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



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

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**From:** Clare Pennartz Baxter <[clarepennartzbaxter@yahoo.com](mailto:clarepennartzbaxter@yahoo.com)>  
**Sent:** Saturday, October 29, 2022 9:58 AM  
**To:** Public Comments <[publiccomments@co.tillamook.or.us](mailto:publiccomments@co.tillamook.or.us)>  
**Subject:** EXTERNAL: STRs Rules & Regulations - Ordinance #84

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

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

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

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

Clare Baxter

## Lynn Tone

---

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



**Debi Garland** | Board Assistant  
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**From:** Frank Moscow <frankmoscow@yahoo.com>  
**Sent:** Saturday, October 29, 2022 11:08 AM  
**To:** Public Comments <publiccomments@co.tillamook.or.us>  
**Subject:** EXTERNAL: STRs Rules & Regulations - Ordinance #84

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

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

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

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

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

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

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

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

Frank



## Lynn Tone

---

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

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

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

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

Tillamook County Board of Commissioners & STR Advisory Committee,

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

Thank you for your consideration,

Deb and Kevin Henne

## Lynn Tone

---

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



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

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

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

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

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

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

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

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

Sent from my Verizon, Samsung Galaxy Tablet  
Get [Outlook for Android](#)

Dear Tillamook County STR Advisory Committee,

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

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

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

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

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

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

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

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

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

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

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

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

Sincerely,

Candice and Gregory Miller  
Neskowin, OR

## Lynn Tone

---

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



**Debi Garland** | Board Assistant  
TILLAMOOK COUNTY | BOARD OF COMMISSIONERS  
201 Laurel Avenue  
Tillamook, OR 97141  
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**From:** Colleen Carpenter <colleen\_carpenter@yahoo.com>  
**Sent:** Saturday, October 29, 2022 8:45 PM  
**To:** Public Comments <publiccomments@co.tillamook.or.us>  
**Subject:** EXTERNAL: STRs Rules & Regulations - Ordinance #84

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

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

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

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



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

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

Thank you for your consideration.

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

## Lynn Tone

---

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



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

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

Tillamook County Board of Commissioners & STR Advisory Committee,

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

Mark Schultz

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

[info@neskowincac.org](mailto:info@neskowincac.org)

Dear Members of the Tillamook County STR Advisory Committee:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Sincerely,

Harvey Rubinstein

Neskowin Property Owner

## Lynn Tone

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**From:** Public Comments  
**Sent:** Tuesday, October 4, 2022 10:37 AM  
**To:** Lynn Tone  
**Subject:** FW: EXTERNAL: Vacation Rentals in Neskowin

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

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

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

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

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

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

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

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

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

Respectfully submitted,

George N. Patten (Skip)

## Lynn Tone

---

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



**Debi Garland** | Board Assistant  
TILLAMOOK COUNTY | BOARD OF COMMISSIONERS  
201 Laurel Avenue  
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**From:** Jeffie Mersereau <[jeffie.mersereau@vacasa.com](mailto:jeffie.mersereau@vacasa.com)>  
**Sent:** Tuesday, November 1, 2022 4:53 PM  
**To:** Public Comments <[publiccomments@co.tillamook.or.us](mailto:publiccomments@co.tillamook.or.us)>  
**Subject:** EXTERNAL: STRs in Tillamook County - Ordinance #84

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

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

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

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

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

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

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

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

Sincerely,  
Jeffie Mersereau



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

My days off are Saturday and Sunday.



## Lynn Tone

---

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

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

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

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

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

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

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

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

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

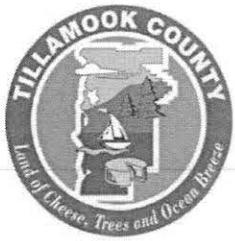
Sincerely - Becky Decesaro

Sent from my iPad

## Lynn Tone

---

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



**Debi Garland** | Board Assistant  
TILLAMOOK COUNTY | BOARD OF COMMISSIONERS  
201 Laurel Avenue  
Tillamook, OR 97141  
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---

**From:** Corey Tigner <corey@itrip.net>  
**Sent:** Tuesday, November 1, 2022 7:47 PM  
**To:** Public Comments <publiccomments@co.tillamook.or.us>  
**Subject:** EXTERNAL: STRs Rules & Regulations - Ordinance #84

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

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

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

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

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

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

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

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

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

Warmest regards,

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



To Members of the Tillamook County STR Advisory Committee:

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

Here are my views:

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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



forward.

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

Thank you,

Pete Stone

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

psphoto@comcast.net

503-740-6170

## Lynn Tone

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



**Debi Garland** | Board Assistant  
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**From:** royce trammell <ramtram1@hotmail.com>  
**Sent:** Tuesday, November 1, 2022 10:23 PM  
**To:** Public Comments <publiccomments@co.tillamook.or.us>  
**Subject:** EXTERNAL: To the Tillamook County STR Advisory Committee regarding proposed updates to Ordinance 84

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

11/1/2022

Dear Tillamook County STR Advisory Committee,

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

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

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

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

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

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

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

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

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

Thank you for the opportunity for feedback,

Royce Trammell

BelleVue Villa  
155 Crescent St  
Oceanside

## Lynn Tone

---

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



**Debi Garland** | Board Assistant  
TILLAMOOK COUNTY | BOARD OF COMMISSIONERS  
201 Laurel Avenue  
Tillamook, OR 97141  
Phone (503) 842-3403 x3303  
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**From:** mike hoffmann <[hoffy21@hotmail.com](mailto:hoffy21@hotmail.com)>  
**Sent:** Wednesday, November 2, 2022 7:33 AM  
**To:** Public Comments <[publiccomments@co.tillamook.or.us](mailto:publiccomments@co.tillamook.or.us)>  
**Subject:** EXTERNAL: STR comments

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Hi,

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

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

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

Thanks for listening!  
Michael

## Lynn Tone

---

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

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

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

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

G. Milne

Sent from my iPad

## Lynn Tone

---

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

Debi Garland | Board Assistant  
TILLAMOOK COUNTY | BOARD OF COMMISSIONERS  
201 Laurel Avenue  
Tillamook, OR 97141  
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-----Original Message-----

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

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

Tillamook County Board of Commissioners & STR Advisory Committee,

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

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

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

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

Here are my two greatest concerns..

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

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

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

Sincerely,

John Pierce



## Lynn Tone

---

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



**Debi Garland** | Board Assistant  
TILLAMOOK COUNTY | BOARD OF COMMISSIONERS  
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---

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

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

Hello,

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

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

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

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

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

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

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

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

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

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

Thank you,  
Tialen

## Lynn Tone

---

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

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

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

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

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

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

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

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

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

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

Sent from my iPhone

## Lynn Tone

---

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



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

**From:** Tialen Kelley <tialen@tialen.com>  
**Sent:** Wednesday, November 2, 2022 11:21 AM  
**To:** Public Comments <publiccomments@co.tillamook.or.us>  
**Subject:** EXTERNAL: RE: STR Legislation

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

I would like to follow up on this with some comments regarding the current status quo and currently proposed floated ideas/changes:

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

Proposals that I've seen:

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

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

---

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

Hello,

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

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



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

- We hired a local architect
- We hired a local builder
- All materials were sourced from local vendors
- We paid all Tillamook county taxes and permits
- We pay local contractors for ongoing maintenance a much higher wage (probably 500% more) than a large corporate hotel would pay it's maintenance workers
- We Pay HOA dues for our planned community
- We pay a local cleaner double or triple what she could make working for a large hotel/corporation doing the same work
- We pay 10% taxes on all our rental revenue to Tillamook county which amounts to thousands of dollars per year
- We pay STR license fees each year (more taxes)
- We pay a new Occupancy tax (on top of all these other taxes) that is over \$1k per year
- We pay real-estate taxes on the value of our home
- The guests that we host frequent the local Businesses in the area: restaurants, rental shops, retail shops, art galleries, fishing guides, equipment rentals, I could go on, all of which wouldn't exist off the permanent local population, which in turn would mean there was even less permanent local population available as people wouldn't have their jobs and businesses.

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

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

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

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

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

Thank you,  
Tialen



## Lynn Tone

---

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



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

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**From:** Dave Benz <dave.r.benz@gmail.com>  
**Sent:** Wednesday, November 2, 2022 12:09 PM  
**To:** Public Comments <publiccomments@co.tillamook.or.us>  
**Subject:** EXTERNAL: STRs Rules & Regulations - Ordinance #84

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

Nov. 02, 2022

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

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

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

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

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

Respectfully Submitted,

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

## Lynn Tone

---

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



**Debi Garland** | Board Assistant  
TILLAMOOK COUNTY | BOARD OF COMMISSIONERS  
201 Laurel Avenue  
Tillamook, OR 97141  
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[dgarland@co.tillamook.or.us](mailto:dgarland@co.tillamook.or.us)

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

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

To Whom It May Concern,

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

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

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

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

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

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

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

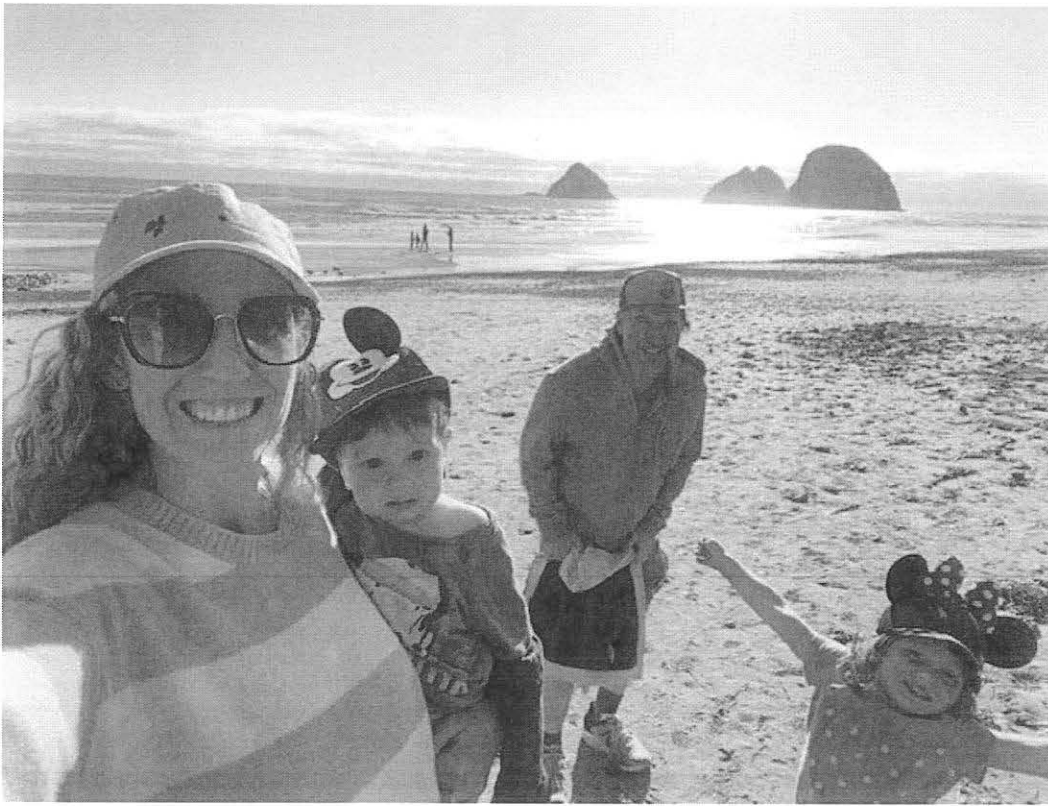
I would like to work together to empower all residents and homeowners in Tillamook county. I hope these conversations encourage community and relationships so that we can work together to build each other up not tear each other down.

Thank you for your time.

Kind regards,

Kelli Payne Potter

Owner, The Oceanside Dome Home



## Lynn Tone

---

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



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

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

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

Tillamook County Board of Commissioners & STR Advisory Committee,

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

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

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

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

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

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

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

Thanks,

Jane O'Neal

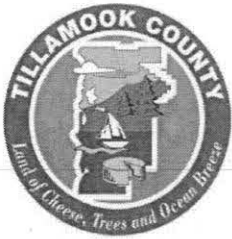


## Lynn Tone

---

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

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



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

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---

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

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

To whom it may concern:

Following are thoughts and comments regarding STR in Tillamook County.

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

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

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

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

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

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

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

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

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

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

Thank you for listening.  
Terry Sullivan  
Pacific City Homeowner

## Lynn Tone

---

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



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

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

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Hello.

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

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

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

## Lynn Tone

---

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

Sincerely,  
Kristina Lawton

## Lynn Tone

---

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



**Debi Garland** | Board Assistant  
TILLAMOOK COUNTY | BOARD OF COMMISSIONERS  
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**From:** Nicole Ralston <[nicoleralston@gmail.com](mailto:nicoleralston@gmail.com)>  
**Sent:** Wednesday, November 2, 2022 8:52 PM  
**To:** Public Comments <[publiccomments@co.tillamook.or.us](mailto:publiccomments@co.tillamook.or.us)>  
**Subject:** EXTERNAL: STRs Rules & Regulations - Ordinance #84

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

Dear Advisory Committee,

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

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

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

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

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

Thank you,  
Nicole Ralston



## Lynn Tone

---

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



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---

**From:** Toby White <toby@forensicbuilding.com>  
**Sent:** Wednesday, November 2, 2022 8:20 PM  
**To:** Public Comments <publiccomments@co.tillamook.or.us>  
**Subject:** EXTERNAL: STRs in Tillamook County - Ordinance #84

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Tillamook County Board of Commissioners & STR Advisory Committee,

Toby White,

I have been going to Pacific City (PC) for 51 years. I go there the ENTIRE year round. I have family and friends that own houses in PC. I support all the businesses and always have.

We bought a lot in PC in 2021 as part of a dream that has been in the works for 35 years. It is my dream to retire in PC.

We started the permit process to build a house in the flood zone in early 2021 after saving up to by one for years. We purchased the lot with the expectation (and planning after renting STRs for years) that we would generate at least some income as an STR. It took 13 months to get through the FEMA regulations and submit for our permit (dated 3-7-2022). Our permit was issued 5-1-2022. We had no option to submit for an STR permit because the house was not completed by adoption of Ordinance 84. We saw the deadline for acquiring a STR permit, but couldn't submit for it. We near completion of construction soon, but will be severely affected financially because of the new temporary stay on STRs. We do not know what we will do if we cannot offset the costs we've incurred with no income from the new house. We plan on retiring in the house. Now we may have to sell?

This is terrible.



**Toby White**  
Vice President  
toby@forensicbuilding.com

**Forensic Building Consultants**  
O: 503.772.1114  
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www.forensicbuilding.com



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## Lynn Tone

---

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



**Debi Garland** | Board Assistant  
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**From:** Brandon Gray <bgray052299@yahoo.com>  
**Sent:** Wednesday, November 2, 2022 7:20 PM  
**To:** Public Comments <publiccomments@co.tillamook.or.us>  
**Subject:** EXTERNAL: STRs in Tillamook County - Ordinance #84

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

Tillamook County Board of Commissioners & STR Advisory Committee,

My wife and I purchased a home in Pacific City in 2021 after enjoying camping and renting there for the past 18 years. We are both native Oregonians and have always loved the coast. As much as we would love to be there all of the time, our family life and jobs keep us a little closer to the Clackamas area the majority of the year. So we utilize Meredith Lodging to manage our home. We currently keep it booked out for our selves almost all of the time, but renting a few weeks during the summer makes a huge impact on our ability to pay the property taxes and insurance. We rent to outside people very little, but it makes a big difference for our budget. We pay all utilities, including the new higher rate for STR homes, even though the house is occupied less than 50% of the time, and that includes when we are there about 80 nights per year. That means we barely utilize all of the services we pay for and that surplus income with little effort is a benefit for everyone else utilizing the services.

If you want to make up different tiers for fees and permit costs that could make sense. If there are investors who only rent it out almost 100% of the time I can see they might be able to support a higher fee structure and put more strain on local services, but honestly, there are plenty of rules in place. The county or possibly the management companies should go around and enforce the parking rules and occupancy rules. Set fines for guests and owners/managers if there are parking and occupancy violations. If it turns out there aren't enough violations to support enforcing them, then maybe problems aren't as bad as some would want you to believe?

So far we have been very pleased with the management company. Based on discussions with our neighbors it seems like the house is mostly utilized by nice families enjoying the coast. Increased restrictions and fees will only decrease the

appeal of STRs which will drive down property values and drive away tourists. Our house is checked on nightly basis and all neighbors, especially full time residents, have our cell phone numbers to call if there is ever an issue. We utilize STR's on our vacations and business trips and believe most users are respectful of the community and the rental property. We are not even covering the property taxes and insurance from the rental income. We certainly can't afford more fees and higher rates just because we allow others to utilize the property we purchased.

Thank You for your time,

Brandon Gray  
503-869-2985

## Lynn Tone

---

**From:** Public Comments  
**Sent:** Thursday, November 3, 2022 8:23 AM  
**To:** Lynn Tone; Sarah Absher; County Counsel  
**Subject:** FW: EXTERNAL: New Short Term Rental Permits - Comments



**Debi Garland** | Board Assistant  
TILLAMOOK COUNTY | BOARD OF COMMISSIONERS  
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Phone (503) 842-3403 x3303  
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---

**From:** Nate Lindell <natelindell@yahoo.com>  
**Sent:** Wednesday, November 2, 2022 6:41 PM  
**To:** Public Comments <publiccomments@co.tillamook.or.us>  
**Subject:** EXTERNAL: New Short Term Rental Permits - Comments

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Tillamook County STR Committee:

11/1/2022

### Unintended Consequences

The purpose of my correspondence today is to respectfully voice my support of Short-Term Rental investments located in Tillamook County. I recently purchased a high-end property located in the Proposal Rock area of Neskowin for investment purposes with the intent of providing high-end, short-term accommodations, which are currently lacking. This transaction was completed via Internal Revenue Service Section 1031 which designated the property as an investment rental property.

To comply with IRS Section 1031, the subject property shall be available to the public as a vacation rental property and limits personal use to 14 days per calendar year. Temporarily Suspending the Processing and Issuance of New Short Term Rental Permits in Unincorporated Tillamook County has very unintended consequences.

In our case, a house that is required to be rent per IRS Rules. A house that cannot be rented per Board Order 22-033, and a house that we cannot us more than 14 days per year. I fully support enforcement of existing regulations and holding homeowners accountable just as other property owners. I also support homeowner rights.

Respectfully,

Nate Lindell  
Neskowin

Neskowin Homeowner

## Lynn Tone

---

**From:** Public Comments  
**Sent:** Thursday, November 3, 2022 8:23 AM  
**To:** Lynn Tone; Sarah Absher; County Counsel  
**Subject:** FW: EXTERNAL: STRs in Tillamook County -Ordinance #84



**Debi Garland** | Board Assistant  
TILLAMOOK COUNTY | BOARD OF COMMISSIONERS  
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**From:** Rachelle <rushphotos1@gmail.com>  
**Sent:** Wednesday, November 2, 2022 3:41 PM  
**To:** Public Comments <publiccomments@co.tillamook.or.us>  
**Subject:** EXTERNAL: STRs in Tillamook County -Ordinance #84

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Tillamook County Board of Commissioners & STR Advisory Committee,

I am a full time resident in South Tillamook County. I was raised here in Pacific City and have lived the majority of my life here. The vacation rental company that I work for has been in business since long before vacation rentals have been the "it" thing. I have worked for this company on and off for the last 20 years. I have been at my current position with the company for 2 years and 4 months. This job as Guest Services Coordinator has afforded my children and I a solid, and comfortable lifestyle, that we struggled to have before working in this field. Vacation Rentals are a MUST HAVE here in this community, and by prohibiting permits and taking away the right to rent would negatively impact my future as well as my children. There is always more work to be done than there are hours in the day, and if I am short or needing more income, there are always jobs and things to be done. This security is priceless. I have countless friends and family members that are in the industry as well and rely on it as their current and for their future.

Vacation rentals are HIGH demand, and to shut down or limit this avenue of accommodations would affect everyone in the area and beyond. Without adequate lodging, our entire economy dies here in this community. Short term rentals DIRECTLY affect every other business in town.

I needed my voice to be heard, so I appreciate your time in reading my letter. Thank you.

Rachelle Morrison



## Lynn Tone

---

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

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



**Debi Garland** | Board Assistant  
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**From:** Terry Sullivan <[tsullivan6100@gmail.com](mailto:tsullivan6100@gmail.com)>  
**Sent:** Wednesday, November 2, 2022 1:50 PM  
**To:** Public Comments <[publiccomments@co.tillamook.or.us](mailto:publiccomments@co.tillamook.or.us)>; Terry Sullivan <[tsullivan6100@gmail.com](mailto:tsullivan6100@gmail.com)>  
**Subject:** EXTERNAL: STRs Rules & Regulations - Ordinance #84

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To whom it may concern:

Following are thoughts and comments regarding STR in Tillamook County.

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

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

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

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

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

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

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

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

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

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

Thank you for listening.  
Terry Sullivan  
Pacific City Homeowner

## Lynn Tone

---

**From:** Public Comments  
**Sent:** Thursday, November 3, 2022 1:00 PM  
**To:** Lynn Tone; Sarah Absher; County Counsel  
**Subject:** FW: EXTERNAL: Short Term Rentals



**Debi Garland** | Board Assistant  
TILLAMOOK COUNTY | BOARD OF COMMISSIONERS  
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**From:** Bill Ruecker <billr@baysingerpartners.com>  
**Sent:** Thursday, November 3, 2022 10:13 AM  
**To:** Public Comments <publiccomments@co.tillamook.or.us>  
**Cc:** Maureen Bradley <bradley04@gmail.com>  
**Subject:** EXTERNAL: Short Term Rentals

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Tillamook County Decision Makers,

Short Term Rentals are a fantastic economic engine that fuels the growth and economy of Pacific City and Tillamook County. Don't ruin it. I

f more short term rental units are required make it easy to build affordable housing.

Wave affordable unit permits and fees. Just get more housing built. Small, simple and affordable worker housing is what is needed. Not short term rental market interference.

No renters can afford the nice view homes and beach homes that are usually used as short term rentals so this would do nothing to increase rent affordability.

Please reconsider any limits on short term rentals. Remember the rule of unintended consequences. Short term rental limits will destroy jobs and income for the very people you trying to help.

Bill



**William M. Ruecker** | AIA, Principal

[billr@baysingerpartners.com](mailto:billr@baysingerpartners.com)

(P) 503.546.1614 | (C) 503.349.2633

2410 N. Lombard Street, Portland, OR 97217

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

\* Due to the "Stay Home, Stay Safe" order Baysinger Partners is working remotely Mon-Thurs, accessible by phone and email. Our physical office is closed until further notice.

## Lynn Tone

---

**From:** Sarah Absher  
**Sent:** Wednesday, October 19, 2022 3:20 PM  
**To:** Lynn Tone  
**Subject:** STR Comments submitted for thr Short Term Rental Advisory Committee

Please make copies for the next STR Committee meeting.

Thank You,



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

---

**From:** jadams503 <jadams503@frontier.com>  
**Sent:** Wednesday, October 19, 2022 3:18 PM  
**To:** Sarah Absher <sabsher@co.tillamook.or.us>; bob\_mung@aol.com  
**Subject:** EXTERNAL: Comments submitted for thr Short Term Rental Advisory Committee

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Sarah Absher  
Director, Community Development  
1510-B Third St  
Tillamook, OR, 97141

Hello, and thank you for allowing comments from concerned citizens, regarding the possibility of changing Short Term Rental operations.

We live in the Ocean Highlands community. This community, like many other neighborhoods in the Tillamook area, offers a unique living experience – a group of nice homes nestled right in the middle of a forest.

You have the peace and quiet of an isolated country cabin but the safety of a neighborhood of homes.

When we moved here in 2016, we quickly noticed that on a typical evening we could hear nothing but the ocean in the distance, along with the Pacific wind whirring in the trees. We could even view the Milky Way at night.

I would venture to guess that 80% of the people who live in big cities across the U.S. would love to live in a place such as this.

Well, that was before the proliferation of Short Term Rentals. Four or five were added in Ocean Highlands the last summer alone.

Sure, these have caused more traffic, and the occasional parked boat. And sure, there have been a couple of loud parties. But that's not the main issue. The main problem is the new groups of people walking the streets in the evening on a **regular** basis – talking loudly and laughing. Add to that the groups of children playing and shouting, along with the unloading of gear and excited commotion.

The fact is, folks that rent Vacation Houses are here to play and have fun. I'm sure I have done the same in the past. They're not here to take in the sound of the distant ocean and view the Milky Way.

So what's the result of this intrusion: **We, along with the other homeowners here and in other quiet neighborhoods are throwing it all away by allowing the Vacation Rental Industry to take over.**

So, groups of people talking and laughing in the evening - or groups of children playing and occasionally shouting – would not be considered a "nuisance" in most big city neighborhoods. But these activities are definite nuisances in a uniquely silent neighborhood like this – particularly so because **they are all strangers invited here on a regular basis by people and/or companies who don't even live here.**

Further, this activity by investors, Rental Companies, and other people with access to large amounts of cash is driving up the price, and sharply reducing the availability, of homes that could otherwise be purchased by retired folks seeking peace and quiet, or those who have found jobs in the area.

Perhaps the solution is to cap any further Short Term Rentals in "Private Neighborhoods" and allow them only in areas that are already "noisy", such as near highways (101, 131, etc) or near city centers – such as Tillamook, Pacific City, and Manzanita.

Thank you

Jim and Sue Adams

1635 Sundown Dr

Tillamook, OR, 97141

## Lynn Tone

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

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

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

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

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

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

Thanks, Steve and Janice Taylor.

Sent from my iPhone



## Lynn Tone

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



**Debi Garland** | Board Assistant  
TILLAMOOK COUNTY | BOARD OF COMMISSIONERS  
201 Laurel Avenue  
Tillamook, OR 97141  
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[dgarland@co.tillamook.or.us](mailto:dgarland@co.tillamook.or.us)

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**From:** Natalie Daley <daleyns@yahoo.com>  
**Sent:** Saturday, October 22, 2022 9:15 AM  
**To:** Public Comments <publiccomments@co.tillamook.or.us>; Natalie Daley <daleyns@yahoo.com>  
**Subject:** EXTERNAL: STRs in Tillamook County - Ordinance #84

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

Tillamook County Board of Commissioners & STR Advisory Committee,

Over the last few years, many expensive procedures have been instituted that we have done without for the 16+ years that we have owned property in Neskowin. Although I can understand the seeming necessity for some of these, I would like to limit the introduction of still more rules that cost even more.

It becomes an unnecessary money grab from a pool of people being held for ransom while trying to continue to afford the property they own and want to maintain.

## Lynn Tone

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**From:** Public Comments  
**Sent:** Thursday, November 3, 2022 1:00 PM  
**To:** Lynn Tone; Sarah Absher; County Counsel  
**Subject:** FW: EXTERNAL: STR input



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

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**From:** [susankpeters@comcast.net](mailto:susankpeters@comcast.net) <[susankpeters@comcast.net](mailto:susankpeters@comcast.net)>  
**Sent:** Thursday, November 3, 2022 11:34 AM  
**To:** Public Comments <[publiccomments@co.tillamook.or.us](mailto:publiccomments@co.tillamook.or.us)>  
**Subject:** EXTERNAL: STR input

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

My input is that an existing STR permit should remain valid when a property is transferred if the existing owner is in good standing. The permit was a right received or obtained on the property and should be transferable. I am also wondering now new applications will be processed...by lottery or in the order of the date of the application? Thank you...Susan Peters, owner of 1260 Tillamook Ave., Oceanside, Oregon.

November 6, 2022

To: Honorable Commissioners Yamamoto, Skaar and Bell  
Sarah Absher, Director, Department of Community Development

From: Michael Woodin and Amy Bell of Neahkahnie Beach

Re: **Comments for November 8, 2022 STR Advisory Committee Meeting**

We have owned 37635 Beulah Reed Rd. in Neahkahnie for over 25 years. For many years owners nearby infrequently rented homes causing little concern in the neighborhood. That's all changed, the pace and frequency of short-term renting has quickened and accelerated. The community, roads and utilities are stressed. Neahkahnie has become more commercial and less residential, more transient and less permanent.

Neahkahnie has a high concentration of short-term rentals now. Some homes have been converted to be solely short term rental businesses and some owners have acquired and are operating multiple properties for that single business purpose. Individuals and out of state corporations and investment groups are seeking to acquire and develop similar properties. They have solicited us to do so. These entities target Neahkahnie because short-term rental limits are absent.

Up and down the coast many see these accelerating pressures as an emergency.

#### SUPPORT PERMIT CAPS

We need a STR permit cap for Neahkahnie. The situation is out of hand. The current number of over 20% of the properties in Neahkahnie is far too high. Halt all new permits in Neahkahnie until the number of properties is under the permit cap.

#### OPPOSE PERMIT TRANSFERS

STR Permits are really business licenses for permit holders connected to the individuals and not the property.

#### SUPPORT REALISTIC OCCUPANCY LIMITS

A realistic STR occupancy cap consistent with a residential neighborhood is up to 8. Ask yourself, are our residential homes really built to be occupied by 10, 12, 14, 16, 19 or 20 separate individuals? These are actual permitted short term occupancy limits for older homes in our immediate neighborhood (sounds more like hotels than homes). These homes were never built for such intense occupancy. These intense occupancy levels also turn STR properties into frequently used event spaces. Enacting more realistic occupancy limits will positively impact all the other issues like parking, garbage, noise, complaints and enforcement as well.

THANK YOU

We appreciate your serious effort to examine and revise the county's STR regulations. Our residential community will benefit with balanced STR regulations consistent with a residential environment rather than a business or commercial one. County and community services already stressed by accelerating STR demands also will benefit from your thoughtful work.

Mike Woodin  
woodinm@comcast.net

Amy Bell  
amybell@comcast.net

## Lynn Tone

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**From:** Elaine <ejhanby@nehalem.tel.net>  
**Sent:** Monday, November 7, 2022 8:52 AM  
**To:** Lynn Tone  
**Subject:** EXTERNAL: STR Advisory Committee

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

Letter to Short-term Rental Committee  
Erin Skaar, Tillamook County Commissioner  
Sarah Absher, Director, Tillamook County Community Development

As full-time residents of North Tillamook County, we are following the discussions of the Commissioners regarding updating STR requirements and regulations that are currently in place in Tillamook County.

We believe that Tillamook County is at a critical juncture to protect the long-term, day-to-day-livability of its residents. My input of August 15, describes support decreasing STR permits. I repeat, that given the growing STR industry, Tillamook County's requirements no longer adequately address the increasing pressures that have been exerted on local infrastructure and livability throughout the North Tillamook County region. A residential community inundated with STR's - many owned by out-of-County, out-of-Oregon, investors who are funneling investment returns away from away from the local economy, will ultimately whither from the pressures put on it's already inadequate safety, roads, utilities, and services.

Regarding one of the many points of concern, Neahkahnie Water District is extremely impacted to serve the high percentage of STR's in this area. Many of these STR's routinely rotate reservations over short-stay time periods, essentially operating as commercial businesses. Many allow 10+ guests for each reservation (equalling small hotels??). Each one of those rentals places a great impact on NKN infrastructure.

The Problem IS: There is NO rural Neahkanie infrastructure to accommodate this visitor load, We are dependent on Tillamook County enforcement to regulate the demand, There is no County enforcement program.

The high percentage of STR's (22%) for Neahkahnie community suggest that we not fail;

- cap the number (%) of permits
- limit the number of permits an owner may hold
- ban transfer of permits when properties are sold
- regulate & enforce occupancy (vs. small hotel operations)

The time is now to develop a program that provides Tillamook County with a balance for resident livability that addresses an outdated system of regulating visitor accommodations.

Challenging for our leadership, yes. but a priority at this time.

Thank you,

Tillamook resident, full time since 2006



## Lynn Tone

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**From:** jhanby@nehalem.tel.net  
**Sent:** Monday, November 7, 2022 8:40 AM  
**To:** Lynn Tone  
**Subject:** EXTERNAL: STR Comments

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

Dear STR Advisory Committee, Commissioner Skaar and Director Absher:

Elaine and I have been a part-time residents of NKN from 2002 to 2006 and a full time residents since 2006. We never dreamed that short-term rentals would become an issue in this unincorporated community when we purchased our property in 1979 - we were fully aware that it was zoned "single family residential."

It seems to me that high occupancy, short-term rentals are unambiguously businesses. This is particularly the case when the owner is not in residence or may own more than one STR property. These are not "single-family residential." In reality, then, NKN has some significant sized businesses scattered in low visibility throughout its boundaries. Residential expectations such as neighborhoods, parking, neighborhood relations and safety are diminished. For example, would you be willing to go up to a large STR at night, occupied by strangers, and request a toning down of noise and disturbing activities? If not, then who else is there to call on?

I am not advocating for termination of STR's, but for caps and reasonable controls. In my view caps that merit careful consideration are: (1) Percentage of residential structures that are licensed as STR's (NKN's approximately 22% is too high); (2) Distribution of STR's to reduce and eventually avoid high density STR areas; (3) Eventual elimination of multiple ownership of STR units by one person; (4) Eliminate passing along STR licenses with sale of STR properties; and (5) Capping the maximum number of occupants in a single STR unit. Regarding the latter, it may be argued that single family residents do not have a limit on occupants. In looking at our own residence, we do occasionally have a "house full"; that is, all beds are taken. But that may happen only few nights per year - a dramatic contrast to large STR's that may have 10 to 20 occupants on numerous nights during the year.

NKN clearly has STR units that are reasonably small in size (e.g., 6 or fewer occupants) and fit into the community area. I understand that some may even be occupied by the owner as well as by the guests. Such units seem consistent with aspirations for the NKN community and are to be supported. Again, I am not advocating for elimination of STR's.

I would like to make two additional suggestions upon closing:

1. The coastal communities are sufficiently different that specifics (e.g., caps) should be customized as appropriate for each community.
2. Reasonable transition processes and timings will need to be included for moving from current situations to desired future states. We can't do it over-night, but we need to start.

I applaud the process that is underway in addressing STR's. The STR situation has unintentionally gotten out of hand - just as STR's were not even remotely on our "radar screens" when we purchased our NKN property in 1979. Good people are on both sides of the issue. We now have the opportunity to move forward in ways that optimize the magnificence of our coastal communities. The process is not easy but will be rewarding in the end.

Sincerely,  
John Hanby, NKN Resident



Sarah Absher  
Erin Skaar  
Short-Term Rental Advisory Committee

November 7, 2022

Below are my current comments regarding work of the Short-Term Rental Committee.

My name is Mark Roberts, a full-time resident of Neahkahnie.

As an introduction, I'm currently on the Board of two community nonprofits, active with two others, previously served as the Neahkahnie Water District Board Chair for twelve years. I'm on one Tillamook County Commission. I'm scheduled for Tillamook County Jury Duty in January.

### **Short-Term Rental Caps**

Yes. Caps on the number or percentage of short-term rentals are necessary to maintain the public safety and livability of our community.

- Worldwide, communities recognize the need to balance the economic drive to rent property with the community's need for public safety and livability.
- Whether worldwide, across the U.S., or in Oregon, short-term rentals have resulted in communities seeking to better manage and mitigate short-term rental impacts.
- Several municipalities within Tillamook County (e.g., see Manzanita's Ordinances) either cap the number or percentage of short-term rentals or even prohibit them outright. These requirements have no doubt been tested many times ... and are still on the books and enforced.
- Neahkahnie is between two popular municipalities (Manzanita and Cannon Beach) that both have short-term rental caps to maintain their public safety and livability.
- As we've heard at the Short-Term Rental Committee, some short-term rental investors see Neahkahnie as a unique opportunity to avoid both nearby municipal caps as well as other regulations and guidelines.
- As previously testified, many citizens of Neahkahnie see that we have too many STRs now, let alone more – we want caps now! We want them now before our community is further hollowed out as a tourist destination which contributes even less to Tillamook County's economy and civil functions.

Recommendation – Rather than attempt original research as if this question has never been asked and answered before, I recommend the Short-Term Rental Committee request the staff of the Department of Community Development to catalog and benchmark 'best practices' regarding caps and other requirements employed elsewhere.

Let's learn what works and what doesn't from others experience.

### **Permit Transfers**

No. For fairness reasons, Permit Transfers must NOT transfer with the sale of any property. Permits are granted to the Permit Holder on an annual basis, subject to review and approval by the County.

IF there are any property rights associated with STR permits, each property owner in Tillamook County should be availed this same right in an orderly manner.

STRs permits are relatively new to Tillamook County – there has been limited opportunity for all property owners, on an equal basis, to acquire or exercise these rights. IF these rights are merely assigned to the current, 'first movers', we must acknowledge these property owners have no special claim to these rights other than being 'first'.

Thus, it is unfair to limit these rights to the current incumbents who, by merely being 'first', may have acquired these rights during the current period.

These are not some new type of hereditary right.

Rather, IF these are property rights – and limited in number, too, given potentials for caps – an equal opportunity to participate or share in this right is only 'fair' to other property owners.

It's useful to observe that other communities do not enable the transfer of titles when the underlying property is sold. Rather, the next applicant, next in line, is offered the permit, if qualified. Why is that? The recommended cataloging and benchmarking of other communities' practices and experience would provide considerable information regarding this issue.

### **Purpose**

The Purposes of the Short-Term Rental Ordinance are to "...enhance public safety and livability in Tillamook County".

There has been substantial testimony from residents of unincorporated Tillamook County (and others) that STRs reduce and threaten these Purposes:

- The Tillamook Sheriff has testified that there are inadequate resources to adequately respond to complaint calls.
- The ability to contact a live, responding STR agent who reliably communicates with a renter in a timely manner, has been seriously questioned.

- The issues of livability, including noise, ‘hollowing out’ of community members who support community agencies and nonprofits, strangers in the community, garbage, etc. have all been raised by community residents.

In contrast, STR advocates speak of:

- ‘Raising property values’ i.e., increasing housing prices as a primary community “benefit” or
- the personal benefits of renting their property as a commercial enterprise in an otherwise zoned single-family community.

I’m certain that the Department of **Community Development**, emphasis added, appreciates that their role remains enforcing the stated Ordinance Purposes rather than being distracted by the obvious financial aspects of the Ordinance to both a limited set of Tillamook County’s unincorporated property owners AND the County’s own pecuniary interests.

The Department, no doubt, is sensitive to the value of full-time occupied dwellings in terms of both greater economic value of housing occupied 100% of the time (true, full-time occupants don’t send a stream of TLT monies whenever their dwelling is occupied) and the role that these occupants play in the greater Tillamook community (i.e. how many short-term renters or part-time owners vote, volunteer, participate on County Boards and Commissions, or act as Jurors?)

### **Balance**

Many recent comments have focused on the notion of “Balance” – that is, whatever else this Ordinance is about, keep in mind to ‘balance’ the competing aspects or qualities. For many STRs in Neskowin, this apparently means the percentage of STRs should be able to equal the part-time percentage. I have no comment on this.

Things are different in Neahkahnie – there are still people who actually live in Neahkahnie full-time! And we define ‘Balance’ differently.

We are concerned that a host of investors see Neahkahnie as the best ‘Wild West’-like realty investment opportunity between municipalities to the north of us (Cannon Beach) and to the south (Manzanita, Nehalem, and Wheeler). Unlimited opportunities (but for the current pause) and minimal regulations ... as compared to the strict limits, even prohibition, of STRs In our local ‘Three Villages’ area.

Thus, Balance for Neahkahnie, I believe, is achieved by setting caps and regulatory requirements certainly no greater than, preferably lower than, our neighboring communities (Neahkahnie is far less equipped to manage a high percentage of STRs and their associated utility demands, parking, traffic (vehicular & pedestrian), and other issues than Manzanita.), in north Tillamook County and south Clatsop County.

### **Need clarity for key parameters**

A key parameter regarding Short-Term Rentals is their percentage relative to the legally permitted housing stock of a community. But what, specifically goes into the numerator and the denominator? This is important since the ratio of interest relates to the number of plated, legally established dwelling units.

For example:

-How are 'Auxiliary Dwelling Units' (ADU) treated?

That is, since ADUs may or may not be rented along with their associated Dwelling Unit, are they treated as separate entities? Are ADUs considered in the same fashion as Dwelling Units (DU)? Are they separately permitted? Are separate inspections and fees collected for both DWs and ADUs? Do ADUs count separately in the numerator but NOT in the denominator? of the ratio since the percentage of interest relates to the number of plated, legally established dwelling units?

Recommendation: In addition to Dwelling Units, ADUs should be counted in the numerator of the ratio since the dwelling unit and the ADU may be separately rented to different parties at the very same time. However, ADUs should NOT be counted in the denominator since they are auxiliary to the legally permitted dwelling unit. That is, a dwelling unit with multiple rentable units should count multiple times in the numerator while remaining a single dwelling unit in the denominator.

-How are restrictive HOA requirements factored into this ratio?

For example, the Neahkahnie Meadows gated community in Neahkahnie significantly restricts STRs – a minimum of one week or longer rentals are permitted – NOT any shorter period is permissible. The result of this HOA requirement is only one STRs exist in Neahkahnie Meadows.

Recent statistics from the Department of Community Development (DCD) did not disclose or even footnote recent Neahkahnie community-wide statistics regarding this important quality. Given the number of dwellings in Neahkahnie Meadows, this qualitative distinction and practice significantly impacts a simplistic approach to this calculation.

Recommendation: Where HOA parameters significantly restrict STRs, as in Neahkahnie Meadows, this factor should be both disclosed and the percentage of STRs computed with and without these dwellings.

### **Mom and Pop Expressions**

Many public comments observe that folks are merely trying to cover their mortgage and other expenses as a justification for renting their dwellings.

First, while interesting, sympathetic, and ‘folksy’, these comments are without standing regarding the Tillamook County Short-Term Rental Ordinance. As the Ordinance states, the Ordinance’s only purposes are to “...enhance public safety and livability in Tillamook County”. Tillamook County Commissioners and Department of Community Development do not have the charter, authority, or responsibility to bend County governance to favor these personal interests.

Second, while these sincere comments represent many STRs situations, let’s recall that these individuals are integral parts of a massive, big business, enterprise system. And this is a big, growing even bigger, business.

AvantStay - Manages more than 1,000 properties across 100 cities and assets valued at more than \$2 billion. Recently raised \$500 million to further fund operations

VRBO – Estimated to be worth \$14 billion with 2,800 employees

VACASA – Market capitalization of \$1.6 billion with 8,200 employees

Simply put, the purpose of this Ordinance is to regulate STRs in Tillamook County for public safety and enhancing livability. Let’s stay focused on these purposes, not individual’s business plans.

### **Paying for Enforcement**

Some new comments suggest allocating TLT monies toward the enforcement costs of regulating Short-Term Rentals and their impacts.

I definitely support increasing resources in the enforcement of current regulations and guidelines.

HOWEVER, not from the TLT monies.

TLT monies are aimed at mitigating the impacts of STRs as well as generally underwriting projects aimed at maintaining and even improving public safety and livability in the impacted communities.

Enforcement costs are reasonable and proper costs of administering this program.

Section 8, paragraph d of the Short-Term Rental Ordinance states:

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

Resources necessary to enforce, that is, administrate the program, are to be funded from fees collected from STR participants – NOT from monies intended to benefit those impacted by this program.

Otherwise, Tillamook County taxpayers will be called upon, in essence, to pay for the consequences of those property owners who choose to rent their property and the costs they impose upon the County. This is unfair in its totality. Those who cause the needed enforcement should pay for this needed enforcement.

Recommendation: Like any regulatory body, the Department of Community Development should prepare and publish a 'Cost of Service Analysis' (COSA). This COSA would identify ALL costs of administering the Short-Term Rental program, including all staff time, contractor costs, and enforcement costs. These are the administrative costs of the program.

The costs identified in the COSA should, per the Ordinance, be factored into the fee structure that program participants pay. Taxpayers were never intended to foot the bill so that individuals could rent their properties in Tillamook County.

I've previously commented that I suspected that these costs were not completely known ... since this program is new and its requirements unknowable in advance.

For example, in the City of Manzanita, a recent staff analysis of costs and fees necessary to administer the Manzanita program indicated that only 57% of the actual costs were being recovered by the existing fee structure. Adjusting the fee structure so that program participants, rather than their neighbors, pay the full and correct costs of this program.

There is little reason to think that Tillamook County's cost analysis would discover any different outcome. Be sure to check it out.

Thank you,

Mark Roberts  
Neahkahnie Resident

## Lynn Tone

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**From:** S Wiarda <swiarda@gmail.com>  
**Sent:** Sunday, November 6, 2022 11:43 AM  
**To:** Public Comments  
**Cc:** Public Comments; Sarah Absher; Erin Skaar; Lynn Tone  
**Subject:** EXTERNAL: Neskowin STR

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

Good morning,

I have managed two small homes for short term cabins for more than ten years. I am available 24 hours/day for any questions from the guests. The guests are very respectful of our rules, and are grateful for the time they spend in Neskowin.

This income for the owners and the managers is important. It would be a hardship to lose this income, including our cleaners.

The two cabins I manage have just two bedrooms and 4 people maximum. I find that our guests are very respectful of the homes and are grateful for the time they spend in Neskowin.

I hope the committee will consider that the STR's as an important part of our and Tillamook County's revenue.

Thank you for consideration of this important fiscal issue.

Stephanie Wiarda  
503-484-7148



## Lynn Tone

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**From:** Judith Jones <judithcj1@gmail.com>  
**Sent:** Sunday, November 6, 2022 2:02 PM  
**To:** Lynn Tone  
**Subject:** EXTERNAL: Short term rentals in Neahkanie

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

I strongly support limits on short term rentals in the neahkahnie area. As you know the area already has too high a percentage of rentals. This is a community not a resort . When you get so many rentals it is no longer a community with community spirit. The people who live here value the environment , the social structure, and commitment to the area. Generally we don't appreciate loud noises, parties, traffic with loud mufflers and tires, and inconsiderate road walking . We love the peacefulness , the beauty of nature and quietness with only bird sounds. Limiting the human activity makes it possible to enjoy the animals such as deer, squirrels, rabbits etc.

Thank you for your time and thoughtfulness about this issue . I have lived in neahkahnie for over 20 years and am very committed to hopefully seeing the beautiful environment continue to be strong.

November 5, 2022

Re: Short Term Rentals in Neahkahnie/Nehalem

Dear Tillamook County Board of Commissioners,

I am Jill Beisner, owner of Housekeeping With Care cleaning service. I have lived on the North Coast for 30 years. I have been a housekeeper on the Coast for over 15 years and I take care of vacation rental houses and private homes and we are very proud of our outstanding services. Several of the homes we service are in the Neahkahnie/Nehalem communities, and I have staff that live and work there as well. We have been taking care of rentals there for many years. If short term rentals are banned or severely restricted there, it will greatly impact my income, as well as the income of the people I hire to assist me. We also know many other people employed servicing short term rentals who would lose their jobs and income if these rentals are not permitted.

I am very concerned about the state of the economy and how it will be impacted if short term rentals are banned or severely restricted. I am also concerned about the impact on the local economy and the people who rely on short term rentals for their income.

Thank you for your time and consideration.

Sincerely,  


Jill Beisner  
Housekeeping With Care

## Lynn Tone

---

**From:** kcj3pdx@gmail.com  
**Sent:** Sunday, November 6, 2022 6:18 PM  
**To:** Lynn Tone  
**Cc:** Sarah Absher  
**Subject:** EXTERNAL: Recommendations for STR Advisory Committee

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

**To: the STR Advisory Committee:**

As a homeowner for over 40 years in Neahkahnie, I want to reiterate my strong support for the STR Committee to recommend that the County Commission enact restrictions to STRs in the County and in the Neahkahnie community.

I'd like to summarize key points of my previous communications and testimony as you conduct final deliberations on this issue, as I am unable to attend your November 8 meeting in person. I believe that regulations on STRs are needed to improve the safety and livability and to recover and maintain the sense of community in the Neahkahnie area. I suggest the following for your consideration:

- Immediately enact a cap on the number or percentage of STRs permitted in the Neahkahnie community, as that area is currently defined. A cap of 17 ½ % seems reasonable and would be consistent with the cap in Manzanita as I understand it.
- Impose a maximum occupancy limit for a STR. The limit should be consistent with a typical single-family home, as the zoning in NHK is essentially all single-family homes. I'd suggest a limit of no more than 10.
- Prohibit the transfer of STR permits, at least until the community is at or under the designated cap.
- Limit the number of STR permits within the NHK community to one per individual. Provisions should be established so that an individual cannot have ownership interest in additional rental properties.
- Limit the number of days per year that a property can be rented in order to discourage operating a rental solely as a business (as our zoning does not provide for operating a business), I'd suggest a limit of 180 days.
- Limit the number of vehicles that are allowed per rental property. I'd suggest that the limit be one vehicle per bedroom or allow a maximum of one vehicle to be parked off the property. Limiting the number of cars would also enhance pedestrian and traffic safety, as there are no sidewalks in the community.

Areas that are zoned residential by definition do not permit businesses such as hotels or motels. STR requirements should uphold the intent of that zoning classification and restrict owners of residential property from operating that property solely as a business.

Finally, I believe that STR regulations in purely residential communities such as Neahkahnie should generally exceed the STR requirements in Tillamook County cities in order to be consistent with the nature of solely residential communities.

Thank you for your consideration of these recommendations.

Ken Jones

FYI, I currently rent my Neahkahnie home for a maximum of 10 weeks a year in order to defray a portion of the costs of home ownership.

November 6, 2022

Comments to the Short-Term Rental Advisory Committee

Commissioner Skaar, Director Absher, STR Advisory Committee Members

Please consider the following comments regarding possible modifications to the current STR regulations in unincorporated Tillamook County.

I have been a full-time resident of Neahkahnie for more than 8 years. I am active as a volunteer in the Nehalem Bay community serving on the Neahkahnie Water Board and on the Board of Directors for the Nehalem Bay Health Center and Pharmacy. In the past I was on the Board of Directors for the Emergency Volunteer Corps of Nehalem Bay, have taught emergency preparedness classes, am a HAM radio operator for emergency communication purposes, am a CERT, and volunteered in County Covid vaccination clinics. I only list these items to give some examples of what full-time residents (and many part-time residents) do to help this community function. Other volunteers provide critical services such as volunteer fire fighting and medical staffing of vaccination clinics. Volunteers also enhance the cultural environment by staffing the Hoffman Center and the Nehalem Valley Historical Society in Manzanita both of which are significant community assets and tourist attractions.

I would like to make it clear that I am fully supportive of having short-term rental units available in our community, including Neahkahnie. During a recent trip to Park City Utah, we stayed in an STR in Baker City and in an STR in Park City. It is a great way to visit a location.

Having said that, Park City, Utah, is a great example of what can happen when there is essentially no limitation on the number of STRs in an area. As of 2020, STR's accounted for 43% of the residential units in Park City. In my experience, there is no sense of community in Park City with it being a totally tourist focused area. Park City like many areas is struggling with affordable housing for the people who provide all the service that the tourists, such as myself, expect. While our area also has affordable housing issues, we have not yet reached the level that areas such as Park City have. However, the loss of community and worsening housing problems are the future of our coastal communities if there are no caps placed on the number of permitted STRs.

I read with a great deal of interest the comments made after the last STR Committee meeting, especially the comments made by current STR permit holders. Many of the permit holder indicated they needed the revenue to meet expenses from owning a second home. Yes, owning a second home is expensive, but I don't view it is the responsibility of the County or the residents of the County to provide a mechanism to make owning a second home affordable.

There were also comments about how much economic benefit the STR owner was providing to the County. Yes, there is obviously an economic benefit to the County in TLT revenue and to local merchants with some purchasing by the transient guests. In speaking with local merchants, many felt overwhelmed this past summer by having too many tourists and not

enough help to serve those tourists. There is a point at which the benefits provided by the STR dollars are outweighed by the costs in decreased community livability and loss of housing inventory. In my view we have gone beyond that point with the current level of STRs.

Finally, many seemed to think that there are no limitations on real property rights and they should be able to do whatever that want with their property. Clearly this is not the case. Every right, including property rights, can be reasonably limited for the public good. This is always a balancing act. So far the balance has been heavily toward the STR owner.

I would like to point out that the vast majority of the STR permit holders do not reside in Tillamook County. However, they do want to influence the STR regulations that the County implements. Out of curiosity, I looked at the STR regulations in communities where some STR owners reside. Here is a sample of relevant STR restrictions in other communities, note all recognize that an STR is a business by requiring a business license:

1. **Portland:** Considered a tourist destination (at least by the Chamber of Commerce). Licensed STRs are listed as an “accessory STR” permit to indicate the primary use of the structure is as a full-time residence. Owner must live in the structure at least 270 days each year and show proof of actual residency to obtain a permit.

2. **Lake Oswego:** (see ordinance 2815) Requires the owner of the lot containing an STR to have their primary residence on the lot. No other commercial uses are allowed in conjunction with or accessory to a short-term rental. The short-term rental shall not be marketed for group events such as weddings, classes, or similar events, for example. The use does not alter the residential character of the neighborhood nor infringe upon the right of residents in the vicinity to the peaceful enjoyment of the neighborhood.

3. **Seattle:** Currently limits an owning entity to two STR units with one being the owner’s full-time residence.

4. **Florence, OR:** Apparently currently studying whether to cap the number of STRs. Based on their 2017 number for STR bedrooms and the number of water hook ups, they had less 2% STRs (vs Neahkahnie which is currently between 20 & 22%). Here is a link to a memo prepared in May, 2022 regarding their effort and providing data from other areas, including Tillamook County.

Florence STR Memo

One Table provides the following data:

Location:	<u>Gerhart</u>	<u>Newport</u>	<u>Lincoln City</u>	<u>Bandon</u>	<u>Tillamook County</u>
Restrict Location	Y	Y	Y	Y	N
Restrict # permits	Y	Y	Y	Y	N
Occupancy Limits	Y	Y	Y	Y	N

5. **Hood River:** For new (non-legacy) hosted homeshare or vacation home rentals, licensed use permitted when accessory to full time residence and limited to a total of 90 days per year.

Clearly locations where many STR owners actually live have very strict limitations and requirements to obtain an STR license/permit. However, in looking at many of the comments of the STR owners, they are advocating for few if any restrictions on their operation of an STR business in our neighborhoods---where they don't have to live!

In my opinion the guiding principle in formulating reasonable STR regulations is that set forth in Lake Oswego regulations: “The use does not alter the residential character of the neighborhood nor infringe upon the right of residents in the vicinity to the peaceful enjoyment of the neighborhood.”

Many of the suggestions by STR permit holders who have had family vacation residences in our area for many years are reasonable. For example, caps on occupancy, actual enforcement of regulations, requirement that STR operators have appropriate trash pickup, and prompt response and accountability for complaints.

To avoid the character of our neighborhoods being irreparably changed, there must be modification to the existing regulations to provide:

**1. A cap on the number of STRs permitted.** One size does not fit all regarding caps. An average percentage cap across the whole County is not appropriate. Each neighborhood is different. For example, Neahkahnie is a residential community with an owner-occupied B&B and an owner occupied AirBnB. The operative words are “owner-occupied”. Currently Neahkahnie has 20-22% STRs (depending on the denominator used). This is too high for our community. Other communities may have commercial areas that are more appropriate for higher densities. That is not true in a purely residential community. STR density must be taken into account in setting caps. In our area, STRs are concentrated close to the beach which creates problems with parking and emergency access/egress since we have only one access road. Manzanita, Neahkahnie's neighbor to the south has capped their permitted STRs at 17.5% of the number of residences. In my opinion Neahkahnie, which does not have the commercial areas that Manzanita does, should be limited to no more than 15% of the actual residences (that would be approximately 58 vs the current 83 based on actual water hook ups).

**2. There must be a limit on occupancy.** A majority of the complaints regarding STRs involve the STR “hotels” that have the type of commercial activities prohibited by Lake Oswego, e.g. business retreats, weddings, etc. Having 12 to 23 people crowded into an unfamiliar building is a disaster waiting to happen and is irresponsible on the part of the County in permitting this. Since these are single family homes, a reasonable occupancy cap would be no more than 10 people staying overnight. This assumes there are the appropriate number of bedrooms for this large a group. Note that Portland permits a maximum of five bedrooms.

**3. Regulations must be enforced.** Saying there is currently no problem with STRs since there are few if any recorded complaints ignores that the current reporting and enforcement mechanism is defective. As has been discussed, a dedicated way to file a complaint that is recorded along with the resolution of that complaint is a necessity. There

should be dedicated personnel whose job is to enforce the regulations. Setting up and maintaining such a system should be at the expense of the STR owners due to the nature of their business. I understand that one STR management operator said it was too dangerous for their personnel to address complaints with the transient guests----is it less dangerous for residents to deal with such issues?

**4. There should be no transferability of an STR permit.** Having an STR permit may (or may not) be a property right, but since it must be renewed, it should not be considered a transferable property right. If the transferability is not extinguished, there can be no effective cap on the number of STRs in a neighborhood. Even if the STR permit is considered a transferable property right, it should extinguish upon the first transfer. Once a cap is established, a first-in, first-out or lottery system for issuing new permits should be established so new STR permits can be fairly issued. The new permits should have a finite life, e.g. 5 years, to more easily allow cap adjustments in the future.

**5. Number of permits per owning entity should be limited to one.** This is Manzanita's approach of allowing only one STR permit per owning entity regardless of the percentage of ownership or the type of owning entity. Since the County dropped the ball on this issue from the beginning, the current problem of investment entities owning multiple STRs in a neighborhood will take some time to correct. This assumes that the County can't limit the number of STR permits for existing holders----competent counsel should advise on this. However, now is the time institute a limitation going forward stop this type of business investment.

Turning to the proposed changes to Ordinance #84, Amendment #2, here are comments for some sections:

Section 5 (D): "Dwelling Unit": drafting comment----don't define "dwelling unit" by using the term "dwelling unit" ----"A lawfully established building comprising one or more rooms occupied or intended for occupancy as separate living quarters, and containing cooking facilities, a toilet and two or more of the following:  
(a toilet is more important than a garbage disposal)

Include definition for "Bedroom", e.g. "a room designed, equipped and primarily used for sleeping"

( E) "Maximum Occupancy" . For any Dwelling Unit the overnight occupancy shall be no more than 2 adults per Bedroom.

(O) eliminate "Sleeping Area" and replace concept with "Bedroom"

Section 6:

(C) "attempting" to contact is insufficient-----requirement, attempt to contact by phone within 10 minutes of receipt of a complaint and if unsuccessful, travel to the STR within 20 minutes of receipt of complaint

(D) current signage is insufficient----sign with all required information should be on the easement readily visible from the street

(H) there should be reasonable landscaping for each house----having only parking as some of the "hotels" negatively impacts the appearance of the neighborhood (see Newport's requirements for residential areas!!)

Emergency supplies: every STR should have an emergency "Go Bag" equipped as specified by the County for each permitted occupant

(V) prohibiting Off Property / On-Street Parking---depends on the neighborhood---in Neahkahnne, the On-Street Parking can interfere with emergency & regular traffic and poses a danger to walkers

Fire pits should not be allowed!! They are too dangerous in our environment.

Fixed propane tanks (not the 5-gallon portable ones) should be appropriately restrained (tied down to prevent movement in an earthquake) and have a seismic shutoff valve installed. I am amazed that the County does not currently require this.

In closing, the STR Advisory Committee has a lot of work to do. At this point, I have not seen tangible results other than Sarah's proposed revisions. Hopefully the Committee will begin to make some specific proposals. I realize this is a complicated process with opposing viewpoints and interests. I think the language from the Lake Oswego regulation given above is a good guidepost to follow. Not full-time residents, part-time residents or STR owners who care about our communities benefit from the current situation.

Hopefully you will carefully consider my comments.

Sincerely,  
David Boone  
Dave\_boone@comcast.net



## Lynn Tone

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**From:** Sarah Absher  
**Sent:** Sunday, November 6, 2022 10:58 PM  
**To:** Lynn Tone  
**Subject:** Fwd: Comments for 8 November 2022 for STR Advisory committee Meeting

Sent from my T-Mobile 5G Device  
Get [Outlook for Android](#)

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**From:** Gregory Hightower <ghightower70@gmail.com>  
**Sent:** Sunday, November 6, 2022 10:21:03 AM  
**To:** Sarah Absher <sabsher@co.tillamook.or.us>  
**Cc:** Jacki Hinton <hintonjacki56@gmail.com>  
**Subject:** EXTERNAL: Comments for 8 November 2022 for STR Advisory committee Meeting

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Director Absher,

I would like to express my concerns about the number and capacity of STRs in the Neahkahnie community.

I have owned property in Neahkahnie since 1986 and have certainly seen many changes in the neighborhood over the years. The most alarming change is the number and capacity of STRs in this community. I think we are reaching a tipping point for the community feel because of the over abundance of STRs in Neahkahnie. We are changing from a community of permanent and second home owners to a vacation hot spot where the current infrastructure was not made for nor can accommodate.

Let me site a few examples of what I am talking about.

Beulah Reed Road which is a main dead end arterial for Neahkahnie is increasingly becoming a pedestrian path, biking path, dog walking path, baby stroller path, running path, etc., not a vehicle road because of the density of STRs and vacationers. I fear it is just a matter of time before a severe accident occurs. There are several blind curves on Beulah Reed Road. One thing I have learned since moving here full time is when people are on vacation they do things that they would never do at home. Why? Because they are on vacation and normal rules don't apply. A perfect example is people walking up or down Reed road taking up the whole road. Why? Because they are with their friends and family having a good time on vacation. Then when you try pass them you get weird looks or nasty comments. Would they take up both lanes of the road at home? NO. The above is not a occasional occurrence. it is a common occurrence now.

I know two families in our neighborhood that are considering moving because they now are surrounded by STRs and feel they have lost any sense of community and feel uncomfortable with the constant influx of different people, strangers not neighbors, moving in and out all the time..

The water district is now concerned about water use in the Neahkahnie Water District. One factor they have never considered historically was that there would be so many full time STRs. This was never even a plausible consideration years ago. In the past several years the water district has asked residents to limit water consumption because of low water tables. When I pass large capacity STRs with 12 cars in and around the building I'm thinking I don't think the twenty plus tourists staying there are

not taking showers or using the toilet to conserve water. Residences where the home owners historically came only on weekends are now rented 365 days a year.

One of the things we've always loved about living here was the real sense of community. Most of the programs we enjoy and need in this part of the coast only exist because of the hard work of volunteers, full-time and part time community members. The Hoffman Center for the Arts, the library, the Emergency Management effort, the Pathway to the Pacific (and the big wheeled wheelchairs), the Historical Museum, the Pine Grove community center, etc. etc. etc. These are not a result of any tourist volunteers, but of community members. The fewer houses used for full-time or second homes, the fewer volunteers. We are in danger of losing our community to a vacation resort.

I'll stop here but there are many more examples of why the number and capacity of STRs should be limited in the Neahkahnie community. From the October 4th STR Advisory Committee Meeting I understood several communities in Tillamook County are historical vacation meccas like Pacific City and Neskowin. This is certainly not the case in Neahkahnie. Neahkahnie is and I hope it remains primarily a bedroom community.

Greg Hightower

Via Email

Re: Vacation Rentals – Unincorporated Tillamook County  
Date: November 6, 2022  
To: Tillamook County Board of Commissioners  
STR Advisory Committee

In response to your request for public comment, **we are writing to express our support for vacation rentals in our communities along the Oregon coast in Tillamook County.** We own a home in the Neahkahnie neighborhood near Manzanita.

**Positive Economic Benefits** – As short-term rental homeowners, we provide vital economic resources to our broader Tillamook community – we recently renovated our home, spending hundreds of thousands of dollars with local contractors, electricians, plumbers, and local businesses in Manzanita, Wheeler, Nehalem, and Tillamook. Every year, our guests spend thousands of dollars in Manzanita grocery stores, restaurants, and establishments in Tillamook County. Every year, we send thousands of dollars to our county government for property taxes, STR permit fees, and transient lodging taxes. We support our schools, local environmental groups, and Tsunami evacuation safety efforts, and provide numerous employment opportunities. The Tillamook Coast Visitors Association provided data showing millions of dollars in economic contributions from vacation rentals, and an outstanding program in the county of awarding grants from lodging taxes that flow back into local neighborhoods.

**A Family Gathering Place** - Our Neahkahnie home is a gathering place for our extended family. We have a tradition of family gatherings at the coast that goes back to the 1940s – it is an important part of our family life, traditions, and history. Purchasing this family home was possible because of the income generated from vacation rentals. Our home also provides more affordable options in a residential setting for families and coastal visitors coming from a wide range of economic backgrounds. Vacation rentals, properly regulated, are a win-win for Oregon, Tillamook County, and our neighbors.

**Good Neighbor Policies** - Like other vacation rental owners we know, we respect our neighbors, and we ask our guests to do the same. We require our guests to follow Covid protocols, observe good neighbor policies - including quiet time hours - and park on-site. We restrict the number of guests we allow and do not permit parties or special events. Over many years of observing these guidelines, we have never heard a single complaint from our neighbors.

Vacation rentals contribute to the economic vitality of our communities. We recognize regulations are important. At the same time, we need to balance that with the vitality and contributions of a strong vacation rental presence, all the while protecting the property rights of those who own homes in Tillamook County.



John and Maria Meyer  
Neahkahnie Beach House, Nehalem

## Lynn Tone

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**From:** Erin Skaar  
**Sent:** Monday, November 7, 2022 7:28 AM  
**To:** Sarah Absher; Lynn Tone  
**Subject:** FW: EXTERNAL: [Erin Skaar] County Considerations re Short-Term Rental Ordinances



**Erin D. Skaar** (she/her) | Commissioner  
**TILLAMOOK COUNTY** | Board of County Commissioners  
201 Laurel Avenue  
Tillamook, OR 97141  
Phone (503) 842-3403  
Mobile (503) 812-9877  
[eskaar@co.tillamook.or.us](mailto:eskaar@co.tillamook.or.us)

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**From:** Tillamook County OR <tillamookcounty-or@municodeweb.com>  
**Sent:** Sunday, November 6, 2022 5:19 PM  
**To:** Erin Skaar <eskaar@co.tillamook.or.us>  
**Subject:** EXTERNAL: [Erin Skaar] County Considerations re Short-Term Rental Ordinances

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Mark Thompson ([markthomps@msn.com](mailto:markthomps@msn.com)) sent a message using the contact form at <https://www.co.tillamook.or.us/>.

November 11, 2022

To: Tillamook County Board of Commissioners  
From: Mark and Janelle Thompson

Re: Tillamook County consideration of changes to Short-Term Rental ordinance

Dear Commissioner Bell,

Thank you for your service, and desire to serve the Tillamook County community. We are writing to express concern about some of the things we have heard about proposed changes to the county's approach to short-term rentals in the unincorporated areas of Tillamook County. About 9 years ago, we were fortunate enough to realize a dream of buying a modest home in Nedonna Beach. We did this with the express desire to make it a place where young families could vacation in the area, and share in the wonder and beauty of the Oregon coast, which has always enriched our life as we visit from the Tualatin area. We also visit with our children at least once a month. We love the Oregon coast, the Nedonna Beach area and community, we have friends there, and we have successfully helped hundreds of young

families and other visitors enjoy their experience there. We pride ourselves in running a clean house, hosting courteous guests, and being a “value add” to the community.

We offer the following comments for your consideration, and will look forward to engaging more as you work on this important topic.

1. We direct our guests to local businesses, including restaurants, shops, and entertainment, which helps support local jobs and business. Our guests often share with us their visits to local restaurants that we guide them to. We know that this provides important support for the community and jobs. Our guests ride the train in Rockaway Beach, visit the Rail Riders, eat at local restaurants and shop at the local stores. I hope that you will seriously consider how changes to the short-term rental would harm these businesses.

2. We invest in our home, using local contractors and products, and help keep it in good condition and safe. Because we aim to have happy guests, we keep our house painted, decorated, maintained, and often receive comments on how it lifts peoples’ spirits. We hope that you will consider that homes offered for short-term vacations contribute to the beauty and vibrance of a neighborhood that may otherwise sit somewhat unoccupied throughout the rest of the year if rentals were not allowed. We also hope that you’ll consider how the investments in the house using local contractors and products helps support the economy in the area.

3. We love the friendships and community in the area, and promote it. We attend community events such as the 4th of July Celebration, the Kite Festival, visits to the Garibaldi Boathouse and other community events, and encourage our guests to do the same. We visit local church congregations and show up to support the Tillamook Community wherever we can. We hope that you will consider that these things add to the community, and do not detract from it. We are able to participate because we have run a successful rental property that keeps us connected to the community. We also often hear from our guests that they have done the same.

4. The Oregon coast is a gem, and an important part of the state that all Oregonians have the right to visit. Although I understand the temptation to keep others out when you’re lucky enough to live in a beautiful place, I hope that you will consider that many people in the state and region want to experience the beauty and peace of the coast. Oregon is unique in having almost all of its beaches open to the public. I hope that you will consider that short-term rentals that offer a place for a whole family to stay are an important part of enabling Oregonians to visit their coast.

5. We enforce good behavior through agreements with our renters. Although I am sure that some of the county’s concerns about short-term rentals comes from some instances of poor behavior or a failure of some renters to abide by good etiquette, we certainly try to avoid any such behaviors at our property by vetting renters and having them agree to good behaviors. We have never had any instances of complaint about our renters from others, and we routinely talk with our neighbors to make sure that no bad behaviors happen. We believe that owners can take actions to avoid poor guest behavior, and the county could enforce these actions. If the County is interested in avoiding certain behaviors or forcing renters to take certain actions, they could work on forcing permit holders to enforce those actions.

6. The County should be very clear about what the problems are, and take actions aimed at those behaviors. The County should not simply be trying to appease people who may want to keep people from visiting the coast and staying in the County. It appears that there are various proposals for how the County should change its permitting approach. Some of these seem non-sensical or to even work against each other. For example, some argue that the county should concentrate rentals in certain areas. Others argue they should disperse rental units farther apart. This leads me to think that the only common theme may be that people want to limit the ability of people to visit the coast in Tillamook County, because they may believe it is better to avoid having non-residents visit. I believe that this would be short-sighted and discriminatory, and counter to property owners’ rights. I hope that the County will make sure that it analyzes what the problems really are, and tailors any action narrowly to address those problems. Please do not impose overly-broad and harmful regulations on homeowners, guests, or your own citizens who make a living in the industries that are supported by short-term rentals in the County.

7. The County's actions should mirror the cities'. I understand that part of the reason that the County is considering taking new action is because of a perception that short-term rentals are moving to the unincorporated areas, due to less regulation than in the cities. If this is true, I'd ask that you review proposals to make sure they are consistent with the cities' approaches. This would result in parity, rather than the County pushing people to the cities or vice versa. Before the city acts, we would also ask that you be certain that the county areas (unincorporated areas) are really the source of problems, and that those problems are not more concentrated in the incorporated areas in any event.

8. If enforcement of rules and regulations is the problem, please consider using the revenues from rental taxes to invest in enforcement officers, a new department, or funds provided to the county sheriff to hire an additional officer. I expect that the truth is that most renters are very good, contribute to the neighborhood and community spirit, and spread the joy of the Oregon coast. There may be some that, unfortunately, cause issues. If that is the case, I believe that the real investment and change should be to make enforcement better. I know you may not currently have resources to do that. Please consider either using existing funds, or even increasing funds from taxes, to be able to enforce action in the rare instances that are problematic. Actions could be taken against homeowners, or guests, or both. We would support this, and the provision of resources to the County that help with enforcement, and perhaps help increase officer resources that can benefit the County in additional capacities as well.

Thank you for considering these comments. We truly hope to engage in productive ways to make sure that the Short-Term Rental approach in the County works. Please take only actions that are well-reasoned and tailored to address demonstrated issues—not actions that are arbitrary, too broad, and intended to only try to satisfy citizens who may have the desire to limit others' ability to visit the wonderful community that we are all privileged and responsible for preserving.

Regards,

Mark and Janelle Thompson  
503-706-0434

## Lynn Tone

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**From:** Elizabeth ARCH <elizabeth.arch@gmail.com>  
**Sent:** Monday, November 7, 2022 11:21 AM  
**To:** Lynn Tone  
**Subject:** EXTERNAL: Help with short term rentals

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

My family has had a house in Neahkahnie for almost 40 years and we have spent every minute we can there. I have written to the STR Advisory committee before and the points made still hold. I wanted to add one thing. The increase in rentals is obvious, with traffic, lights even at night, and more noisy parties. People should be able to come down here and enjoy the peace and beauty, but not at the expense of what makes the place so wonderful. There must be some limits to preserve our community. The map that Jacki Hinton created showing the number of STR is telling. Instead of a coastal community we have become a place where wealthy investors can make money. Neahkahnie, and the other unincorporated area, need help from the county since at this point the investors can overwhelm any local votes. Please revise Ordinance 85 to institutionalize the rules that other communities such as Manzanita have put into place to protect what makes our coast so desirable.

Please direct my plea to the STR Advisory Committee.

Thank you.

Elizabeth Arch  
37737 Treasure Hunter Lane  
NeahKahNie.

## Lynn Tone

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**From:** Margaret Page <margaret@coast-pros.com>  
**Sent:** Monday, November 7, 2022 2:08 PM  
**To:** Lynn Tone  
**Subject:** EXTERNAL: Public comment: STR moratorium

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I speak in favor of allowing Short Term Rentals without crippling regulations for the following reasons:

- 1) Fewer short term rentals will not provide more long-term housing solutions. Folks do not buy second residences in coastal communities with the objective of renting or leasing them out full-time. They purchase them to enjoy them with friends & family periodically.
- 2) The transient lodging tax is a huge income stream for the County.
- 3) Tillamook County does not have enough hotel & motel rooms to support a burgeoning tourism industry.
- 4) Draconian limits on the number of STRs results in significant loss of value for coastal homes (e.g. a home in Cape Meares my team had listed lost three interested buyers once they found out they could not offer it as an STR in any near future.)
- 5) Limiting how someone chooses to utilize their privately-owned property in this way in my opinion constitutes an illegal taking. What's next? Limiting how many family members you can have over for the holidays?

I understand that there have been parking abuses, trash problems & noise issues. Rather than limiting the number of STR's in a community, instead use some of that Transient Lodging Tax to pay for an Enforcement Officer. If the "guests" have to pay significant fines, I believe the abuse will stop.

Margaret Page  
Principal Broker  
COAST REAL ESTATE PROFESSIONALS LLC  
P.O. Box 1315  
Manzanita, OR 97130  
503-842-0101  
503-400-6062 (fax)  
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[www.coast-pros.com](http://www.coast-pros.com)  
[Margaret@coast-pros.com](mailto:Margaret@coast-pros.com)

*"If I were asked the chief benefit of the house, I should say: The house shelters dreaming, the house protects the dreamer, the house allows one to dream in peace."  
Gaston Bachelard*



## Lynn Tone

---

**From:** Becky Kirkendall <becky@shorepineproperties.com>  
**Sent:** Monday, November 7, 2022 2:29 PM  
**To:** Lynn Tone  
**Subject:** EXTERNAL: Comments for STR Advisory Committee

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To Whom It May Concern:

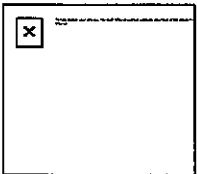
My name is Becky Kirkendall and I am a local resident and own a real estate company in Pacific City and my husband is a local contractor. Thank you for allowing public comment and feedback.

We have both had upset clients and friends due to the vacation rental pause and the possibility of this right being taken away. People research zoning and CC&R's prior to purchasing a property to see if this fits with their plans. Changing this and taking this right away has been very upsetting for many.

Properties with rental permits that are currently transferrable tend to sell more quickly and at a higher price point than those that do not have this permit. Properties that are locally owned or have been second homes for families that are not permitted are suffering an unfair disadvantage.

Please do not place caps on nightly rental permits and please make these permits transferable. Our local economy depends on it. We fully support common sense policies regarding parking, noise, garbage, and livability. We have pushed to the extreme when we change or add policy that negatively impacts the value and the personal property rights of our neighbors and community. We have seen this first hand in Lincoln County after changes to these policies and the lawsuits following these changes along with tax increases. We love and value our community and want everyone who owns property in our county to be treated just and fair.

Becky Kirkendall  
Shorepine Properties  
Owner/ Oregon Real Estate Principal Broker  
Cell 503-701-1103  
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[www.shorepineproperties.com](http://www.shorepineproperties.com)  
"Real Estate with a Reason"

[Initial Agency Disclosure Pamphlet](#)

publiccomments@co.tillamook.or.us <publiccomments@co.tillamook.or.us>;

Thank you for the opportunity to comment on the proposed changes to regulations governing STRs in Tillamook County.

We are the owners of 8155 Neahkahnie Road, in Nehalem. Like many of those who have previously submitted written comments, we purchased our home there because we love the Oregon coast. We are among the sometime residents/visitors who support the local economy, not only by having purchased our house, but also by shopping in local stores and dining in local restaurants. And, like many of the previous commenters, we were able to acquire our house at the price we paid because there was a possibility that we would be able to acquire a short-term rental permit, which we have now done.

As required by our local planning authority, contact information is posted on the outside of our home, easily visible from the street.

We agree with many of the comments that have been submitted:

- Short-term visitors support the local economy, spending money on goods and services. Without the visitor population, it is likely that many businesses – including those of critical importance to year-round residents, such as grocery stores, and those that enhance local life, such as informal eateries – would not have sufficient customer bases to survive.
- Short-term rentals support local government by paying transient lodging taxes and yearly licensing fees.
- Short-term visitors occupy housing units that would likely remain vacant for weeks or months at a time, inviting not only decay but also the potential for vandalism.
- Short-term rentals are unlikely to displace (or potentially displace) people who work in the local economy, as the purchase prices are beyond affordability for most local workers.
- Short-term rentals provide employment for some local workers, including housekeepers, gardeners, and construction workers as well as workers in eateries, retail, and local services.
- Limiting the number of days that short-term rentals may be made available to visitors – either by requiring minimum stays or restricting the total number of days per year – is likely to have adverse consequences, such as crowding all of the visitors into the already-busy summer months (when higher nightly rents are obtainable) or making it too costly for families (because the minimum stay will push the vacation stay out of financial reach).
- Requiring STRs to obtain conditional use permits would be onerous: it would add a discretionary approval process to what is currently an administrative process, increasing the cost and time required to obtain a permit (if a permit is to be granted at all). STRs are already inspected for safety before licenses are approved. There seems to be no reason why the conditions that would be imposed with a conditional use permit – such as limiting the number of guests and limiting the number of cars as well as regulations about noise and other behaviors that disturb

neighbors (whether resident or visitor) – could not be imposed as part of the process that is now in place.

- We are concerned that the creation of a public countywide directory of STRs would be both redundant and costly to maintain. Moreover, a public directory would invite phishing, as well as both identity and home theft at a time when these particular problems are growing at unprecedented rates. STRs are already required to post contact information for the unit in a place visible from the street, and to post additional information about a permit number, county complaint line, maximum occupancy and number of cars allowed inside each unit..

We recognize that some visitors – whether housed in short-term rentals in residential neighborhoods or in hotels/motels – can and have been inconsiderate of their neighbors (whether those neighbors are permanent or short-term residents), and we agree with those commenters who suggest that addressing these behavioral issues is a better course of action for the communities as a whole than imposing limits on the number of short-term rentals. These problems are not restricted to STRs; owner-occupied residences can and have been equally inconsiderate of those around them.

We are not opposed to limiting the number of occupants to two per bedroom, nor to limiting the number of vehicles to the number that can be parked on the property, especially if these limitations are imposed globally, rather than solely on STRs. We are strongly opposed, however, to limiting the percent of housing units that can be STRs, the proximity of STRs to each other, and lengths of stay (as indicated above). And we agree that TLT revenues should be used in the areas in which they were collected.

We also note that there is some interest in exempting condos/apartments/townhomes from percentage caps on STRs. We believe that such an exemption would be counterproductive if there is sincere interest in maintaining the potential stock of housing units that are affordable to local workers.

Thank you for your careful consideration of this issue.

Sincerely,

Roberta Lampert  
James Piper  
Suzanne Lampert

8155 Neahkahnie Rd.  
Nehalem, OR 97136

## Lynn Tone

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**From:** Public Comments  
**Sent:** Monday, November 7, 2022 3:59 PM  
**To:** Lynn Tone; Sarah Absher; County Counsel  
**Subject:** FW: EXTERNAL: STRs in Tillamook County - Ordinance #84



**Debi Garland** | Board Assistant  
TILLAMOOK COUNTY | BOARD OF COMMISSIONERS  
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**From:** John Leigh <[leighj2717@gmail.com](mailto:leighj2717@gmail.com)>  
**Sent:** Friday, November 4, 2022 1:19 PM  
**To:** Public Comments <[publiccomments@co.tillamook.or.us](mailto:publiccomments@co.tillamook.or.us)>  
**Subject:** EXTERNAL: STRs in Tillamook County - Ordinance #84

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Tillamook County Board of Commissioners & STR Advisory Committee,

A little over a year ago my wife and I bought a small vacation home at Cascade Head Ranch and began to rent it out as a STR. We did not buy the house in order to rent it out, but to provide a vacation home opportunity to ourselves and our family. The STR just allows us to recoup some of the expenses of owning the home. From the comments we get, people love to come to the house and enjoy the peace and quiet and beautiful natural surroundings. In the year we have had the STR, we have never had any problems with noisy tenants or the like. Without the STR, many people who come would not otherwise be able to enjoy this beautiful area, and the house would just sit empty most of the time.

We support STRs for the unique opportunity they provide to those who wish to visit the beautiful Oregon coast, as a boon to the economy, and as a financial enabler to those who wish to own a vacation home.

We also support reasonable regulations to assure that STRs are not disruptive to the community.

Thank you for the opportunity to comment.

Sincerely,

