

Lynn Tone

From: Public Comments
Sent: Monday, November 7, 2022 3:59 PM
To: Lynn Tone; Sarah Absher; County Counsel
Subject: FW: EXTERNAL: STRs in Tillamook County - Ordinance #84



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

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From: Kimberly Newell <kimberlypnewell@gmail.com>
Sent: Friday, November 4, 2022 2:17 PM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: STRs in Tillamook County - Ordinance #84

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

Dear Tillamook County STR Advisory Committee,

We feel fortunate to be a part of Tillamook county. We own a home in Neskowin a couple streets back from the coast and a beachfront home in Tierra Del Mar. Both are STRs and managed by a management company. In the beachfront home you are further from town and can feel more isolated, and it may draw more groups. In Neskowin our home is in a community and has walkability. We are lucky to be in an area where homeowners are so active in preserving the charm of the community we love. We are happy to voice our support and opinions on these new proposed standards.

We believe it is critical for management companies act in place of the owner by responding to complaints, handling garbage accumulation, keeping track of complaints and not renting to those individuals again. The cleaning personnel need to communicate to the management company when they find the home in disarray. The companies should be the first line of defense for those who have it managed. Their number is located on the outside of the homes. They have a responsibility to the neighborhood as well.

We DO NOT SUPPORT new rules which only apply to STR use when activity of non-STR guests use is present with the exact same issues can occur for instance: noise, pet waste, parking issues.

We SUPPORT TLT funds dedicated to enhanced enforcement.

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

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

We SUPPORT the transferability of STR permits.

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

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

We DO NOT support proximity based permit limits.

We hope these homeowners and ourselves are not penalized for the wrongdoings of the misbehaving public. We feel we are doing good in our communities by supporting local businesses and updating properties. We would like to hold onto our current STR permits and hopefully be able to earn some money to offset all the construction, repairs, updates we've done.

We have had no complaints from our neighbors at both places.

Kimberly Lane
Part owner- Tierra Del Mar

Lynn Tone

From: Public Comments
Sent: Monday, November 7, 2022 3:59 PM
To: Lynn Tone; Sarah Absher; County Counsel
Subject: FW: EXTERNAL: We support STRs!

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

From: Ann VAUGHN <annlv@comcast.net>
Sent: Saturday, November 5, 2022 4:11 PM
To: Public Comments <publiccomments@co.Tillamook.or.us>
Subject: EXTERNAL: We support STRs!

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

Don't run them out of town! Tourism supports the community!

Lynn Tone

From: Public Comments
Sent: Monday, November 7, 2022 4:00 PM
To: Lynn Tone; Sarah Absher; County Counsel
Subject: FW: EXTERNAL: In favor of Short Term Rentals



Debi Garland | Board Assistant
TILLAMOOK COUNTY | BOARD OF COMMISSIONERS
201 Laurel Avenue
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From: Ann Vaughn <vaughn.ann03@gmail.com>
Sent: Saturday, November 5, 2022 3:45 PM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: In favor of Short Term Rentals

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To Whom It May Concern:

It is the tourism dollars that help sustain and maintain the Tillamook area. Without tourism, who will populate the beautiful new breweries and restaurants, the fabulous new Tillamook Cheese Factory Visitors Center, the upscale new square and shopping area in downtown Tillamook? Without tourism, what are these locations for? Without tourists, who will support these local businesses? Tourism brings in money that allows the county to build new bridges, new roads and new parks. Tourists spend money at gas stations, grocery stores and local shops. Without the dollars from visitors, what will happen to so many of these upgrades made in recent years?

The goal of the State of Oregon for decades has been to encourage tourism in communities that have lost their industry. To encourage and replace the source of community pride and bring an income where one was lost.

Chasing STRs out of the neighborhood goes against this very ideal.

Crippling the STR field will severely limit the income brought in by visitors. Imposing exorbitant fees and severe restrictions on owners will create hardships for STR owners and create bad relations. Many will withdraw their homes from the market. For those homes able to survive, nightly fees will be raised, chasing many visitors away as well.

We would see a return of the recession that existed after the logging companies closed down.
How sad to think that this community, once looking so encouragingly towards the future, will be backsliding into possible oblivion.

Lynn Tone

From: Public Comments
Sent: Monday, November 7, 2022 4:00 PM
To: Lynn Tone; Sarah Absher; County Counsel
Subject: FW: EXTERNAL: NO - business license fee

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

From: Jodi Nelson <jodinelson@peak.org>
Sent: Saturday, November 5, 2022 4:51 PM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: NO - business license fee

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

Hello,

Please do not enact more costs on small businesses.

As a small business owner, this state is making it harder and harder to be in business (state tax rates; personal property/business taxes; wages; sick time; liability insurance; housing costs to name a few)!

Let's enable small businesses to remain in Oregon and employ people in the private sector by reducing tax burdens, bureaucracy, regulations and costs, NOT enacting more.

Thank you for considering my opinion.

Best regards,

Jodi Nelson
Pacific City, OR

Lynn Tone

From: Public Comments
Sent: Monday, November 7, 2022 4:00 PM
To: Lynn Tone; Sarah Absher; County Counsel
Subject: FW: EXTERNAL: In Support of STRs

From: David Vaughn <Vaughn.David@outlook.com>
Sent: Saturday, November 5, 2022 4:51 PM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: In Support of STRs

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

Hello,

As a person who was born (in Roseburg) and grew up in Oregon (Stayton) and transplanted to New York for work, I am an STR owner in Oceanside Or., and very concerned with the upcoming possible limits on short-term rentals. As an average wage earner, our STR has enabled us to buy a house for our retirement and provide a place to vacation and see my parents, kids, and grandkids. I would think that our visits (along with my parents, children, and grandkids who all come to see us when we visit) and our guest's visits bring additional income to the community. Not just to the really cool breweries (Pelican and de grade) and restaurants (Blue Agate and Schooner inn) but also to the local appliance and furniture stores (Roby's) as we upgrade the furniture and appliances more often than we would if it was just our living house. Also, we have done flooring and painting upgrades that support the community as well (Kephart).

My thought is limiting STRS will have a negative impact not only on us but the community at large and especially on small businesses that need our support during non-traditional touristy months (think of the breweries and restaurants).

Also, an added point, there are two grocery stores in Netarts that we, and our guests, visit when we are there and end up spending thousands on beer, eggs, milk, etc. If we were locals we would just go into town and buy our groceries at the chain store.

Another point is that our house and other STRs provide local jobs not just for the aforementioned restaurants and breweries but also jobs for cleaners, managers, and maintenance people that support the STR's.

Please keep the STR community strong and available. Our house is in a beautiful community that would be negatively impacted by these new rules.

Thank you.

David Vaughn

2814 Reeder St.
Oceanside OR
516-512-4698

PS you will also lose the \$1200+ fee (that really sucks) for operating an STR.

Lynn Tone

From: Public Comments
Sent: Monday, November 7, 2022 4:00 PM
To: Lynn Tone; Sarah Absher; County Counsel
Subject: FW: EXTERNAL: Positive support for Short Term Rentals

From: annlv@yahoo.com <annlv@yahoo.com>
Sent: Saturday, November 5, 2022 4:54 PM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: Positive support for Short Term Rentals

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

Don't regulate the STRs out of existence!
They bring income and jobs to the community!

Money spent by guests and owners; at local businesses, restaurants, shops, grocery stores and gas stations.

Jobs created for locals; housekeepers, managers, handymen, plumbers, painters and employees of local businesses

Lynn Tone

From: Public Comments
Sent: Monday, November 7, 2022 4:00 PM
To: Lynn Tone; Sarah Absher; County Counsel
Subject: FW: EXTERNAL: Ordinance #84 Concerns

From: b goalsby <brenda_goalsby@hotmail.com>
Sent: Saturday, November 5, 2022 10:10 PM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: Ordinance #84 Concerns

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

Dear Tillamook County STR Advisory Committee members -

Thank you for your time and interest in evaluating Tillamook County standards with a goal of refining the STR guidelines. This topic is so important to all citizens of the Tillamook County community. Striking the right balance is often difficult to obtain when evaluating what at times might appear conflict interests and priorities.

My husband and I are property owners of an incorporated townhome in Manzanita. We appreciate the need to provide commercial enterprise and tax revenue while also protecting the livability for Tillamook County residents. Our request is to consider the needs of property owners who have invested heavily in Tillamook County and rely on rental revenue income as a primary source of retirement income. It is difficult to unwind the rental enterprises that make up a source of primary rental income and secondary source of business and tax revenue from visitors coming to the beautiful Oregon Coast. Please pursue a balanced approach to your assessment and any changes to the STR Ordinance 84 and guidelines.

Regards,

Brenda & Gregg Goolsby

Lynn Tone

From: Public Comments
Sent: Monday, November 7, 2022 4:01 PM
To: Lynn Tone; Sarah Absher; County Counsel
Subject: FW: EXTERNAL: Comments on revisions to Ordinance 84

From: steve@duncanlabs.com <steve@duncanlabs.com>
Sent: Sunday, November 6, 2022 5:22 AM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: Comments on revisions to Ordinance 84

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

I am a senior citizen who has short-term rental permit for my property in Neahkahnie beach.

When I started renting out my place over 25 years ago, I worked with a local mom and pop agency based in Manzanita. I now manage it myself.

I frequently use my home for personal use and occasionally rent it out to supplement my fixed income.

I urge a fair and balanced approach to the regulation of Short-Term Rentals (STR) in unincorporated Tillamook County. Revisions to Ordinance 84 should guarantee no community receives a disproportionate number of STR permits.

I would favor a cap on STR permits of 20% for each distinct community, not a countywide cap that could result in any single community exceeding the 20% cap. (e.g., one community ends up with 10% STR permits while another ends up with 30%).

Limiting STR permits to 1 in 5 homes seems fair.

Neahkahnie has a current STR rate of 22%. This would exceed my recommended 20%. I recommend grandfathering in all current STR permit owners.

Permits should be issued to the owner and not be automatically transferable upon sale. By doing so this would allow longer term homeowners who are currently not permit holders to acquire STR permits when STR permitted properties change hands and become available.

The Neahkahnie area is zoned exclusively for single-family dwellings. Very limited commercial activity is allowed.

This zoning designation has served our area well and helped to retain the unique character of our small community. I believe my approach of mostly personal use with occasional rental activity is in keeping with the zoning limitations. It is not primarily a commercial endeavor.

The past few years have seen a substantial increase in what can only be described as commercial short term rental activity in Neahkahnie.

People have been buying homes, and developing properties, with the sole intention of turning them into revenue generating short term rentals.

This trend is increasing the occupancy rate of our community and is stressing our limited water system.

This is my primary concern; the impact increased occupancy has on our already challenged infrastructure.

A glaring example of this is the fact that we have been trying to get potholes filled on our street for over two years to no avail.

I respectfully request the county not adopt a "one size fits all approach" to all the unincorporated areas. Distinct communities such as Neahkahnie should be treated as separate jurisdictions.

Thank you for your consideration.

Steve Duncan

Lynn Tone

From: Public Comments
Sent: Monday, November 7, 2022 4:01 PM
To: Lynn Tone; Sarah Absher; County Counsel
Subject: FW: EXTERNAL: STRs in Tillamook County - Ordinance #84

From: Jonathan Hager <jhager@gmail.com>
Sent: Sunday, November 6, 2022 9:10 AM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: STRs in Tillamook County - Ordinance #84

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Tillamook County Board of Commissioners & STR Advisory Committee,

Tillamook prides itself on being business friendly. And a Short Term Rental is just that, a business.

In 2008, Tillamook County overwhelmingly supported measure 49 with a final vote tally of 5,841 to 3,981. This Oregon measure provides, "Just compensation for unfair burdens caused by land use regulations." Our southern neighbor, Lincoln County, attempted to completely ban short term rentals. However, the land use portions of Lincoln County's Ballot Measure 21-203 measure were struck down on August 8, 2022 due to it violating ORS 215 (5). As a result the idea to "ban STRs" just is not practical.

I would like to give practical evidence on the value of minimizing red tape and regulations for Tillamook County businesses. This includes short term rentals.

Based on the number of housing units, the average rental expenses, and average tourist dollars spent per a vacation an estimated 33% to 50% of Tillamook County's economy is supported by the tourism industry. This number includes the direct support for property management, tourist destinations, house cleaners, builder supply stores, utilities, other property maintenance and restaurants. It also includes indirect support such as support for teachers due to the school tax basis being distributed among both property owners that live in the county and short term rental business owners.

In 2014, when we began identifying a location for our short term rental, we looked up and down the Oregon coast. Netarts was not the first choice. However, when investigating the options, we uncovered rumblings that Lincoln City was considering banning short term rentals east of 101. The city had once embraced tourism – the County was the home of Pixieland Park, the Disney Land of the Northwest. Just the threat of business hostility towards short-term rentals dissuaded us from investing in that area. Lincoln County's loss was Tillamook County's gain.

Prior to breaking ground we calculated a projected internal rate of return (IRR). The existing regulations with ordinance 84 and the projected IRR influenced what was ultimately built. For example, four bedrooms was projected to have \$2,200 more in revenue each year than a three bedroom. Also, five parking spots would be needed to allow for the desired max occupancy. Determining if a short-term rental should be built was also regulated by the hurdle rate. What other viable opportunities for investment are there? In 2020, the T-Bill rate was essentially 0, making any investment a low hurdle. In November 2021, mortgage rates were at a low 3.3%. Now t-bill rates are 4% and mortgage rates are over 7%. Making any investment in a short-term rental or business a much higher hurdle.

As the 2020 covid-19 pandemic halted many activities, we worked alongside multiple Tillamook citizens to break ground and build the short term rental. We used Rosenberg Building Supplies for the material. Now in its second year, the rental we built operates at a loss. However, it has annually contributed over \$30,000 in economic activity. This is in addition to the over \$300,000 poured into Tillamook County's economy to build it in 2020 and early 2021.

In comparing the 2020 US census data for Tillamook and Lincoln county the percentage of people in poverty is 10.8% vs. 14.4%. As a more radical county, Lincoln County has placed restrictions and regulations to disincentivize business investment. This has resulted in poorer outcomes for their economy and citizens.

Similar evidence can be found north in the City of Gearhart. When the city passed ordinance 901, it had a small grocery store and very few commercial vacancies within the town. After the restrictions were placed on STRs, the small grocery store and many locally-owned small shops went out of business. The local population was not adequate to support these jobs. As of late 2019 there were a lot of commercial vacancies.

Let's work together to identify the root of any concern, identify amicable solutions, and maintain the wondrous Tillamook County without creating more bureaucracy for short term rentals.

Sincerely

Jonathan and Carol Hager

Lynn Tone

From: Public Comments
Sent: Monday, November 7, 2022 4:01 PM
To: Lynn Tone; Sarah Absher; County Counsel
Subject: FW: EXTERNAL: STRs Rules & Regulations - Ordinance #84

From: Scott Hohensee <hohenseescott@gmail.com>
Sent: Sunday, November 6, 2022 9:53 AM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: STRs Rules & Regulations - Ordinance #84

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Tillamook County STVR Comments1
11/6/2022

In January of 2020 my wife and I (Robyn Sturgis and Scott Hohensee) purchased an undeveloped lot in Kiwanda Shores. Over the course of the following year we built a vacation home for friends and family. To afford such a home depends on funds generated from short term vacation rentals. I will address motivations and goals in the next round of comments but I would first like to present a look at our initial and ongoing financial involvement in Tillamook County.

Initial Investment - \$413832

First Year Property Expenses (taxes, fees, ins, etc.) - \$8165

First Year Kiwanda Coastal Properties Management Costs - \$14225

First Year non property related expenditures (food, gas, recreation, etc.) - \$2562

That is a total first year investment of \$438784 in Tillamook County. Assuming no future cost fluctuations, we will have a continued yearly input of approximately \$25000 into the local economy from my family alone. That yearly input does not include the additional spending from our STVR guests. As stated above our ability to afford the home and our contributions to the local economy depend on STVR income. Please don't create additional STVR rules and fees that jeopardize our ability to keep the home and its contribution to the local economy.

Regards,
Scott Hohensee

Lynn Tone

From: Public Comments
Sent: Monday, November 7, 2022 4:01 PM
To: Lynn Tone; Sarah Absher; County Counsel
Subject: FW: EXTERNAL: STRs in Tillamook County - Ordinance #84

From: Katie McLoughlin <katesbookkeeping8@gmail.com>
Sent: Sunday, November 6, 2022 10:03 AM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: STRs in Tillamook County - Ordinance #84

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Tillamook County Board of Commissioners & STR Advisory Committee:

We operate a STR in the Neahkahnie area located in the unincorporated area of Tillamook County.

Our STR has never received any complaints from our neighbors. We know our neighbors by name and have their contact information. There are cameras on the outside of our STR home. We have pride in ownership and actively manage our home to make sure there are no parties, that all guests are respectful, and follow the STR rules. We are onsite often for maintenance, landscaping, and cleaning.

We are not making a profit on our home but merely covering the mortgage, taxes, and costs. We hope to retire and make this home our permanent residence in the next 8-10 years. We could not afford to have this home without the ability to offer it as a short-term rental.

Our thoughts and opinions:

1. STR allows many families and groups from all over the country to enjoy the Oregon Coast.
2. We do not support limiting the number of rental days or some sort of cap. That would distort the local economy to be heavy during the summer months and very sparse off season. We think that would put a burden on the community with local jobs that depend on a steady cash flow year-round.
3. We do support limiting the number of homes that can be used as STRs. What the percentage should be is unclear to us. 20% seems to be a number often used.
4. We understand that selling a home registered as a STR is a popular selling feature. We suggest that the STR status of a home does not carry over to the new home buyer. Let the new home buyer register to be a STR and/or get on the waiting list to become a STR.
5. We ask that Tillamook County leadership be thoughtful, deliberate and govern by common sense. Our concern is that there are a few reactionary loud voices that have the "not in my back yard" mentality.
6. We would hate to see 5% of the problem STRs in the large area of Tillamook County ruin it for the remaining STR owners that manage their property responsibly and without complaints or issues.
7. We pay for year-round garbage service from Recology Western Oregon. We are so grateful for their service. Garbage is not an issue in our neighborhood.
8. We understand parking can be an issue at larger homes in densely populated neighborhoods. We support addressing those concerns that apply to the STR as well as the entire surrounding homes in that community.

9. We would hate to see the coastal areas become retirement and vacation communities to the very wealthy.
10. Many STR owners are disenfranchised to vote in Tillamook County since they are still working in other areas, yet they provide more tax revenue to the county than most of the full-time residents. As a STR owner we have to trust that Tillamook County leadership is making well informed decisions for the entire county.

Thank you for your consideration.

Jon and Katie McLoughlin

9200 Dewolf Road

Nehalem, OR 97131

Lynn Tone

From: Public Comments
Sent: Monday, November 7, 2022 4:02 PM
To: Lynn Tone; Sarah Absher; County Counsel
Subject: FW: EXTERNAL: STRs in Tillamook County - Ordinance #84

From: Pam Kniffin <pamkniffin1@gmail.com>
Sent: Sunday, November 6, 2022 11:07 AM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: STRs in Tillamook County - Ordinance #84

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Tillamook County Board of Commissioners & STR Advisory Committee,

I have a home in Tierra Del Mar that is a family home/Rental. I have rented since 2019 and I have not ever had a complaint from a neighbor.

I have room to park 4 cars and they are not allowed to have more than that. Again, no neighbor complaints about cars. There are more cars who park illegally on our street to use our beach access than from the rental homes.

Please consider the owners who must rent their homes to cover the cost of ownership. It is not cheap to own a home at the beach and to keep it maintained. My dad bought our family beach house in 1998 and I now own the home.

Pam Kniffin, Salem, Oregon

Lynn Tone

From: Public Comments
Sent: Monday, November 7, 2022 4:02 PM
To: Lynn Tone; Sarah Absher; County Counsel
Subject: FW: EXTERNAL: STRs in Tillamook County - Ordinance #84

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

From: Janell Dixon <janell.dixon@yahoo.com>
Sent: Sunday, November 6, 2022 11:32 AM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: STRs in Tillamook County - Ordinance #84

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Tillamook County Board of Commissioners & STR Advisory Committee, I own a small cottage in unincorporated Rockaway near Camp Magruder. It's my family's vacation home that I rent out in order to be able to afford it. Most owners do the same thing. Sure, there are a few who can afford 2 homes and leave one closed up, but most cannot. I'm concerned that a few noisy people complaining about things they don't really understand could do harm to a lot of us. First I'm always seeing rants on Facebook about how STR's are the cause of no affordable rental homes. This is ridiculous. Most STR owners would tell you if they couldn't use their homes as STR's they would never rent long term since they wouldn't be able to use it themselves plus they don't want to have their home destroyed, they'd rather sell. I certainly would. If I list my home for \$550K how does that help the rental home shortage? If you want to live and work in a tourist town you need to have some skin in the game. I built my home here because there were no homes in my price range in 2017. I needed something for under \$300K that wasn't falling down. So I purchased a lot and had a house built on it. I didn't even take a home off the market, I created one. People think you have to be a millionaire to build a home at the beach. You don't. You need to invest some time and effort. Mine came to \$270K and was finished in 2018. I use it as an STR so it can pay for itself.

Janell Dixon

Lynn Tone

From: Public Comments
Sent: Monday, November 7, 2022 4:02 PM
To: Lynn Tone; Sarah Absher; County Counsel
Subject: FW: EXTERNAL: STRs Rules & Regulations - Ordinance #84

From: Kathleen Ruby <kathleenruby216@gmail.com>
Sent: Sunday, November 6, 2022 11:54 AM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: STRs Rules & Regulations - Ordinance #84

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Hello,

As a full-time resident of Neskwin, I would like to emphasize what I feel are the important issues to be considered as commissioners seek to outline a fair and equitable ruling on short term rentals.

* Community, and community support is integral to the well-being of any town. Full-time community members provide the scaffolding on which a town or community is built. Please ensure a ruling that keeps this scaffolding in place and healthy.

*While short term rentals owned as second homes are important to families, homes owned and rented only as investments are hotels. Investment owners have little understanding, or commitment to the lifeblood of a community. Such licenses should be severely limited in a town the size of Neskowin. They are a travesty and produce a majority of the STR problems and issues. Keep hotels in commercial zones!

* A realistic limit to STR's needs to be enforced. This needs to be a multi-layered approach. For example, perhaps only 20% of the neighborhood's homes should be STR's. STR's ought to be limited by how close they are to each other to avoid surrounding full-time community members with STR's. The number of days a house can be rented, also ought to have limits. Permits are needed to control these issues.

*Owners need to be responsible for their guests if problems arise. There needs to be a mandatory way for neighbors to report problems as they arise, and there ought to be penalties for those owners who do not comply.

* If additional tax and fees are collected by the county from STR's, a major portion of the money collected from Neskowin ought to benefit Neskowin. For example, perhaps an enforcement officer could be assigned to Neskowin and paid primarily from those funds.

This committee has the future of small beach communities in its hands and will hopefully take this seriously. If such towns are to continue to exist as both healthy communities and beautiful places to visit, short term rentals need to be regulated, managed, and clearly defined. The well-being of the communities, and the people in them need to be considered as we move forward. Careful, judicious planning can ensure a growing, thriving community.

Thank you.

Kathleen Ruby

Kathleen Ruby
49850 S. Beach Rd.
Neskowin, OR. 97149
208-310-6196

Lynn Tone

From: Public Comments
Sent: Monday, November 7, 2022 4:03 PM
To: Lynn Tone; Sarah Absher; County Counsel
Subject: FW: EXTERNAL: Short term rentals

From: Frantz Coe <coastercoe@gmail.com>
Sent: Sunday, November 6, 2022 3:27 PM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: Short term rentals

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

STR committee members,

As a 30 year Neahkahnie home owner and former STR permit holder, I feel STR permits should be capped. The impact of too many rentals is definitely impacting the local community. Too many cars for available street parking, huge impact on water use in the summer, large overflow of garbage on the beach and dog waste cans with piles of green bags just dropped in the sand are becoming the new summer norm.

Please cap the number of STR permits.

Frantz Coe
37295 1st st.
Nehalem Or 97130

Lynn Tone

From: Public Comments
Sent: Monday, November 7, 2022 4:04 PM
To: Lynn Tone; Sarah Absher; County Counsel
Subject: FW: EXTERNAL: STRs Rules & Regulations - Ordinance #84

From: nanette stevenson <nanettestevenson@hotmail.com>
Sent: Sunday, November 6, 2022 4:36 PM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: STRs Rules & Regulations - Ordinance #84

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

To Whom it may concern,

We would like to make a public comment in support of STR's in Tillamook County. We have a home in Neahkahnie, Or. and have had no trouble with our surrounding STR's. It's still a very quiet neighborhood, there's plenty of parking and garbage cans are serviced weekly. We see it as a plus for the community(Lots of revenue for roads, schools and small businesses). Manzanita's small businesses need the revenue from visitors, as they are already struggling (Many are closed Monday-Wednesday). I believe most or all road maintenance costs are paid by STR's fees, permits and taxes. That's substantial. We support the current rules and regulations within the Tillamook County guidelines.

Sincerely,

Nanette and John

Lynn Tone

From: Public Comments
Sent: Monday, November 7, 2022 4:04 PM
To: Lynn Tone; Sarah Absher; County Counsel
Subject: FW: EXTERNAL: STR Ordinance 84

From: Heidi Ball <hball5@yahoo.com>
Sent: Sunday, November 6, 2022 4:43 PM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: STR Ordinance 84

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

Dear Tillamook County Advisory Committee members,

It has come to my attention that the county is currently reviewing STR Ordinance 84 and guidelines for unincorporated Tillamook County. We are property owners in Manzanita as of August 2021. Our vacation home is part of what we hope will be a portion of our retirement income as well as a place for us to use with our family. The two things that are most concerning to us that are possibly being considered are:

- 1) Limiting the number of nights allowed annually on a STR
- 2) Distance or proximity based limits

We would ask that consideration be given to property owners as many currently rely on the STR income to allow them to keep their beach home as well as provide for them in retirement. We want to be good neighbors and strive to do so. Certainly changes need to be made and considered for the benefit of all parties. Many coastal communities are in the process of these reviews, and we appreciate your concern and care for these communities.

Thank you for the work you are doing to address these concerns-

Heidi Ball
Tigard, OR

Lynn Tone

From: Public Comments
Sent: Monday, November 7, 2022 4:04 PM
To: Lynn Tone; Sarah Absher; County Counsel
Subject: FW: EXTERNAL: STRs Rules & Regulations - Ordinance #84

From: BRIAN LIPPY <BLIPPYTV@msn.com>
Sent: Sunday, November 6, 2022 5:01 PM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: STRs Rules & Regulations - Ordinance #84

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

Hi,

We have owned a home in Falcon Cove, Oregon since 2010. We discovered the house initially as a rental and ended up buying it! We lived there for a couple years and then moved onto a farm property in Nehalem. We operate our Falcon Cove home as an STR, which it has been for just under 20 years, if records from the old owner are accurate. We know all our immediate neighbors and have never had a problem. Most the homes in Falcon Cove are 2nd homes, only recently have more full-time residents started moving into the neighborhood. We keep the house in good condition, which on the coast takes a lot of money, so we mostly break even on some years, and enjoy a little income for our family on other years. Either way, it's a revenue stream that we count on as part of our income.

Please let me know how we can contribute to the conversation.

Cheers,
Brian Lippy, Sarah Reese, and Fiona Lippy

Lynn Tone

From: Public Comments
Sent: Monday, November 7, 2022 4:04 PM
To: Lynn Tone; Sarah Absher; County Counsel
Subject: FW: EXTERNAL: STR comments

From: Christopher Johnson <cmj11235@gmail.com>
Sent: Sunday, November 6, 2022 5:13 PM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: STR comments

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

Dear committee members,

Thank you for your service to the people of Tillamook County. Our family has owned a home in Neahkahnie for 60 years and three generations. As you begin to develop your final recommendations regarding Ordinance 84 and short-term rentals in the county, I wanted to share my thoughts and concerns.

Distinct communities such as Neahkahnie should be treated separately with regard to any caps on STR permits and not subjected to a one-size-fits-all approach such as a county-wide cap on the number of permits. I believe that STR permits should be issued to the homeowner and should not be automatically transferable when a property is sold. High-occupancy STRs with multiple parking spaces should be required to conform to local zoning regulations, since they are commercial ventures.

We have seen the impact that the proliferation of STRs have brought to Neahkahnie in particular, with stresses to water supply, roadway infrastructure, and emergency services.

I believe that sensible regulation can both preserve the special, unique character of our community and the north coast.

Yours truly,
Christopher M. Johnson

November 11, 2022

To: Tillamook County Board of Commissioners

From: Mark and Janelle Thompson

Re: Tillamook County consideration of changes to Short-Term Rental ordinance

Dear Commissioners,

Thank you for your service, and desire to serve the Tillamook County community. We are writing to express concern about some of the things we have heard about proposed changes to the county's approach to short-term rentals in the unincorporated areas of Tillamook County. About 9 years ago, we were fortunate enough to realize a dream of buying a modest home in Nedonna Beach. We did this with the express desire to make it a place where young families could vacation in the area, and share in the wonder and beauty of the Oregon coast, which has always enriched our life as we visit from the Tualatin area. We also visit with our children at least once a month. We love the Oregon coast, the Nedonna Beach area and community, we have friends there, and we have successfully helped hundreds of young families and other visitors enjoy their experience there. We pride ourselves in running a clean house, hosting courteous guests, and being a "value add" to the community.

We offer the following comments for your consideration, and will look forward to engaging more as you work on this important topic.

1. **We direct our guests to local businesses, including restaurants, shops, and entertainment, which helps support local jobs and business.** Our guests often share with us their visits to local restaurants that we guide them to. We know that this provides important support for the community and jobs. Our guests ride the train in Rockaway Beach, visit the Rail Riders, eat at local restaurants and shop at the local stores. I hope that you will seriously consider how changes to the short-term rental would harm these businesses.
2. **We invest in our home, using local contractors and products, and help keep it in good condition and safe.** Because we aim to have happy guests, we keep our house painted, decorated, maintained, and often receive comments on how it lifts peoples' spirits. We hope that you will consider that homes offered for short-term vacations contribute to the beauty and vibrance of a neighborhood that may otherwise sit somewhat unoccupied throughout the rest of the year if rentals were not allowed. We also hope that you'll consider how the investments in the house using local contractors and products helps support the economy in the area.

3. **We love the friendships and community in the area, and promote it.** We attend community events such as the 4th of July Celebration, the Kite Festival, visits to the Garibaldi Boathouse and other community events, and encourage our guests to do the same. We visit local church congregations and show up to support the Tillamook Community wherever we can. We hope that you will consider that these things **add to the community, and do not detract from it.** We are able to participate because we have run a successful rental property that keeps us connected to the community. We also often hear from our guests that they have done the same.
4. **The Oregon coast is a gem, and an important part of the state that all Oregonians have the right to visit.** Although I understand the temptation to keep others out when you're lucky enough to live in a beautiful place, I hope that you will consider that many people in the state and region want to experience the beauty and peace of the coast. Oregon is unique in having almost all of its beaches to open to the public. I hope that you will consider that short-term rentals that offer a place for a whole family to stay are an important part of enabling Oregonians to visit their coast.
5. **We enforce good behavior through agreements with our renters.** Although I am sure that some of the county's concerns about short-term rentals comes from some instances of poor behavior or a failure of some renters to abide by good etiquette, we certainly try to avoid any such behaviors at our property by vetting renters and having them agree to good behaviors. We have never had any instances of complaint about our renters from others, and we routinely talk with our neighbors to make sure that no bad behaviors happen. We believe that **owners can take actions to avoid poor guest behavior, and the county could enforce these actions.** If the County is interested in avoiding certain behaviors or forcing renters to take certain actions, they could work on forcing permit holders to enforce those actions.
6. **The County should be very clear about what the problems are, and take actions aimed at those behaviors. The County should not simply be trying to appease people who may want to keep people from visiting the coast and staying in the County.** It appears that there are various proposals for how the County should change its permitting approach. Some of these seem non-sensical or to even work against each other. For example, some argue that the county should concentrate rentals in certain areas. Others argue they should disperse rental units farther apart. This leads me to think that the only common theme may be that people want to limit the ability of people to visit the coast in Tillamook County, because they may believe it is better to avoid having non-residents visit. I believe that this would be short-sighted and discriminatory, and counter to property owners' rights. I hope that the County will make sure that it **analyzes what the problems really are, and tailors any action narrowly to address those problems.** Please do not impose overly-broad and harmful regulations on homeowners, guests, or your

own citizens who make a living in the industries that are supported by short-term rentals in the County.

7. **The County's actions should mirror the cities'.** I understand that part of the reason that the County is considering taking new action is because of a perception that short-term rentals are moving to the unincorporated areas, due to less regulation than in the cities. If this is true, I'd ask that you review proposals to make sure they are consistent with the cities' approaches. This would result in parity, rather than the County pushing people to the cities or vice versa. Before the city acts, we would also ask that you be certain that the county areas (unincorporated areas) are really the source of problems, and that those problems are not more concentrated in the incorporated areas in any event.

8. **If enforcement of rules and regulations is the problem, please consider using the revenues from rental taxes to invest in enforcement officers, a new department, or funds provided to the county sheriff to hire an additional officer.** I expect that the truth is that most renters are very good, contribute to the neighborhood and community spirit, and spread the joy of the Oregon coast. There may be some that, unfortunately, cause issues. If that is the case, I believe that the real investment and change should be to make enforcement better. I know you may not currently have resources to do that. Please consider either using existing funds, or even increasing funds from taxes, to be able to enforce action in the rare instances that are problematic. **Actions could be taken against homeowners, or guests, or both.** We would support this, and the provision of resources to the County that help with enforcement, and perhaps help increase officer resources that can benefit the County in additional capacities as well.

Thank you for considering these comments. We truly hope to engage in productive ways to make sure that the Short-Term Rental approach in the County works. Please take only actions that are well-reasoned and tailored to address demonstrated issues—not actions that are arbitrary, too broad, and intended to only try to satisfy citizens who may have the desire to limit others' ability to visit the wonderful community that we are all privileged and responsible for preserving.

Regards,

Mark and Janelle Thompson
503-706-0434

Lynn Tone

From: Public Comments
Sent: Monday, November 7, 2022 4:05 PM
To: Lynn Tone; Sarah Absher; County Counsel
Subject: FW: EXTERNAL: STRs in Neskowin

From: Mark Gibson <magibby@gmail.com>
Sent: Sunday, November 6, 2022 5:39 PM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: STRs in Neskowin

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

Tillamook County - Board of County Commissioners and STR Advisory Committee:

Greetings,

Like many residents along the Oregon Coast, I was a visitor before buying a home here. I am writing to show support for balanced regulations regarding STRs. We bought our home in Neskowin back in 2015, but did not rent it regularly until 2020. We like to visit frequently, but work, school, and life get in the way and instead of having our cottage sit empty between our frequent, yet short stays, we enjoy sharing it with other visitors when we aren't able to enjoy it ourselves. We are not "outsiders", "investors", nor "absentee owners" and the same holds true for so many fellow homeowners who also welcome guests into their homes via permitted use as an STR.

- Through 2020-2022 there have been nominal STR ordinance violations in all of Unincorporated Tillamook County (8 in 2020 & 13 in 2021)
- In Neskowin only 11% of properties are stand-alone homes with STR permits (21% including condos etc.)

- STR guests eat at the local cafe, shop at the local market & play golf at our local course - benefits of which are difficult for me to quantify, but surely have a positive impact for our entire community
- I recognize that there is room for improvement with enforcement of current regulations & there are some valid complaints
- I would like to see improvements at enforcing the current ordinance before adding new restrictions

- I value and respect many full-time residents, however one person's opinion is not more important than another person's opinion when both are part of the community
- Bad behavior in the community can be attributed to a number of groups - the fingers always seem to point at the STRs, though often misguided

- Calculate maximum occupancy per bedroom - not sleeping area
 - Do not require more than 6 parking spots - let owners preserve their landscaping in favor of less parking (fewer vehicles allowed per permit)
-
- STR permits follow the home & not the owner, therefore all currently issued permits should maintain transferability until any future owner chooses to close their permit
 - 2020 Neskowin's Regional Sanitary Authority said our sewer system is "more than adequate"
-
- 2017's *Creating a Healthy Housing Market for Tillamook County* shows that Neskowin is entirely within the "coastal" housing market with a higher cost of housing
 - 2019's *Tillamook County Housing Needs Analysis* classified Neskowin as a "resort" town due to 69% seasonal home ownership
 - A balanced percentage cap for STR permits accounting for Neskowin's high rate of seasonal home ownership would be 35%-50%
-
- Any limit on annual number of nights rented is too restrictive & may unintentionally turn Neskowin into more of a ghost town off season when businesses rely on the slow, yet steady presence of guests
 - Any proposal to require a 30 day minimum rental is essentially a ban on STRs, which are all under 30 days by definition
 - There are no hotels in Neskowin - STRs are integral to the diversity of our community and accessibility of the coast for a wider group of people

Thank you for your consideration as you work to find a balance between all of the various perspectives and facts.

Sincerely,

Mark Gibson

Neskowin Village Homeowner

Lynn Tone

From: Public Comments
Sent: Monday, November 7, 2022 4:05 PM
To: Lynn Tone; Sarah Absher; County Counsel
Subject: FW: EXTERNAL: STRs Rules & Regulations - Ordinance #84

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

From: Mark Everett <meverett1958@gmail.com>
Sent: Sunday, November 6, 2022 5:47 PM
To: Public Comments <publiccomments@co.tillamook.or.us>
Cc: Hillary Gibson <hillary.gibson@me.com>
Subject: EXTERNAL: STRs Rules & Regulations - Ordinance #84

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

Hello,

We have been doing STR in Neskowin since 2015. Never a complaint, paid all fees and followed all regulations every year. We open our house to people who want to visit wonderful Neskowin and the Oregon Coast...no hotels in Neskowin. If restrictions are put in place limiting our STR use we will do a combo of long term rental, letting friends and relatives stay and using it ourselves. We won't sell and we won't rent at a working wage, because the market bears higher than the working wage rental rate... it's a resort area. We are doing LTR now, for a period of time.

I implore the county to do what is reasonable, garbage requirements...yes, noise requirements....yes, parking requirements...yes, limiting number of people in STR's....yes, safety inspections....yes, percentage cap....yes at 35%-40%, three strikes for those not following the rules....yes. Limiting days...no, restricting transfer of STR permit....no, not allowing any STR's....strong no!

This community is for everyone, not just those that live there full time. Restricting access by way of limiting STR's is wrong, shortsighted and in the end is not good for economics in Tillamook County. We can work together to craft something reasonable. That is my hope.

Respectfully
Mark Everett STR owner in Neskowin

Lynn Tone

From: Public Comments
Sent: Monday, November 7, 2022 4:05 PM
To: Lynn Tone; Sarah Absher; County Counsel
Subject: FW: EXTERNAL: Public Comment Re: Our STR

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

From: Desiree Ius <desireeius@gmail.com>
Sent: Sunday, November 6, 2022 6:13 PM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: Public Comment Re: Our STR

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

Our public comments:

My husband and I have owned & operated our short term rental in Rockaway/Nedonna for over 5 years now. We've managed to jump through all of the hoops, red tape, and hurdles that have been put in place by the county and followed everything accordingly. We've rolled with new fees being pushed upon us. We pay all of our taxes, processing fees etc.

Contributions—We purchased our beach home, largely, because we know it's a tourist place to go. My husband and I grew up going to Rockaway, visiting our relatives beach homes with our cousins. Some of our fondest memories were made in this sweet sleepy beach town. We knew we wanted to own a beach home one day and share it with our kids too. So, we did just that.

STR—We opted to become a STR, so that we could #1 afford to have our second home and #2 so we could SHARE our home with other families—just as we used to do through family/friends growing up. I, myself, manage & clean our beach property in between guests. It's become my job while being a SAHM, staying busy through Covid, etc. We have invested a lot into our property and much of that goes directly into the county. I loathe that owning a STR has become so stigmatized. It's unfair that we're being demonized by (what appears to be) disgruntled locals, who (mostly) don't practice what they're complaining about or what they are trying to bestow upon the STR community. It feels like folks are more concerned with having "short-term neighbors" and they aren't looking at how we're all contributing to the local economy. Our guests have come from all over the world! They spend their money at local restaurants, markets, shops, etc.

Parking—I'm not sure why STR have to have these restrictions, especially when locals don't even park in their own designated driveways. We have 2 neighbors that consistently park on property that isn't even theirs. Instead they intrude on our narrow road to our beach cottage. Do we complain? No. This is incredibly hypocritical to say "do as we say... but not as we do." Our guests have never disobeyed our rules in regards to parking. They are always parked in our driveway. We do have an exterior camera to ensure that our guests are being respectful of our rules and neighbors alike, which is outlined in our house rules that our guests have to sign off on before booking.

Privacy—we are confused as to why it is necessary for our names/phone numbers need to be posted and visible from 10 ft. away? If it is for emergency purposes (as it was explained to me by the county), then I propose ALL-homeowners (short term/long term/full-time residents) post this information. Again, I would love to know what occurred in order for this to be included in the ordinance? As a homeowner and just as a citizen of the United States, it feels like an

infringement of privacy. There's far too much identity theft, phishing, etc. This rule opens us up for not only home theft, but also identity theft. It announces that our home IS a STR and therefore passerby's would know when it was occupied or not. We would love to find a compromise. All of our nearby neighbors have our contact information in the event of an emergency or issue with a guest. All of our neighbors were made aware that our beach cottage would be a STR. Zero issues. We have NEVER received a call for any issue in 5 years! Perhaps this rule could be more realistic and safe, like having 2 or 3 neighbors sign off on having shared contact info? I digress. It's distressing, nonetheless.

Noise—Any noise issue in our quiet neighborhood has come from long-term renters (or full-time residents), who routinely air out their dirty laundry by having domestic disputes after over-serving themselves in the middle of the night. Local authorities have been called on them at least 5x in the past few years. Are these disputes being looped into STRs? I sure hope not. Again, where is the data?

Garbage—this has been a zero issue for us, which I believe is the case for most responsible STR owners.

Capping Nights—we are absolutely against capping the number of nights a STR owner can offer, as for some, this is their livelihood! We rent our beach home 10.5 months out of the year to folks who just wish to get away and reset. If we cap it, we all as STR's will have to increase our pricing and that will put us all out, as guests will look elsewhere.

Capping % of STR—we are not opposed to capping the # of STR in a given beach town/area, as we also want to stay afloat and not be a flooded market. 25-30%?

Property Maintenance—We have hired local contractors and landscapers to help us maintain our property throughout the years. Many full-time properties (who do not rent out) are often left vacant and not maintained. The truth is, prior to purchasing our beach home, was one of those vacant, neglected homes. These neglected properties have yards that are overgrown, paint chipping, roofs leaking, etc. Our neighbor's home was also neglected for years and had severe water damage. After their purchase, they had to take the home down to the studs and it cost a small fortune to rebuild it. By having our STR, we maintain our property (probably) better than our own full-time residence. It is spotless! The proof is in our listing's ratings. STR all want 5 star reviews. Cleaner properties make the area cleaner and thus more valuable.

STR's deserve far more credit than we're being given. Tillamook County has made far more money (millions!) through the STR revenue we bring in. Punish those who don't obey the rules or have repeat complaints! Not those of us, who are law abiding and rule abiding citizens.

Before any changes are enforced, I suggest we see concrete data of the legitimate complaints. Someone needs to provide the facts as to where the complaints are coming from (city, etc.), but most importantly, I would like to see the comparisons between full-time resident complaints v. short term owner complaints. I also agree with other STR owners that the rules within the ordinance cannot be a one size fits all. Not all beach towns/areas/neighborhoods are alike. It can't be one-sided. Please understand that we all want to be successful STR, but we also want mutual success for Tillamook County.

Sincerely,
Desirée & Dustin McMenamin
Oyster Haus

Via Email

Re: Vacation Rentals – Unincorporated Tillamook County
Date: November 6, 2022
To: Tillamook County Board of Commissioners
STR Advisory Committee

In response to your request for public comment, **we are writing to express our support for vacation rentals in our communities along the Oregon coast in Tillamook County.** We own a home in the Neahkahnie neighborhood near Manzanita.

Positive Economic Benefits – As short-term rental homeowners, we provide vital economic resources to our broader Tillamook community – we recently renovated our home, spending hundreds of thousands of dollars with local contractors, electricians, plumbers, and local businesses in Manzanita, Wheeler, Nehalem, and Tillamook. Every year, our guests spend thousands of dollars in Manzanita grocery stores, restaurants, and establishments in Tillamook County. Every year, we send thousands of dollars to our county government for property taxes, STR permit fees, and transient lodging taxes. We support our schools, local environmental groups, and Tsunami evacuation safety efforts, and provide numerous employment opportunities. The Tillamook Coast Visitors Association provided data showing millions of dollars in economic contributions from vacation rentals, and an outstanding program in the county of awarding grants from lodging taxes that flow back into local neighborhoods.

A Family Gathering Place - Our Neahkahnie home is a gathering place for our extended family. We have a tradition of family gatherings at the coast that goes back to the 1940s – it is an important part of our family life, traditions, and history. Purchasing this family home was possible because of the income generated from vacation rentals. Our home also provides more affordable options in a residential setting for families and coastal visitors coming from a wide range of economic backgrounds. Vacation rentals, properly regulated, are a win-win for Oregon, Tillamook County, and our neighbors.

Good Neighbor Policies - Like other vacation rental owners we know, we respect our neighbors, and we ask our guests to do the same. We require our guests to follow Covid protocols, observe good neighbor policies - including quiet time hours - and park on-site. We restrict the number of guests we allow and do not permit parties or special events. Over many years of observing these guidelines, we have never heard a single complaint from our neighbors.

Vacation rentals contribute to the economic vitality of our communities. We recognize regulations are important. At the same time, we need to balance that with the vitality and contributions of a strong vacation rental presence, all the while protecting the property rights of those who own homes in Tillamook County.



John and Maria Meyer
Neahkahnie Beach House, Nehalem

Lynn Tone

From: Public Comments
Sent: Monday, November 7, 2022 4:06 PM
To: Lynn Tone; Sarah Absher; County Counsel
Subject: FW: EXTERNAL: STRs Rules & Regulations - Ordinance #84

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

From: BONNIE MATSON <bmatson_1@msn.com>
Sent: Sunday, November 6, 2022 6:59 PM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: STRs Rules & Regulations - Ordinance #84

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

To whom it may concern on the STR's
Committee

The Voters in Tillamook County voted in the TLT tax to promote and support Tourism. Which has been very successful in creating over 32 million dollars in revenue. We have planned new restrooms new and additional parking, sidewalks, walking trails, addition to the skate park and boat ramp. These community improvements can be utilized by the tourists and local residents.

Adding more restrictions, taxes and fees seem unnecessary and punitive. We already police ourselves, pay more for utilities and now additional cost just to operate our rentals.

As a whole there are no real complaints other than people who just don't want any tourists in their town.

We have added value to this community by creating first a huge revenue source, as well as creating jobs for cleaning services, handymen, buying local and supporting local restaurants and stores with tourist money.

If you don't want tourists in this county then stop promoting it. We voted in the TLT to encourage growth, to beautify our towns and road improvements. Well along with that comes housing needs and you can't get the mass of tourists into a few hotels and motels.

If you want the money we create then don't penalize us for doing what we do to earn it.

Tourism requires housing.

Sincerely,
Bob and Bonnie Matson
Pacific City,
3 STR's & a Bed& Breakfast

Sent from my iPhone

Lynn Tone

From: Public Comments
Sent: Monday, November 7, 2022 4:06 PM
To: Lynn Tone; Sarah Absher; County Counsel
Subject: FW: EXTERNAL: short term rental comments

From: Michael Johnson <mjsefue@gmail.com>
Sent: Sunday, November 6, 2022 8:11 PM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: short term rental comments

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

Dear Commissioners:
To whom it may concern:

My family has owned a home (and resided in) Neahkahnie for more than 50 years.

Increasingly the homes around us are not owner occupied (even part time) and instead are primarily rentals that are leased out through Vacasa, AirBnB, etc. Some of them even claim to be able to sleep 20 people!! This was once a community of residents who supported each other with rentals or part time residents as part of that community. That's over. It is evolving into a resort community with blocks of empty homes that are hotels Wed - Sunday.

The impact on the community is significant. Housing prices are no longer affordable. Businesses cannot find employees. Water usage has increased dramatically...as have loud weekend gatherings. All of this in an area without its own fire department or law enforcement and with a spring-fed water supply.

As you consider this issue, please implement a cap on the number of STR permits that are issued and consider having the permit belong to the owner, not the house, so it doesn't transfer with a sale. I also think it's important to recognize that this cap may need to be adjusted based on various factors. Towns and communities are all unique and some may be able to accomodate more or less than others. The number of permits in Neahkahnie is ridiculous.

Thank you

Lynn Tone

From: Public Comments
Sent: Monday, November 7, 2022 4:07 PM
To: Lynn Tone; Sarah Absher; County Counsel
Subject: FW: EXTERNAL: STR owner comments

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

From: James Thompson <jimpatthomp@gmail.com>
Sent: Sunday, November 6, 2022 8:54 PM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: STR owner comments

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

Hello,

I own a house in Cloverdale, and we rent it sometimes through Air BNB. Our reviews have been so positive, as to the area, our house and the ability to have a group vacation with either friends, or family.

We have hosted people from all over the United States, and some from Europe, and the general consensus we have picked up on; is there are not enough hotel rooms, and the hotel rooms are too expensive.

Our Air BNB, allows everyone to have access to a house to rent, as a group can split the cost, where hotel rooms have too many rules, and wind up being way too expensive. We provide an experience for guests to the area, to cook for themselves, grill, bring their pets, etc, and not become overexposed to price gauging, with every extra being an added cost; making a trip to the coast out of reach for many people, and only the affluent able to afford an Oregon beach vacation.

Our STR brings in a lot of revenue to the county! We have trash service, we recycle, we have a bear proof trashcan, our yard is fenced in, so dogs can be safe outside, and we have a security camera on the driveway entrance, so we can confirm who is supposed to be there is accurate.

I grew up in Tillamook on the weekends and summers, my grand parents house was where the new library is, Glenn and Eileen Hurd, and my uncle Don was the mayor at some point in the 70's.

My interest is in preserving our land, but with the right legislation, we can make it available to everyone who wants to come and enjoy it, and I think we are a long way from having too many houses and apartments for all walks of life to come and enjoy, and spend their money.

Thank you,

Jim Thompson.

Lynn Tone

From: Public Comments
Sent: Monday, November 7, 2022 4:08 PM
To: Lynn Tone; Sarah Absher; County Counsel
Subject: FW: EXTERNAL: Short Term Rentals: Ordinance #84

From: M BARNES-TERRERI <mariasangria@msn.com>
Sent: Sunday, November 6, 2022 9:05 PM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: Short Term Rentals: Ordinance #84

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

November 5, 2022

Dear Tillamook Country STR Advisory Committee

In consideration of Ordinance #84, impacting Short Term Rentals, I would implore the committee to utilize the objective facts and available data in making any decision. In Neskowin, this issue has become contentious, filled with drama and subjective viewpoints. Save Our Neighborhoods argues that the community of Neskowin, is the privy of full-time residents. I would argue that shareholders, encompass a much larger group. Invested entities are comprised of property owners, community businesses, visitors, and perhaps the entire coastal area, as action taken in Tillamook County will likely extend an impact to the surrounding areas. Consequently, utilizing caution and long ranging considerations for any decisions, seems essential.

For the last 7 decades, our family has been spending summers and holidays in Neskowin, in our cabin (now a modern home). Neskowin has always existed as a resort, tourist town, artist haven, with a few full-time residents. A coastal community that thrives on tourism, local galleries, amusement parks, and restaurants. Generations of families reconnect each summer on holidays and play catchup, on the golf courses, village streets or little store, where I once spent my allowance to purchase seashells glued into animal shapes with googly eyes.

Heartbreakingly, the Short Term Rental debate is pitting neighbor against neighbor, as misinformation is used to hold STRs accountable for everything from rising property values, local bears ransacking the garbage, potholes in the roads, traffic on Highway 101, and community streets, etc. One member in opposition, repeatedly calls STRs "illegal hotels" or "unlicensed businesses" even though these rentals are inspected,

permitted and licensed. STR owners typically care for their homes in a manner displaying pride of ownership, maintaining property values, not just for their residences, but the surrounding neighborhoods.

Domestic tourism has increased significantly during the pandemic, as well as Oregon's population expanding during the last decade. All vacation destinations have experienced an increase in visitors, some arriving with little regard for the communities they impact. STRs are not singly responsible for this issue, but tend to be the recipients of the blame. Regardless, tourism funds many local businesses and coastal retailers, allowing them to remain in operation, serving full time inhabitants, as well as the transitory population.

Restricting the percentage of residences, that can operate as short term rentals, seems reasonable, promoting a stable but in Neskowin, the absence of hotels, and presence of rental condominiums/townhouses, complicates the statistics, skewing the percentages. Additionally, restricting the number of nights a STR can be guest occupied, will likely result in a chaotic and frantic summer season, with some people choosing to misrepresent their occupancy, and the county/state losing available revenue. If you want people to do the right thing, make it easy for them to do the right thing.

Neskowin activist group, Save Our Neighborhood, members declare that the current STR regulations are of no value, because they cannot be enforced. Therefore, any expectation that regulations are a reasonable way to mitigate negative impacts of Short Term Rentals is unreasonable. I would argue that enforcing current regulations, is not only reasonable, but essential in amalgamating our communities and moving forward to navigate the short term rentals.

Tillamook County is at the precipice of facing this challenge, representing the interests of full time, part time, and transitory residents, and especially considering safety for all the stakeholders. Focusing on evidence, data, and objective viewpoints, with consideration of short term and long term consequences will be imperative in the success in this endeavor.

With appreciation for your time and attention in this matter and representing the interests of all involved.

Maria McGarry-Barnes
5260 Grandview Street
Neskowin, OR 97149
mariasangria@msn.com
541-778-1430

Lynn Tone

From: Public Comments
Sent: Monday, November 7, 2022 4:08 PM
To: Lynn Tone; Sarah Absher; County Counsel
Subject: FW: EXTERNAL: STRs in Tillamook County - Ordinance #84

From: Doris Rodrigues <doriskrodrigues@gmail.com>
Sent: Sunday, November 6, 2022 9:47 PM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: STRs in Tillamook County - Ordinance #84

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

Tillamook County Board of Commissioners & STR Advisory Committee,

Dear sirs,

Ordinance #84 is already restrictive enough! Please don't make more changes to hurt the use of short term rentals in Tillamook County. They are good for the economy.

Lynn Tone

From: Public Comments
Sent: Monday, November 7, 2022 4:08 PM
To: Lynn Tone; Sarah Absher; County Counsel
Subject: FW: EXTERNAL: STRs in Tillamook County - Ordinance #84

the intended recipient, please send a reply e-mail to let the sender know of the error and destroy all copies of the original message.

From: Carol Horton <cmg.horton@gmail.com>
Sent: Monday, November 7, 2022 9:12 AM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: STRs in Tillamook County - Ordinance #84

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

Dear Tillamook County Board of Commissioners & STR Advisory Committee:

I support common sense regulations for Short Term Rentals in unincorporated Tillamook County; ones that balance the interests of **residents**, non-resident **property owners** including **STR operators**, and **visitors** to Oregon beaches.

I am the third generation in my family to own Oceanside property since my grandfather purchased his first lot from the Rosenbergs in 1929. While I am not a resident, Oceanside has been part of my life for over 65 years. For the last 20 years, I have owned and rented as a STR the home my parents built in 1983. I and my family visit as often as possible. I know my neighbors. I am active in the local Citizen Participation Organization (Oceanside Neighborhood Association). I care about this community.

For many past decades, a large proportion of improved properties in Oceanside have been private vacation homes, left vacant for long periods of time. The small number of full time residents, many of whom are retirees, have been blessed with a very quiet "small" town. Oceanside has always been a beloved destination for visitors, and its popularity blossomed in the last decade leading to higher property values, increased vacation rentals and more day-visitors. As a result, Oceanside has changed; it is busier and louder and more crowded, and many full- and part-time residents are not happy about this change. (But perhaps this situation should have been anticipated, with millions of dollars from the 2014 Transient Lodging Tax used to promote tourism.)

I support STR regulations that ask visitors to treat our homes and communities with respect. Regulations should include:

- **Enforceability:** First, via timely interactions with the owner/manager, but, if not resolved, using TLT-funded agents who can impose consequences that could lead to fines or loss of rental privileges.
- **Parking:** regulate to keep narrow roads in Oceanside from being restricted or blocked. Do not allow on-road parking to qualify for a STR permit.
- **Noise:** regulate nuisance sound (time and decibel limits); have night-time quiet hours.
- **Garbage:** uniform guidelines applying to ALL homes for containing garbage and how to handle issues.
- **Apply to ALL** improved properties, not just STRs.

I also support:

- A reasonable **cap** on the percentage of improved properties that can be STRs.
- **Re-qualifying** a STR to bring it up to current regulations when property ownership changes. If it cannot meet current standards, a permit should be denied.

It is my belief that STRs have been unfairly blamed for the following:

- **Lack of affordable housing.** Eliminating or limiting STRs will not make Oceanside property more affordable, nor will second/vacation homes be rented to low income wage earners.
- **Lack of “families with children”.** STRs bring families with children to our town. However, for full-time residents, well-paying jobs local to Oceanside have been difficult to find for decades, and this is why most full time residents are retired, and the non-residents are second-home owners. Eliminating or limiting STRs will not change this. In fact, many Tillamook county residents depend on STRs and their visitors for employment (construction and other trades, home maintenance and remodel, retail sales, service in food/management/housekeeping/auto).

As commissioners, you should consider the needs of:

- **Residents** (you depend on their **vote**, and if they own property, on their **taxes**.)
- **Non-resident property owners** (you have access to their **taxes** but they have **no vote** to represent their interests.)
- **STR property owners** (you have access to their **property taxes, TLT taxes, and Operator License Fees**. They support the local **economy** via building and service industries, their License Fees help **support low income housing**, but they are typically disenfranchised from the right to vote in Tillamook County.)
- **Visitors** to the Oregon Coast (they support the local **economy**, and indirectly provide **TLT income** as well as **STR Operator License Fees**).

Please consider the interests of ALL stakeholders and taxpayers when debating the future of STRs in unincorporated Tillamook County, not just those that are Local and Vocal.

Thank you for your attention in this matter.

Carol Horton
 Owner - Oceanside OR
 Resident - Portland OR

Lynn Tone

From: Public Comments
Sent: Monday, November 7, 2022 4:08 PM
To: Lynn Tone; Sarah Absher; County Counsel
Subject: FW: EXTERNAL: Discussions regarding changes to current STR guidelines in Tillamook County

From: JIM HORTON <jamesahorton@comcast.net>
Sent: Monday, November 7, 2022 9:32 AM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: Discussions regarding changes to current STR guidelines in Tillamook County

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

Dear Tillamook County Board of Commissioners & STR Advisory Committee:

I support common sense regulations for Short Term Rentals in unincorporated Tillamook County; ones that balance the interests of **residents**, non-resident **property owners** including **STR operators**, and **visitors** to Oregon beaches.

My wife is the third generation in her family to own Oceanside property since her grandfather purchased his first lot from the Rosenbergs in 1929. While we are not full-time residents, Oceanside has been part of her life for over 65 years and mine for almost 45 years. For the last 20 years, we have owned and rented as a STR the home her parents built in 1983. We bought this property with the expressed intent of using it as an STR, in order to allow us to afford it and keep it in the family.

Our family visits as often as possible. We know our neighbors and many other locals. We are active in the local Citizen Participation Organization (Oceanside Neighborhood Association). We care about this community and its future.

For many past decades, a large proportion of improved properties in Oceanside have been private vacation homes, left vacant for long periods of time. The small number of full time residents, many of whom are retirees, have been blessed with a very quiet "small" town. Oceanside has always been a destination for visitors, and its popularity blossomed in the last decade leading to higher property values, increased vacation rentals and more day-visitors. As a result, Oceanside has changed; it is busier and louder and more crowded, and many full- and part-time residents are not happy about this change. (But perhaps this situation should have been anticipated, with millions of dollars from the 2014 Transient Lodging Tax used to promote tourism.)

I support STR regulations that ask visitors to treat our homes and communities with respect, but also protect the property rights of all Oceanside landowners and taxpayers. Regulations should include:

- **Enforceability:** First, via timely interactions with the owner/manager, but, if not resolved, using TLT-funded agents who can impose consequences that could lead to fines or loss of rental privileges.
- **Parking:** regulate to keep narrow roads in Oceanside from being restricted or blocked. Do not allow on-road parking to qualify for a STR permit.
- **Noise:** regulate nuisance sound (time and decibel limits); have night-time quiet hours.
- **Garbage:** uniform guidelines applying to ALL homes for containing garbage and how to handle issues.
- **Apply to ALL** improved properties, not just STRs. STR owners should not be separated out and treated as a different class than any other landowners/taxpayers.

I also support:

- A reasonable **cap** on the percentage of improved properties that can be STRs.
- **Re-qualifying** a STR to bring it up to current regulations when property ownership changes. If it cannot meet current standards, a permit should be denied.

It is my belief that STRs have been unfairly blamed for the following:

- **Lack of affordable housing.** Eliminating or limiting STRs will not make Oceanside property more affordable, nor will second/vacation homes be rented to low income wage earners.
- **Lack of “families with children”.** STRs bring families with children to our town. However, for full-time residents, well-paying jobs local to Oceanside have been difficult to find for decades, and this is why most full time residents are retired, and most non-residents are second-home owners. Eliminating or limiting STRs will not change this. In fact, many Tillamook county residents depend on STRs and their visitors for employment (construction and other trades, home maintenance and remodel, retail sales, service in food/management/housekeeping/auto).

As commissioners, you should consider the needs of:

- **Residents** (you depend on their **vote**, and if they own property, on their **taxes**.)
- **Non-resident property owners** (you have access to their **taxes** but they have **no vote** to represent their interests.)
- **STR property owners** (you have access to their **property taxes, TLT taxes, and Operator License Fees**. They support the local **economy** via building and service industries, their License Fees help **support low income housing**, but they are typically disenfranchised from the right to vote in Tillamook County.)
- **Visitors** to the Oregon Coast (they support the local **economy**, and indirectly provide **TLT income** as well as **STR Operator License Fees**).

Please consider the interests of all stakeholders and taxpayers when debating the future of STRs in unincorporated Tillamook County, not just those that are "Local and Vocal".

Thank you for your attention in this matter.

Jim Horton

Owner - Oceanside OR

Resident - Portland OR

Lynn Tone

From: Public Comments
Sent: Monday, November 7, 2022 4:09 PM
To: Lynn Tone; Sarah Absher; County Counsel
Subject: FW: EXTERNAL: STRs in Tillamook County - Ordinance #84

From: Sharon Hammel <slh.hammel@gmail.com>
Sent: Monday, November 7, 2022 12:03 PM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: STRs in Tillamook County - Ordinance #84

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

Tillamook County Board of Commissioners & STR Advisory Committee,

My parents bought our cabin in Neskowin in the early 1970s. When my mother died in 1986 my father made a gift to the four of us of the cabin. My husband and I have owned it ourselves for the last 10+ years. we have always rented it out to friends. And it was a struggle because it is hard to get cleaning people for random cleaning times. Finally, about 5 years ago we hired Meredith Lodging, a local rental management company, and they have been taking care of the rentals and cleaning since then. It has been a positive experience for all. My kids, nieces and nephews, brother and sister in law, sisters and close friends use it and we charge them the cleaning fee. Additional people have been renting it also and we've seen a big bump in rentals since Covid. People want to stay for a few days come rain or shine, winter or summer.

we maintain the cabin and have had to put in a new refrigerator and dishwasher, which I bought from a local, Lincoln City, provider. I've had the windows replaced in the kitchen and again hired a local. Any work we do on the cabin is done by local people, including mowing the grass, etc. We pay our utilities and taxes on time. Our mortgage has to be paid out of our other assets but at least the utilities and taxes are paid from the rentals. We try to be good neighbors and last winter bought a bear-resistant garbage can as it is messy when they get in but also it is not safe for the bears or humans to have us in close contact.

We love the beach, Neskowin, and our cabin is in the village. I have become aware that people are considering all kinds or NEW rules and regulations surrounding short term rentals. This seems entirely unnecessary. Neskowin has always been a vacation place for Salem/Portland families. If people want to be at the beach year round that seems good for the store and restaurants in town. It will also help the golf club and get together as a community. I have never had a negative experience in Neskowin. If there are specific homeowners where there is a complaint then the County needs to deal with the complaint as it would any complaint about a property owner. Don't put more restrictions on rentals. We are now living in a very tense time and people may need to vent their frustrations, and they can do that without it meaning we need more government oversight. Perhaps neighborhood groups would be a better venue for clearing the air, instead of the government trying to solve this issue - if indeed it is an issue.

Thank you and please contact if you have anymore questions. SH

Sharon Hammel (she/her)
slh.hammel@gmail.com
206.437.8991

Lynn Tone

From: Public Comments
Sent: Monday, November 7, 2022 4:09 PM
To: Lynn Tone; Sarah Absher; County Counsel
Subject: FW: EXTERNAL: STRs in Tillamook County - Ordinance #84

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

From: Lyn Frisch <whoagirl5@comcast.net>
Sent: Monday, November 7, 2022 12:35 PM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: STRs in Tillamook County - Ordinance #84

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

Tillamook County Board of Commissioners & STR Advisory Committee,

I am an owner of a STR in the Neahkahnie Neighborhood, within unincorporated Tillamook County. I have had this STR for 6 years, and to my knowledge have not any complaints or issues with our neighbors. I support the STR issue being evaluated to meet the needs of the community and the owners of STR. I'm not sure the general public understands or knows about the numerous requirements for STR's to function safely and within all ready set regulations, plus the cost of maintaining a STR and yearly licensing and bi-yearly inspections and fees that support STRs.

I agree that new regulations should be supported by data, not a few negative complaints. I do not believe that STRs should be held to the same standards as hotels/motels. If our home was not a STR I would not be renting it out, so would not be helping the community housing shortage.

I always make sure our immediate neighbors have the correct phone numbers of our management company (VACASA) to call if there are any concerns regarding our rental.

Thanks for you time and interest in this topic,

Lyn Frisch
Coastal Cottage at Neahkahnie

Lynn Tone

From: Public Comments
Sent: Monday, November 7, 2022 4:09 PM
To: Lynn Tone; Sarah Absher; County Counsel
Subject: FW: EXTERNAL: STRs Rules & Regulations - Ordinance #84

From: Michael Vawter <bonmikepdx1@gmail.com>
Sent: Monday, November 7, 2022 12:51 PM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: STRs Rules & Regulations - Ordinance #84

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

I own a home in Netarts tower that we rent on a short term basis.
The house has been there for many years and is not a detriment to additional housing in Tillamook county. On the contrary, renting it does provide jobs: management and related positions in addition to bringing guests to Tillamook county where they spend money supporting local businesses .
I am opposed to placing further limits on my ability to rent my home.
Michael Vawter

Lynn Tone

From: Public Comments
Sent: Monday, November 7, 2022 4:09 PM
To: Lynn Tone; Sarah Absher; County Counsel
Subject: FW: EXTERNAL: STR comments

From: Sarah Johnson <sarahaveryjohnson@gmail.com>
Sent: Monday, November 7, 2022 1:43 PM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: STR comments

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

Dear Commissioners:

I write to express my concern about the proliferation of short-term rental housing in the community of Neahkahnie, a unique community, zoned by the County for single-family residential housing, that today has a density of short-term rentals that exceeds the national average. It's true that Neahkahnie is but one small corner of the County, but clearly it is being more heavily impacted by the increase in short term rental properties than much of the rest of Tillamook County.

As you debate the issue of capping of STR permits for the County as a whole, I urge you to recognize that a county-wide cap on permits will clearly result in some communities being far under the cap and others far over it. No single community should be disproportionately affected by a cap. The solution might well be that you carve out those distinct communities like Neahkahnie and treat them separately in order to prevent disproportionate impact on them.

Much has been said to you about the impact of the increased availability of short term rentals in this community.. Our spring-fed water system is stressed with increased daily use, especially in the summer with its high volume of rental activity. The added traffic is no friend to our narrow crumbling streets. And the overflow parking on those narrow streets is most often related to the high occupancy dwellings that resemble hotels rather than single family residences.

Finally, I urge you to assure that STR permits are issued only to homeowners, not to their properties. Attaching a permit to a piece of property simply institutionalizes it as a rental property and ignores Tillamook County's initial planning intent for single-family residential housing.

Thank you for the good work that you do.

Sarah Johnson
37395 Second Street
Neahkahnie

Sarah Avery Johnson
direct: 503-799-3063

Lynn Tone

From: Public Comments
Sent: Monday, November 7, 2022 4:10 PM
To: Lynn Tone; Sarah Absher; County Counsel
Subject: FW: EXTERNAL: STR comments

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

From: laurie coe <lauriecoe60@gmail.com>
Sent: Monday, November 7, 2022 4:06 PM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: STR comments

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

I am concerned about the impact of short term rentals in my community and I hope you will cap the number of permits issued.

There are too many rentals in Neahkahnie which use too much water. Some of the rentals are huge with multiple people and cars. Thank you for your help with lessening the impact on our community by capping the number of permits.

Laurie Coe
37295 1st Street

Lynn Tone

From: Public Comments
Sent: Monday, November 7, 2022 4:10 PM
To: Lynn Tone; Sarah Absher; County Counsel
Subject: FW: EXTERNAL: STR Comments

May be a duplicate

From: NANCY GOSS <nancygossduran@comcast.net>
Sent: Monday, November 7, 2022 2:50 PM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: STR Comments

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

My husband and I are part owners in the home at 37305 First Avenue. While we have four owners in total we are an owner-occupied house almost all of the time. One of the pleasures of having this home is the community in which we find ourselves. Friendly neighbors, people we have come to know and enjoy over the many years, and the feeling of a neighborhood even as we are only there 13 weeks a year. Increasingly homes are being occupied by renters who have no sense of neighborliness, no sense of community and no vested interest in either of those. They use water and power indiscriminately and park cars everywhere or have mini-parking lots. And the noise - sometimes it is quite raucous.

So we are in favor of STR caps, but no individual area should be affected by a cap more than others. Areas like Neahkahnie where we live should be treated as the separate community it is and not have the same cap as every other community in the county. This is not one-size-fits-all.

We know you are trying to do the right thing, but please consider how you do that right thing.....thank you for this opportunity.

Nancy and Ross Duran
503-201-2362

Lynn Tone

From: Thomas Ayres <jta@nehalemtel.net>
Sent: Monday, November 7, 2022 11:43 PM
To: Lynn Tone
Subject: EXTERNAL: STR Advisory Committee

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

Dear STR Advisory Committee Members and Staff,

My wife and I are full time residents of Neahkahnie and this has been our full-time (and only) residence for over forty years. I am writing today to express our opinions about the explosion of Short Term Renting of what had previously been homes in Neahkahnie.

We think STRs should be strictly limited or disallowed in Neahkahnie. STRs erode the residential character of the neighborhoods and the community. Residents no longer know who is living next door. Neighbors are no longer able look out for each other. STRs are commercial ventures and should not be allowed in the Residential Zones NKN-7.5, NKN-15 and NKN-30. Because STRs are commercial investments they distort property values and make it increasingly difficult for anyone who works in the community to afford to live here. This further exacerbates the housing crisis in Tillamook County.

I served on the committee that created the present Neahkahnie Zoning. At that time the community clearly expressed their desire that the only commercial vacation rentals that should be allowed were very small, owner occupied Bed and Breakfast establishments. STRs are essentially hotels without any staff and should not be allowed in Neahkanie's residential zones. There are no Motel or Hotel Zones in Neahkahnie.

If STRs must be allowed in Neahkahnie it should only be with limits and restrictions such as these:

- 1) A maximum of 5%, or perhaps 10%, of the houses in Neahkahnie can be licensed as STRs at any given time. This will help our neighborhoods maintain a residential character where neighbors know who is living next door.
- 2) STR licenses should be for a maximum of 4 years. After 4 years the owner would lose their license and need to reapply and get on the bottom of the waiting list for a new license. This will help to lessen the inflationary effect of short term renting on property values and insure that all property owners who wish to rent will have an equal opportunity to do so. Existing STR licenses would expire 4 years after the enactment of these new regulations. Those owners could reapply and get on the bottom of the waiting list.
- 3) STR licenses should be non-transferable. If a property is sold, the license would not go with the property. The new owner would have to reapply and get on the bottom of the waiting list. This will help to lessen the inflationary effect of short term renting on property values.
- 4) Every STR should be identified with a sign clearly visible and readable from the street (minimum 3" high letters) with the names and phone numbers of the Owner and the Local Manager. Either the owner or the manager must live within a 15 miles from the STR and be able to respond to emergencies or disturbances in 20 minutes or less (24 hours a day, 7 days a week, any time the STR is rented.)
- 5) Every STR shall have a Local Manager who's office is within 15 miles of the STR and the Manager or their employee(s) must live within 15 miles of the STR and be able to respond to emergencies, disturbances and other needs within 20

minutes (24 hours a day, seven days a week, whenever the STR is rented). The Owner may be the Local Manager if they live within 15 miles of the STR and they are able to respond to emergencies, disturbances and other needs within 20 minutes (24 hours a day, seven days a week, whenever the STR is rented). This should help to make up for the fact that these STRs are essentially motels without a staff. This will also provide local employment and insure that the local economy shares in some of the economic gain generated by these rentals.

6) STRs shall be licensed for a maximum occupancy of six persons over the age of 16 and six persons age 16 and under. This should help to insure that these are rental **houses**, not purpose built hotels and party venues.

We hope that these thoughts and ideas will help guide you in your deliberations. We have discussed these matters with many of our friends and neighbors here in Neahkahnie and have found that most of them agree with the ideas expressed in this letter.

Sincerely,

Tom Ayres and Barbara Temple Ayres

Lynn Tone

From: Thomas Mock <tbmock2002@yahoo.com>
Sent: Monday, November 7, 2022 11:44 PM
To: Lynn Tone
Subject: EXTERNAL: STR to advisory committee

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

I've lived on 9354 Nehalem rd for 15 years and traffic has only two options to access the STR in Neahkahnie. The amount of traffic of those who are not familiar with where they're going and the amount of walkers with pets and children that walk regularly on Nehalem rd represent a serious accident waiting to happen. We all ready have too much pressure on our infrastructure to consider any increase in volume with additional STR. We need to take the time to evaluate the damage that's already been done to our area and how to cope with it. Thanks for listening. Tom and Betty Mock

Sent from Yahoo Mail for iPhone

Lynn Tone

From: Helena Birecki <helenaster@gmail.com>
Sent: Tuesday, November 8, 2022 2:31 AM
To: Public Comments; Lynn Tone
Cc: info@neskowincac.org
Subject: EXTERNAL: Yes to a 18 - 20% cap and common sense rules: re 11/8 Tillamook County Short-Term Rental Advisory Committee Meeting

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

Dear Tillamook County Commissioners and STR Committee Members,

I am a full time resident of Neskowin, and in considering STR regulations I am mindful of 2 things:

First, Neskowin's water supply comes from local Hawk Creek, which is prone to flooding in the winter but whose volume dwindles in the hot dry summers that are becoming more common... just when visitor numbers are highest.

Second, I and others live here and visitors choose to visit because of the stunning natural surroundings— the beach which is full of life with seabirds and tidepools and the old forest with its multiple layers of plants and wildlife.

People overburdening the environment will lead to a shortage of water and nature, at which point tourists will go somewhere else. I don't want to see a boom and bust in Neskowin, and I do want residents and visitors alike to be able to enjoy this beautiful place, now and for generations to come.

Therefore, I am in favor of:

1. A cap on the number of STRs in Neskowin at or slightly above the recent historical average of 18%:
I favor a cap of 18 - 20 %, with all current permits— standalone homes and condos alike— included and grandfathered in.
2. Common sense health, safety, and sustainability rules that apply to all homes - whether STR, long term rental or owner occupied -
 - a) **Garbage:** Bear proof cans that are put out only on the morning of pick-up; no overflow of garbage outside. Encourage recycling cans, bottles, and paper. I oppose a x times per week "check the box" pickup requirement, because as others have said, the amount of garbage produced varies widely with occupancy and personal habits.
 - b) **Parking:** Limit parking area; limit on street parking to one car per household and encourage more area around homes to be left unpaved to reduce flood risk by allowing for more water absorption into the ground.
 - c) **"Dark skies"**: reduce brightness and encourage appropriate angling of lighting to save energy, allow residents to sleep better, and protect birds
 - d) **Energy and Water efficiency:** require or encourage as allowed by law in new buildings:
 - 1) low flow toilets,
 - 2) low flow faucets and shower heads
 - 3) heat pumps instead of gas heaters or electric resistance furnaces,In addition, I encourage Tillamook County to put together an easy to read list of:
the rebates that will be available through the Inflation Reduction Act and the State of Oregon for some of these appliances/fixtures, and
the expected yearly energy/water and utility cost savings of each, so that existing building owners have the information they need to decide when it makes sense to change out their less efficient appliances/fixtures for more efficient ones.

Thank you for stewarding the land and waters we live on,
Helena Birecki
54110 S Beach Rd

* For a quick description of dark skies see: <https://mcdonaldobservatory.org/darkskies>

Lynn Tone

From: Doug Coates <doug.coates@coatesassociates.com>
Sent: Tuesday, November 8, 2022 7:08 AM
To: Lynn Tone
Subject: EXTERNAL: STR Discussions

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

Hi Lynn,

Please provide the following comments about STR regulation to the STR Advisory Committee at there meeting today, if possible. Thanks.

I've recently been informed that the county is reviewing their Short Term Rental regulations again, and that some are proposing new regulations, such as Caps on the number of STRs in an area, or limiting the number of guests owners can have per month.

- Density caps could be a tolerable change, if not retroactive, and if the retroactivity doesn't go away when the ownership changed. It would probably increase the value of the remaining VRs. But caps would be disruptive to the market, and have direct negative impacts on Transient Lodging Tax revenues to the county. Caps would limit the growth of STRs in the county, while at the same time the county is spending lots of money promoting tourism. Where does the county think the tourists are going to stay?
- Limiting rentals to one guest per 2 week period would require me to put one or both of my houses on the market. I would expect others would do the same. And it won't do a thing to address the affordable house crisis. And here again such a change would dramatically reduce TLT revenues to the county, even more than Caps would.

Rental owners were mostly silent when the county proposed lodging taxes for vacation rentals, because many of use realized that the county needed the money to promote tourism and to update infrastructure. We don't think it makes sense to go backwards.

I think county activity is already disruptive to tourism and tax revenues. The compromise STR ordinance that was approved and implemented between 2008 and 2010 seemed to address county concerns about STRs with minimal impact on rentals and tourism. Since then there seems to be a need to revisit concerns about STR's over and over again. Continuing clamor for more and more regulation would be disruptive to any business. Think about what the impact would be on farmers and the creamery if there were ongoing discussions about severely regulating the dairy industry's activity in the county.

Owners like myself are already limiting their investment in the county, because we don't know how we will be regulated from one year to the next.

Give the excellent track record of STRs in Tillamook County since we agreed to regulation, and the growth in tourism that as resulted from county efforts and the efforts of STR owners, I can't figure out what benefit the county thinks it will achieve by pushing for more regulation over and over again.

Doug Coates
Three Capes Vacations

503 320 1133

Doug.coates@threecapes.com

Lynn Tone

From: Laurie McCray <mccrayla7@yahoo.com>
Sent: Tuesday, November 8, 2022 7:44 AM
To: Lynn Tone
Subject: EXTERNAL: Revised -- Neahkahnie STR Comments to be directed to the StR Advisory Committee

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

November 8, 2022

Comments resubmitted with the addition of my address

To Whom it Might Concern Regarding Short Term Rentals in Neahkahnie:

I am a full time resident in Neahkahnie, this is my only residence. In the past few years, the character of my neighborhood has changed dramatically with the rapid increase in Short Term Rental (STR) properties. When I moved back to Tillamook County in 2015, I was not aware of any STRs on my street. The circumstances have changed and I am now surrounded them, it has negatively impacted my enjoyment of my property and my life here in Neahkahnie, particularly during summer months and holidays.

These STRs are either the second homes for people I rarely see or were recently constructed as commercial enterprises in this residential area. These are designed and operated for visitors to the area, I highly doubt that any family will ever reside in these "residences". This disrupts the ability to function as a cohesive community based on developing relationships with neighbors. The residents to STRs are not invested in this community and are in no way, "neighbors".

Particular issues I have encountered resulting from the constant turnover of visitors to these properties include the following:

-In the summer of 2021, the Neahkahnie Water District restricted outdoor water use due to a diminished supply from the springs that provide water to this neighborhood. I expect this situation to repeat in the future. I have a vegetable garden that provides much of my food in summer. This restriction included hand watering my garden while the STRs were overfilled with visitors using large volumes of water. This was unfair.

- We are having an issue with animals getting into garbage cans. Residents understand how to manage their garbage so it doesn't end up strewn around the streets. It is not uncommon for renters of STRs to overfill the garbage cans that are left unsecured. When this results in garbage on the street, I have called the STR management company and received no response nor did anyone come to address the situation.

-Living next to a STR that is occupied by different groups of people, not neighbors, is disruptive. I have a dog that I try to keep from barking but it is impossible with different dogs next door. Last summer, a renter's dog dug under my fence and my dog escaped.

-STRs disrupt the sense of community that I sought and was present before the numbers of STRs increased. This is important because the Neahkahnie/Manzanita area needs a critical mass of volunteers invested in their community to support the many organizations that make this place so appealing for full time residents (in particular) e.g. the Emergency Volunteer Corps, Library, NCRD, food bank, cultural activities, etc.

- Loss of enjoyment of my outside property. The STR behind my home has no draperies and a light on their deck (that could not be closer to the required setback) that often stay on all night. Because of the way the rental house was designed, it means I cannot go outside without being in full view of strangers.

-The vast numbers of visitors to Neahkahnie Beach in summer, many coming from STRs, result in an increase in garbage and plastics on the shoreline. In the summer of 2022, there was no portable toilet at Neahkahnie Beach as there had been previously, with the obvious unsanitary consequences.

Other issues I have experienced from STRs include excessive noise, speeding cars on narrow roads, and dog waste.

I believe that a reasonable number of STRs can be easily accommodated in Neahkahnie, however, it should be limited to be proportional to the owner occupied residences. STRs that continue to operate need to be managed as the commercial properties that they are, with greater accountability from the owners and property managers.

Thank you for the opportunity to comment,

Laurie J McCray
37365 3rd St
Nehalem, Oregon 97131

Lynn Tone

From: Michael Maginnis <mmaginnis007@gmail.com>
Sent: Monday, November 7, 2022 5:10 PM
To: Lynn Tone
Subject: EXTERNAL: Please forward to STR Advisory committee

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

To Whom it May Concern,

My wife Tela Skinner and I live in Neahkahnie. We are very concerned about the proliferation of short term rental properties in our area.

Although we understand that some homeowners may have a financial need to offer their homes up for short term rentals, that need should be balanced with the impact of these neighborhood hotels upon our community. Some of these rentals (one is two houses away from us) house as many as 10 or more short term renters.

Needless to say, these renters are here to enjoy the beach and our environment. We can't blame them, we live here for some of the same reasons. When it becomes problematic - loud parties, many parked cars and extra traffic - the permanent residents suffer the consequences.

Can we limit the permits for STR and maybe limit the number of rentals by one owner (corporate or otherwise) in Neahkahnie?

We are not here to pull the gates shut and prevent visitors from enjoying the area. Can we simply ask for some tighter regulations to prevent disruptions?

Often weekend visitors have no awareness or interest in the local community - there does not seem to be recognition that we are a neighborhood. I see this daily in out-of-towner driving habits, parking habits, etc.

Thank you for the work you are doing, and we look forward to eventual resolution.

Sincerely,

Michael Maginnis
Tela Skinner
8055 Kahnie Trail Loop
Neahkahnie

Lynn Tone

From: Sarah Johnson <sarahaveryjohnson@gmail.com>
Sent: Monday, November 7, 2022 5:15 PM
To: Lynn Tone
Subject: EXTERNAL: Fwd: STR comments

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

Sarah Avery Johnson
(h) 503-368-5452
(c) direct: 503-799-3063

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

From: Sarah Johnson <sarahaveryjohnson@gmail.com>
Date: Mon, Nov 7, 2022 at 1:43 PM
Subject: STR comments
To: <publiccomments@co.tillamook.or.us>

Dear Commissioners:

I write to express my concern about the proliferation of short-term rental housing in the community of Neahkahnie, a unique community, zoned by the County for single-family residential housing, that today has a density of short-term rentals that exceeds the national average. It's true that Neahkahnie is but one small corner of the County, but clearly it is being more heavily impacted by the increase in short term rental properties than much of the rest of Tillamook County.

As you debate the issue of capping of STR permits for the County as a whole, I urge you to recognize that a county-wide cap on permits will clearly result in some communities being far under the cap and others far over it. No single community should be disproportionately affected by a cap. The solution might well be that you carve out those distinct communities like Neahkahnie and treat them separately in order to prevent disproportionate impact on them.

Much has been said to you about the impact of the increased availability of short term rentals in this community.. Our spring-fed water system is stressed with increased daily use, especially in the summer with its high volume of rental activity. The added traffic is no friend to our narrow crumbling streets. And the overflow parking on those narrow streets is most often related to the high occupancy dwellings that resemble hotels rather than single family residences.

Finally, I urge you to assure that STR permits are issued only to homeowners, not to their properties. Attaching a permit to a piece of property simply institutionalizes it as a rental property and ignores Tillamook County's initial planning intent for single-family residential housing.

Thank you for the good work that you do.

Sarah Johnson
37395 Second Street

Neahkahnie

Sarah Avery Johnson

direct: 503-799-3063

Lynn Tone

From: Barbarry <bbusybees@yahoo.com>
Sent: Monday, November 7, 2022 5:20 PM
To: Lynn Tone
Subject: EXTERNAL: short term rental comments

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

Having lived in this community for over 30 years, I am very concerned with the spread of short term rentals. A few are fine, maybe even 10% of the total houses.

I have attended at least two of the zoom meetings and have not commented as I agree with the previous comments. There is not a lot new to be said, and meetings do get long. I understand that people with commercial interests will be over represented at these meetings. Most of our community members care about this too but are busy in their lives, want a livable community, and don't really know of these meetings.

But this is a cancerous spread of commercial hotels in our residential neighborhoods.

We have zoning to control uses. And we have licensed commercial houses in our residential neighborhoods despite the violating of that zoning.

It used to be that some of our neighbors rented out their homes when they weren't using them in the summer. Now we have investors buying houses or building them to rent them short term. This is a commercial activity, managed by commercial companies, local or large.

We depend on each other for support in emergencies, or just occasional trials. We have respect for neighbors. This is being diluted or destroyed by the flood of strangers. Many are good people, but they don't know this place, are unconnected, are here briefly.

Our local water system has very limited water with little prospects of finding more. We are bumping up against the limits and the vacation homes use much more than residents do, partially because of the number of people in those houses. We almost ran out last year, and will during a drought. Vacation rentals are consumptive, of water, in traffic on the roads, in generation of garbage. And they're noisy.

I urge the county to limit the number of short term rentals, and to reduce it in the coming years through attrition.

Please help.
Barry Marshall

Lynn Tone

From: Paula Sansum <psansum@gmail.com>
Sent: Monday, November 7, 2022 5:28 PM
To: Lynn Tone
Subject: EXTERNAL: Neahkahnie STR concerns

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

We respectfully request the following issues/concerns be addressed at the committee meeting scheduled for November 8th, 2022.

- 1). Please extend the moratorium on New/renewed STRs to three years. One year is nowhere near enough time to gather information, assess the impacts on neighborhood livability in our small coastal communities. Good decisions do not happen rapidly.
- 2) increased traffic flow at all hours of the day create safety issues as Neahkanie is a rural residential area with no sidewalks and sparse lighting. We have a mostly senior population here. Many with limited mobility and many residents outside walking & caring for pets.
- 3) Law enforcement in Tillamook county is already stretched. Issues involving STR users cannot be adequately addressed in a reasonable amount of time. Residents are left having to address issues on their own. Another potentially dangerous situation.
- 4) Our limited water supply seems waning in the height of tourist seasons. We have been asked to ration/limit our individual usage, while just down the road, STRs are bulging with six or more vehicles parked out front.
- 5) Numerous homes owned by the same entity or person are STRs. Seems like a 'boutique hotel' set up without the business fees/taxes.
- 6) These past few years, outside investors seem to have discovered our area and purchased many homes with the sole intent of making money. These folks have little to no interest in our community and do not contribute to its livability. Please do not allow STR to 'roll over' to each new owner. We are wanting to decrease their impact on our community. That would help slow things a bit. Over flowing and excess garbage can be seen strewn along many of our roads, especially during high tourist season. Animals and rodents can often be seen accessing feasting off of the refuse adding to the overall lack of sanitation it creates.
- 7) we have lived in Neahkahnie for 34 years. We have attempted to weather the changes that come with growth and development. However, the number of STRs in our rural residential community is negatively impacting our neighborhood. Quality of life and our natural resources are being stretched to the max. Many who come here do not understand or respect that we do have a year round population here and there needs to be some level of respect and order so that we can continue to effectively contribute to and enjoy our year round quality of life as well.

Please, please lend us your support and consideration so that Neahkahnie can continue to be a viable contributor to Oregon coast communities livability for many years to come.

Thank you for your time and considerations.

Paula & Robb Sansum

Lynn Tone

From: Lloyd Lindley <lloydindleyasla@gmail.com>
Sent: Monday, November 7, 2022 6:39 PM
To: Lynn Tone
Subject: EXTERNAL: STR Advisory Committee Meeting Comments

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

Commissioner Skaar, Director Sarah Absher and STR Advisory Committee members:

I am a long time Tillamook County property owner now living in Neahkahnie. Over the past 15 years we have seen a marked increase in short term rentals (STR's) in our neighborhood and across our community. Rental properties are predominantly advertised and managed by large regional and national rental companies. The bundles of single family properties are acting as Motels; "A building or group of buildings used for transient residential purposes that contains guest rooms or dwelling units, and which is designed, intended or used primarily for the accommodation of transient automobile travelers." Tillamook County zoning code prohibits Motel uses in residential zones for the exception of the High Density Urban Residential Zone (CR3).

The NEAHKAHNIE URBAN RESIDENTIAL ZONE (NK-7.5, NK-15, NK-30), is not a "high density urban environment". The Neahkahnie zoning designation goal is to permit uses that "are those that appear most suitable for a coastal community that wishes to maintain a primarily single-family residential character." For example, we have seen 10 years of an accumulation of STR's along Beulah Reed Road. Along the ocean front on Beulah Reed Road, as many as five contiguous properties representing approximately 52 person occupancy are under commercial short term rental management. These units fit the Tillamook County definition of a Motel. Additionally, there are as many as 24 more STR's spread elsewhere along Beulah Reed Road with more than 164 person occupancy.

Parking has become problematic. Some of the units along Beulah Reed Road have inadequate parking and often clog the roadway creating traffic conflicts between parked cars, pedestrians, bicycles and moving vehicles. There is not adequate parking for Neahkahnie Beach access, STR's, pedestrians and moving vehicles. This alone does not support the goal of a "coastal community that wishes to maintain a primarily single-family residential character."

Recommendations:

Conduct a carrying capacity analysis for infrastructure including sewer, water and transportation.

Review the 1997/1998 zoning code for Neahkahnie in consideration of significant growth over the last 25 years and revise to meet the needs of the community.

Establish limits to STR's to meet the goal of sustaining "a coastal community that wishes to maintain a primarily single-family residential character."

Lynn Tone

From: Katie LaRosa <katie.nordt@gmail.com>
Sent: Monday, November 7, 2022 6:51 PM
To: Lynn Tone
Subject: EXTERNAL: Public comment on my behalf

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

Hello Lynn,

I was told I could reach out to you to see if you would leave a public comment for me for tomorrow's meeting on short term rentals in Tillamook county.

I just wanted to present why limiting the number of rental days per month would cause problems for my family and others who depend on the income from our rental.

My family was fortunate to purchase a home for a short term rental in Oceanside in 2021 as a small business but also as a place for friends and family to gather. We practically lived at Rosenberg's in Tillamook as we renovated and just fell in love with the area. With quite a bit of blood, sweat, and tears (literally!), we were able to renovate our vacation rental for people from all over to enjoy. We had visitors from all over the country who shared with us how much they loved the Oregon coast, especially Tillamook, and who plan to visit again.

Limiting the number of days per month that we could rent out our house would be a hardship for not only my family, but also our cleaning team who really were the backbone of this operation. While we live an hour and a half away, but cleaning team is truly local. I hate to imagine their income being depleted because of extra regulations.

We're a hardworking family with young children who put in many hours and invested so much of our savings into the local economy. This small business we are running was our dream, and it would be extremely disappointing for the rules to change so early in the game for us. We are just one family, but I'm sure other homeowners feel the same way.

Thank you so much for your time and service to Tillamook.

Katie LaRosa
195 Netarts St.
Oceanside, OR 97141

Lynn Tone

From: Pam Greene <pam.s.greene@gmail.com>
Sent: Monday, November 7, 2022 7:37 PM
To: Sarah Absher; Lynn Tone
Subject: EXTERNAL: Additional document in support of STR limits

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

Dear Commissioner Skaar and Director Absher,
I am submitting the following document that includes proposals for preserving the health, safety and livability of our community of Neahkahnie, these include proposals for capping the percentage and occupancy limits of STRs.

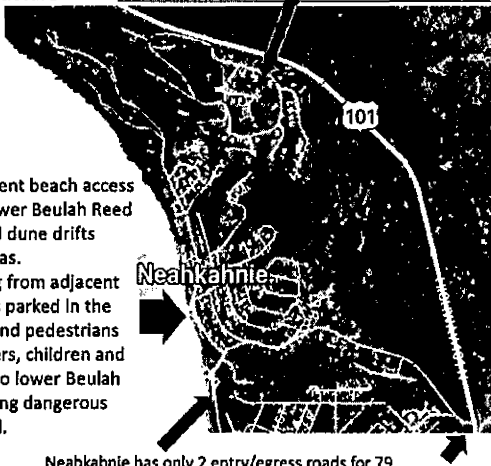
Respectfully submitted,
Pam Greene,
Neahkahnie resident

83 STRS IS TOO MANY LIMITS FOR LIVABILITY!
CAPS = COMMUNITY APPROPRIATE PERCENTAGES

22% STRs is way too high.
Proposed:
Our limited-access
limited -infrastructure
community
can only
support 10%

The residences within the HOA community of the Meadows should not be counted when calculating percent of homes for the STR CAP because they allow ZERO STRs within their boundary.

There is insufficient beach access parking along lower Beulah Reed Road. Thick sand dune drifts limit parking areas. Cars overflowing from adjacent STRs, visitor cars parked in the roadway, bikes and pedestrians with their strollers, children and dogs spill out into lower Beulah Reed Road causing dangerous conditions for all.



Neahkahnie has only 2 entry/egress roads for 79 of the 83 Permitted STRs. All vehicles servicing STRs zip back and forth along these routes.

There are no sidewalks in these neighborhoods. In some places along the high traffic roads such as Beulah Reed and most of Nehalem Rd. there is not even room for a footpath due to ungraded terrain and because Tillamook county does not cut back encroaching vegetation in a timely manner. Pedestrian pathways along these roads were impassable all summer and fall. Pedestrians dodging vehicles with nowhere to get off the road except into blackberry thickets is unsafe. (Tillamook crews only cut back the blackberries along Nehalem Rd in the last few weeks - late October.)

Lynn Tone

From: Mike Cook <mikerusts@gmail.com>
Sent: Monday, November 7, 2022 8:18 PM
To: Lynn Tone
Cc: Linda
Subject: EXTERNAL: Re STR policy

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

We live in a neighborhood, 1st and Beulah Reed between Nehalem and Neahkahnie, where we are the ONLY full-time residents, with some 13 STRs, nearly 50% of us, and the balance part-time - ALL in the tsunami zone. We hear some frustration with some visitors. But, we enjoy life in our little community. We and our part-time neighbors have block parties, socialize, train and prepare for emergencies. It is the kind of community that was intended in our zoning, that our infrastructure was designed for, and as it turns out, that is essential for our survival. Now, in preparing for Cascadia we see the threat of a wave of our neighbors without the basic food, water, sanitization required for 3 months, few with even a go bag for the first 3 days.

We enjoy the benefits of services and shops we wouldn't have without the support of STRs. But, that was true 20 years ago, when we moved here, when there were fewer rentals. Today new STRs drive up housing values reducing workforce housing availability and undermining those very services.

Warning labels show up on everything these days, plastic bags, window blind strings...yet no warning to visitors of the wild beauty of our beach communities...sneaker waves, tsunamis, wildfire, cougar and bear.

Some sort healthy balance is required in building this unique shared, but at risk, community: a considered ratio, not a banning of all; respect for our unique NKN exclusively single family zoning; financial support for the added STR impacts on infrastructure, enforcement administration, emergency supplies and; promotions that help prepare visitors for their adventure.

Above all we urge a focus on community values as embedded in our NKN zoning and a realistic recognition of the importance of emergency preparedness for our visitors.

Thank you for your work.

Respectfully,
Mike & Linda Cook
37335 1st. St.
Nehalem (Neahkahnie)

Lynn Tone

From: Laurie McCray <mccrayla7@yahoo.com>
Sent: Monday, November 7, 2022 8:36 PM
To: Lynn Tone
Subject: EXTERNAL: Neahkahnie STR Comments to be directed to the StR Advisory Committee

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

To Whom it Might Concern Regarding Short Term Rentals in Neahkahnie:

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These STRs are either the second homes for people I rarely see or were recently constructed as commercial enterprises in this residential area. These are designed and operated for visitors to the area, I highly doubt that any family will ever reside in these "residences". This disrupts the ability to function as a cohesive community based on developing relationships with neighbors. The residents to STRs are not invested in this community and are in no way, "neighbors".

Particular issues I have encountered resulting from the constant turnover of visitors to these properties include the following:

-In the summer of 2021, the Neahkahnie Water District restricted outdoor water use due to a diminished supply from the springs that provide water to this neighborhood. I expect this situation to repeat in the future. I have a vegetable garden that provides much of my food in summer. This restriction included hand watering my garden while the STRs were overfilled with visitors using large volumes of water. This was unfair.

- We are having an issue with animals getting into garbage cans. Residents understand how to manage their garbage so it doesn't end up strewn around the streets. It is not uncommon for renters of STRs to overfill the garbage cans that are left unsecured. When this results in garbage on the street, I have called the STR management company and received no response nor did anyone come to address the situation.

-Living next to a STR that is occupied by different groups of people, not neighbors, is disruptive. I have a dog that I try to keep from barking but it is impossible with different dogs next door. Last summer, a renter's dog dug under my fence and my dog escaped.

-STRs disrupt the sense of community that I sought and was present before the numbers of STRs increased. This is important because the Neahkahnie/Manzanita area needs a critical mass of volunteers invested in their community to support the many organizations that make this place so appealing for full time residents (in particular) e.g. the Emergency Volunteer Corps, Library, NCRD, food bank, cultural activities, etc.

- Loss of enjoyment of my outside property. The STR behind my home has no draperies and a light on their deck (that could not be closer to the required setback) that often stay on all night. Because of the way the rental house was designed, it means I cannot go outside without being in full view of strangers.

-The vast numbers of visitors to Neahkahnie Beach in summer, many coming from STRs, result in an increase in garbage and plastics on the shoreline. In the summer of 2022, there was no portable toilet at Neahkahnie Beach as there had been previously, with the obvious unsanitary consequences.

Other issues I have experienced from STRs include excessive noise, speeding cars on narrow roads, and dog waste.

I believe that a reasonable number of STRs can be easily accommodated in Neahkahnie, however, it should be limited to be proportional to the owner occupied residences. STRs that continue to operate need to be managed as the commercial properties that they are, with greater accountability from the owners and property managers.

Thank you for the opportunity to comment,

Laurie J McCray

Lynn Tone

From: Ann Morgan <morgnann1950@gmail.com>
Sent: Monday, November 7, 2022 8:43 PM
To: Lynn Tone
Subject: EXTERNAL: Comments for STR Adv Comm. mtg. Nov 8

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

Hello - I live in Neahkahnie next door to a STR. The yard was drastically remodeled 2 years ago when the new owners took over. The resulting lawn and patio are watered daily year round. I say the patio is watered because on dry days I can see a large area that is wet after the 7:00am (approx.) watering.

Some of the renters at this house walk their dog on the beach and don't pick up the dog poop.

They also put bottles in a garbage can thinking we have curbside recycling, which we do not. I can hear the breaking glass when the garbage truck empties the can.

Renters at this house also drive up Beulah Reed Road at way over the 25 mile speed limit. This is a problem not just with renters. We really need more speed limit signs on Reed Road.

There is a house on the flat section of Beulah Reed Road that was remodeled 10 years ago or so, and can accommodate 15+ people. I think the address is 37395. Last weekend there were 9 cars in the parking 'lot' on the property, and 3 cars parked across the street on the west side of Reed Road for 3 days. There should be a limit on the number of cars a renting party can bring.

Some suggestions for additions to the STR ordinance on what should be brought to renters' attention:

- 1 - dogs should be leashed unless on the beach, and poop picked up from the beach, road shoulders, and private property;
- 2 - no fireworks used on the property, in the street, or on the beach;
- 3 - obey signs on the beach during the summer about fires on the beach;
- 4 - obey all posted speed limits;
- 5 - leave recyclables (provide a list) indoors for the cleaning people to take care of.

These houses should be considered businesses, as the owners are making money by renting them. NKN is a residential area, and those of us who make our homes here do not make money off of them. The owners should be charged at commercial rates for water, sewer, and electricity.

Ann Morgan
37990 Beulah Reed Road
mailing address: PO Box 291, Manzanita OR 97130

Lynn Tone

From: Barbarry <bbusybees@yahoo.com>
Sent: Monday, November 7, 2022 10:27 PM
To: Lynn Tone
Subject: EXTERNAL: Neahkahnie STRs

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

Dear Sarah Absher and STR Committee,

We have lived in the area for 30+ years, built our house in Neahkahnie and have watched the area change. We have loved living here and still do.

Our communities are under stress due to the new business model of *Residence as Hotel*. Though we seem to have adequate infrastructures for now, services were built around the concept of R1 zoning i.e. single family residences. They are not necessarily equipped to handle a tsunami of new mini-hotels. Houses for large groups of visitors, built as an investment by outsiders who have no connection to the community seem to be the trend. It doesn't bode well for our small local residential communities.

- Our streets are frail.
- Our sewers are designed for single family use.
- Water has and will be an issue in the future. Do you wash your towels and sheets every day? A hotel does. In a mini-hotel of vacationers, how much excess water is used over a residential usage?
- The Tillamook County Sheriff lacks coverage for increased problems.
- We lack walkways out of the paved lanes for walkers and their dogs, strollers, kids etc.
- Short term rentals threaten to over-run both public and private domains if left unchecked. They reduce the availability of long-term rentals or affordable housing for local working folks.
- We need a **reasonable cap** on the percentage of houses permitted to this **commercial** use in our neighborhoods. 10% max.
- Houses should have a **limit on the number of occupants allowed in an STR** ... these are R1 zoned neighborhood houses and not hotels or multifamily units.
- Need for a **reasonable expiration time for permits** — NO permits in perpetuity.
- **When property ownership changes, STR permits should be terminated** — NO automatic transfer of STR permits when properties sell.

Neahkahnie residents DO care about how change will happen in their neighborhoods.

Thank you for making this opportunity available. Please limit the number of short term rentals before we lose our cherished and unique community.

Sincerely,

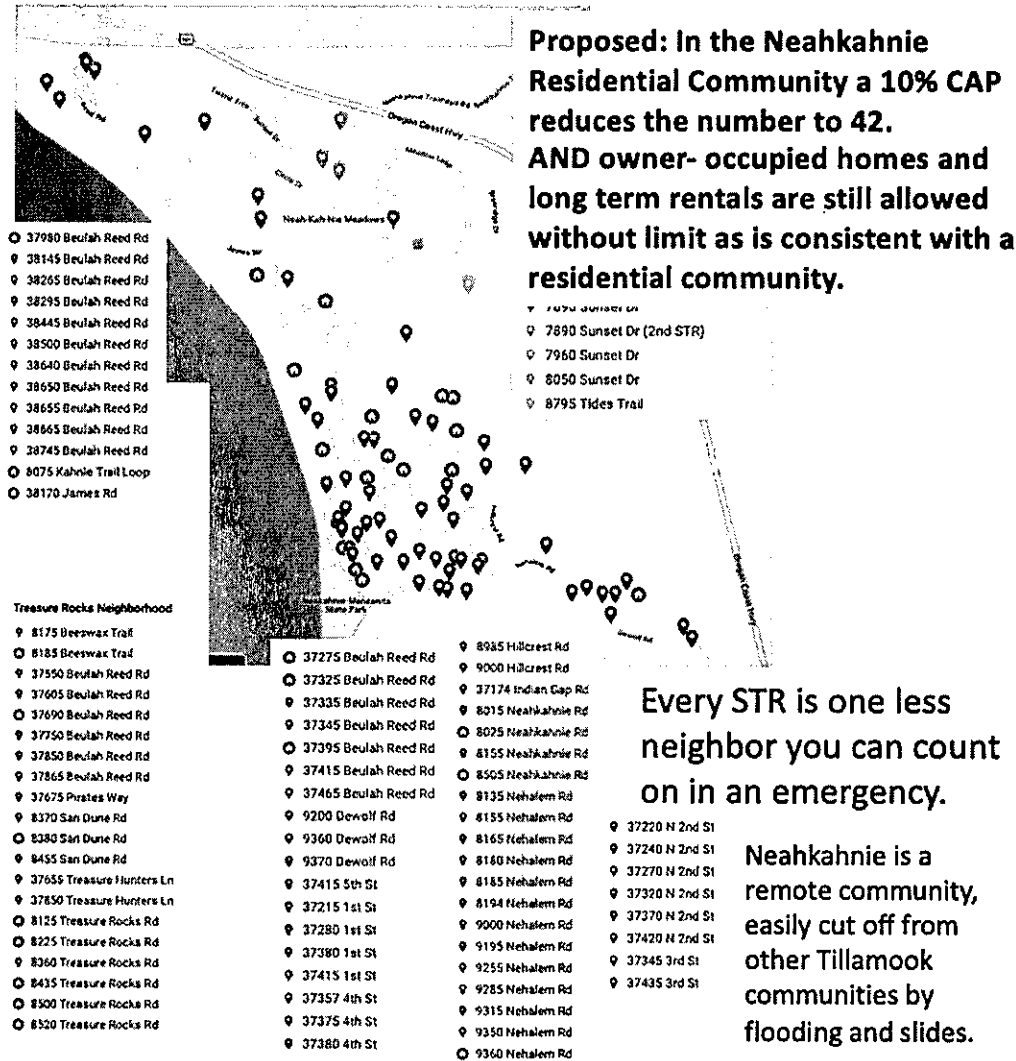
Barbara Rippey

83 STRS IS TOO MANY

LIMITS FOR LIVABILITY!

Neighbors Need Neighbors

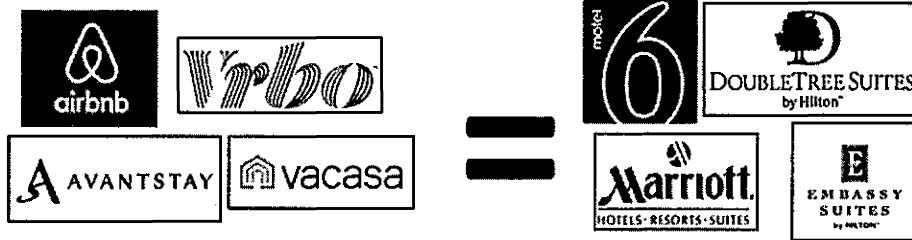
CAPS = COMMUNITY APPROPRIATE PERCENTAGES



LIMITS FOR LIVABILITY!
CAPS = COMMUNITY APPROPRIATE PERCENTAGES

DON'T BE STRONG-ARMED BY STR-STRONG

**THESE ARE MODERN ORGANIZED CORPORATE BUSINESSES
 OVERWHELMING NEAHKAHNIE- A TINY RURAL RESIDENTIAL
 NEIGHBORHOOD!**



RENTING ROOMS FOR TRANSIENT GUESTS = SAME IDEA, except partnering with homeowners, they externalize their overhead by using someone else's homes and our community infrastructure. Their contribution to the County and community are a pittance compared to their profits. That's why there is so much at stake for them.



If you stacked up all 83 STRS it would be equivalent to an 83 story hotel- but without adequate surrounding infrastructure to support it! Neahkahnie doesn't have the water supply, sidewalks, parking or public facilities to support this- let alone expand it! We have more STR's than Manzanita percentage wise, and they have infrastructure as an incorporated town. PROPOSAL: community appropriate percentages, 10% in Neahkahnie, and places like Pacific City can have a higher percentage if they have infrastructure to support it.

LIMITS FOR LIVABILITY!

CAPS = COMMUNITY APPROPRIATE PERCENTAGES

STR HOMES ARE NOT CLOWN CARS

OCCUPANCY LIMITS ARE NEEDED

**STR CORPORATIONS WANT TO PACK HOMES
FOR THEIR PROFIT.**



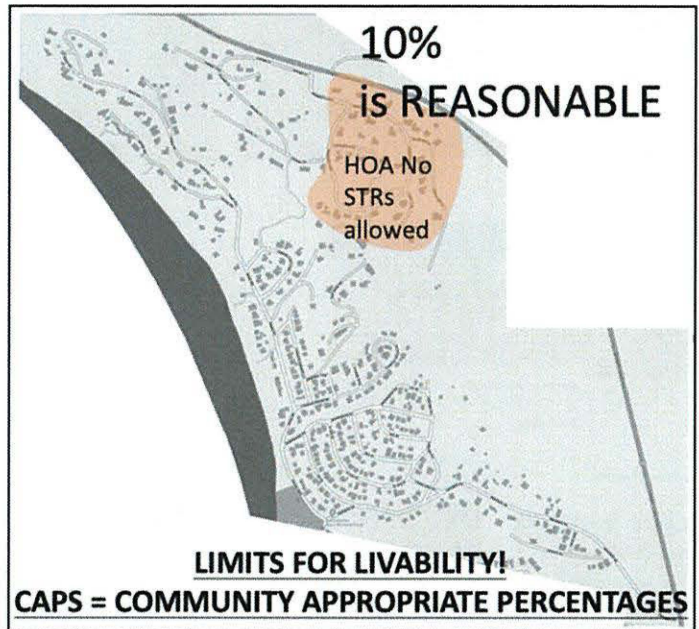
STR advocates note that owners can fill their homes with as many guests as they want, but the difference is owners aren't operating a **BUSINESS CHARGING RENTAL FEES** to their family and guests, and owners don't turn over every bed in their house continuously night after night. Our small community can't support 83 businesses with 10 + people a night- An extra 830 people!

Proposal:

2 Persons per bedroom- Bedrooms as per county tax records..
Maximum 10 persons per property.

DON'T BE STRONG-ARMED BY STR-STRONG

HOW MANY IS TOO MANY? AT WHAT POINT DOES A NEIGHBORHOOD BECOME A BUSINESS DISTRICT?



Rental companies are competing with each other for STR revenue dollars. They don't want ANY CAPS and wouldn't be satisfied until every available home can be monetized as an STR *in their portfolio of offerings*. Even if the community is oversaturated with STRs that sit vacant, each one is an *opportunity* for income because they have been transformed into transactional business locations not residences. Meanwhile the fabric of the community is gutted.

These companies compete to take business away from each other. Big companies buy out little local ones and then their big profit revenue leaves the County and/or State. Tillamook is not getting enough in fees for this community burden. As a homeowner I'm flooded with brochures promising big dollars if only I will turn my home over to their marketing and service teams and join their system of "distributed motels".

At an average nightly rental rate of \$538 per night, an STR in Neahkahnie has the potential to bring in nearly \$200,000 per year, those renting at over \$1,000 a night could potentially bring in nearly \$400,000 per year. (Gross)
A business owning 5 high end STRs in Neahkahnie could theoretically bring in \$2,000,000 a year!

STR Permits must NOT be transferrable after change in ownership.
Why should certain homes be forever designated as STRs?
Permits should expire after a given number of years.

Lynn Tone

From: Pam Greene <pam.s.greene@gmail.com>
Sent: Tuesday, November 8, 2022 10:49 AM
To: Lynn Tone
Subject: EXTERNAL: Commenting: Complaints with SRTRs

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

A Situation I've experienced.

It's 11PM, there is a party and booming music at the house above me (that allows no parties).

We can't sleep. Now I'm on hold to the out-of-state call center for AvantStay, waiting and waiting.

This is a clear impact on livability.

I like the idea of revoking permit renewals after a number of complaints.

Lynn Tone

From: chiphall75@gmail.com
Sent: Tuesday, November 8, 2022 10:48 AM
To: Lynn Tone
Subject: EXTERNAL: NKN STRs

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

Plz share this note with STR Advisory Committee. Thx.

We are NKN presently residents and long time north coast residents, workers and property tax payers. Five years ago we were able to find a piece of property up here in NKN and we built our modest dream house.

Yes, now we are being invaded by investors, interlopers and strangers trying to make another buck. Rich people who only seem to want more money We've said this to you before; it's well beyond time to end this trend of selling out our beloved neighborhoods simply for the greed of outsiders.

NKN has been particularly hit hard, as your recent numbers reflect.

We beseech you to extend the STR moratorium for two more years, if not for the whole county then certainly NKN until which time our numbers settle back into the sane level.

We believe that government at any level is in place to protect its citizens, keep them safe, and allow them to pursue their own law abiding pursuit of happiness.

We fervently ask that you protect our homes, neighborhoods, water supply, and the natural beauty that brought us here long ago.

Sincerely,

Tarri Butler
Charles Hall
8465 San Dune Rd
Neahkahnie

Sent from my iPhone

Lynn Tone

From: Terri Neimann <trrneimann@gmail.com>
Sent: Tuesday, November 8, 2022 10:04 AM
To: Lynn Tone
Subject: EXTERNAL: Short term rentals

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

Hi there
I cannot attend the meeting.
We have an airbnb in Bay City.

We have plenty of parking for our guest house
We do not allow partying.
My husband and I are getting into retirement age
This is one way we make money to pay our bills.
We wish to continue to rent out our apartment.
TY

Terri D. Neimann PhD 特丽

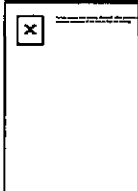
Emerald Coast Realty
Realtor Lic #201237599
Cell (503) 812-0191

Office (541) 283-3589 Ext 323

Oregon Real Estate Agency Disclosure Pamphlet:

https://www.oregon.gov/rea/licensing/Documents/Sample_Initial_Agency_Disclosure_Pamphlet.pdf

Oregon Buyer & Seller Advisories: <https://oregonrealtors.org/resources/membership-resources/buyer-seller-advisories>
www.emeraldcoastrealty.com



Lynn Tone

From: Public Comments
Sent: Tuesday, November 8, 2022 8:52 AM
To: Lynn Tone; Sarah Absher; County Counsel
Subject: FW: EXTERNAL: Yes to a 18 - 20% cap and common sense rules: re 11/8 Tillamook County Short-Term Rental Advisory Committee Meeting

From: Helena Birecki <helenaster@gmail.com>
Sent: Tuesday, November 8, 2022 2:31 AM
To: Public Comments <publiccomments@co.tillamook.or.us>; Lynn Tone <ltone@co.tillamook.or.us>
Cc: info@neskowincac.org
Subject: EXTERNAL: Yes to a 18 - 20% cap and common sense rules: re 11/8 Tillamook County Short-Term Rental Advisory Committee Meeting

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

Dear Tillamook County Commissioners and STR Committee Members,

I am a full time resident of Neskowin, and in considering STR regulations I am mindful of 2 things:

First, Neskowin's water supply comes from local Hawk Creek, which is prone to flooding in the winter but whose volume dwindles in the hot dry summers that are becoming more common... just when visitor numbers are highest.

Second, I and others live here and visitors choose to visit because of the stunning natural surroundings— the beach which is full of life with seabirds and tidepools and the old forest with its multiple layers of plants and wildlife.

People overburdening the environment will lead to a shortage of water and nature, at which point tourists will go somewhere else. I don't want to see a boom and bust in Neskowin, and I do want residents and visitors alike to be able to enjoy this beautiful place, now and for generations to come.

Therefore, I am in favor of:

1. A cap on the number of STRs in Neskowin at or slightly above the recent historical average of 18%:

I favor a **cap of 18 - 20 %**, with all current permits— standalone homes and condos alike— included and grandfathered in.

2. Common sense health, safety, and sustainability rules that apply to all homes - whether STR, long term rental or owner occupied -

- a) **Garbage:** Bear proof cans that are put out only on the morning of pick-up; no overflow of garbage outside. Encourage recycling cans, bottles, and paper. I oppose a x times per week "check the box" pickup requirement, because as others have said, the amount of garbage produced varies widely with occupancy and personal habits.
- b) **Parking:** Limit parking area; limit on street parking to one car per household and encourage more area around homes to be left unpaved to reduce flood risk by allowing for more water absorption into the ground.
- c) **"Dark skies":** reduce brightness and encourage appropriate angling of lighting to save energy, allow residents to sleep better, and protect birds
- d) **Energy and Water efficiency:** require or encourage as allowed by law in new buildings:
 - 1) low flow toilets,
 - 2) low flow faucets and shower heads
 - 3) heat pumps instead of gas heaters or electric resistance furnaces,

In addition, I encourage Tillamook County to put together an easy to read list of:

the rebates that will be available through the Inflation Reduction Act and the State of Oregon for some of these appliances/fixtures, and

the expected yearly energy/water and utility cost savings of each, so that existing building owners have the information they need to decide when it makes sense to change out their less efficient appliances/fixtures for more efficient ones.

Thank you for stewarding the land and waters we live on,
Helena Birecki
54110 S Beach Rd

* For a quick description of dark skies see: <https://mcdonaldobservatory.org/darkskies>

Lynn Tone

From: Public Comments
Sent: Tuesday, November 8, 2022 8:51 AM
To: Lynn Tone; Sarah Absher; County Counsel
Subject: FW: EXTERNAL: Short term rental restrictions comments

From: kerry rea <kerry_rea@yahoo.com>
Sent: Monday, November 7, 2022 7:39 PM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: Short term rental restrictions comments

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

Sent from [Mail](#) for Windows

Dear Commissioners:

My wife and I have owned a home in unincorporated Manzanita since 2017. We believe unreasonable restrictions on short term rentals in Tillamook County is bad policy.

Land Use and Zoning

Short term rentals are permitted under current zoning and land use. A Lincoln County (Oregon) court reached the same conclusion. A short-term rental is not an operating business. They are the use of a single-family home, occupying a residence, just like owner occupied. Some complain short term rentals are essentially hotels. This is a mischaracterization since hotels host business meetings, events such as weddings and have other commercial activity such as restaurants on premise.

Fairness

Short term rental owners purchased their homes with the expectation that they could offset a portion of the ownership costs by renting to others. Eliminating, or restricting, the ability to rent the home would be a financial burden. Home resale values will be negatively impacted for all home sellers, due to eliminating buyers who are interested in short term rentals. This lessens demand and reduces home resale market prices, impacting all home owners.

Public Interest

Oregon has a long history of making its ocean beaches public. Short term rentals make more lodging available. This lowers prices giving vacationers with more modest financial means the ability to enjoy the Oregon Coast. Restricting rental housing availability results in only affluent households enjoying the Oregon Coast. Short term rentals often accommodate guests needing two or more bedrooms, ideal for family gatherings.

Short term rental permits and fees generate significant revenue annually for Tillamook County. This revenue source is valuable enabling the County to provide services to its citizens.

Disproportionality

Most of the short-term rentals are concentrated in the Summer. Our experience is our house has no occupant, owner or short-term renter, sixty percent of the time. Only one-third of homes in Manzanita are owner occupied year-round. I anticipate most complaints relate to traffic, noise and parking. Additional activity in the Summer can be approached with mutual compromise and enforcement of the regulations already on the books and as limited by the short-term rental permit. Eliminating or restricting short term rentals is using a sledge hammer for occasional irresponsible renter

behavior. Reducing short term rental property rights, due to a few unfortunate experiences, is an overreaction and regulatory overreach.

Thank you for committing the time to read my letter.

Respectfully,

Kerry Rea

Lynn Tone

From: Public Comments
Sent: Tuesday, November 8, 2022 8:51 AM
To: Lynn Tone; Sarah Absher; County Counsel
Subject: FW: EXTERNAL: STRs in Tillamook County - Ordinance #84

From: Eric Rosenberg <rosenberg.eric2@gmail.com>
Sent: Monday, November 7, 2022 7:19 PM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: STRs in Tillamook County - Ordinance #84

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

Tillamook County Board of Commissioners & STR Advisory Committee,

My wife and I bought a second home in Cloverdale with the intention of eventually moving here upon retirement. We chose this area for the combination of its natural beauty and because the vacation rental laws were not overly restrictive. Using the place as a vacation rental between our stays has helped us to pay the mortgage while we transition from Nevada. It has also allowed a lot of families, including our own, to enjoy the area that otherwise wouldn't be able to. While we understand the concerns expressed by some full-time residents (we hope to be ones soon) and we support some of the restrictions, I can attest to the fact that property values will decline if many of us are forced to sell and if future investor buyers stop purchasing here. Additionally, our guests, who now shop, eat out, and buy goods in the area, will be a lost source of revenue. Lastly, we are paying sizable vacation rental taxes that can help support the local infrastructure. These funds will be lost if vacation rentals disappear. Our property has adequate parking, a limit of 6 guests and we have never had a neighbor complain

We support reasonable occupancy limits, parking limits based on the number of spots available and specifically targeted enforcement of nuisance laws when they are violated.

We are strongly opposed to any restrictions on the number of days that we can rent the place out, any restrictions on the transferability of STR rights and any other restriction that effectively takes away ownership rights from those whose property use is not adversely affecting others.

Thank you.

Eric Rosenberg and Terumi Kato

Lynn Tone

From: Public Comments
Sent: Tuesday, November 8, 2022 8:50 AM
To: Lynn Tone; Sarah Absher; County Counsel
Subject: FW: EXTERNAL: STR Advisory Committee



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

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From: Joe DeCamp <rojoe67@gmail.com>
Sent: Monday, November 7, 2022 6:05 PM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: STR Advisory Committee

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

Hello,

My wife and I have owned a home in Dory Pointe, Pacific City for just over 3 years. We use it as a second home for our family and friends as well as some short term vacation rental time. We only rented the house this year to 25 families. We are not the stereotypical landlord that is making a huge profit. We have allowable losses instead of profit. We have a three day minimum and leave at least a day open in between renters to clean.

My wife and I both believe the list of ideas being proposed appear to be a "one size fits all" and we take pride that we have received a 5 star rating by all guests. We have complied with all STR requirements and pay all fees and taxes.

We have never received a complaint about our garbage, parking or noise. We purchased a very large, bear proof garbage can that we've had absolutely no issues with. My wife and I clean up regularly on the beach and at a non-STR when their trash can fell over because of the wind.

We also already pay HOA's that includes the ability to park a certain number of vehicles on our street. This parking has signage that notifies individuals that the parking is for our community. This maybe the same for shorepine village. This is another good example of a "one size fits all" imposing limitations when the county already has a parking indication depending on occupancy.

Our home in PC is very well maintained and we've not had an complaints filed against us.

Any rules regarding trash, noise and parking should apply to all residences to be effective as well as fair. STR owners generally keep their homes in very good condition as they are subject to online reviews and future business depends on it.

Many of the proposed restrictions stand to really damage the local businesses and economy. We regularly frequent AND recommend local businesses to our clients. Between repairs, appliance purchases, supply purchases, dining out and entertainment activities we ourselves and our clients spend our hard earned money in Tillamook County. Severely limiting STR's and putting a cap on rental days will not only affect the businesses, tax and fee income that STR owners pay (even have had an additional fee/tax added in the past year!) but property values for all, including the owner-occupied homes.

My comments and observations are not from afar. We manage the house ourselves and I am at the residence after every stay. I cannot say that the recommendations don't have merit to another community because I am not there. I would appreciate the same respect because it is not happening at my home and I haven't seen it in our community. When we stay at our home the neighborhood is typically empty, especially during the week. We have stayed during the summer and have not witnessed the negative descriptions either. I personally called Nestucca Sanitary and they said overflow garbage cans are not an issue. They said a couple of issues were resolved with larger cans. My observations are not speculative rumors. They are actual and are backed by facts. I ask that you be fair and not act on speculation and emotional comments.

Thank you,

Joe DeCamp

Pacific City Homeowner

Sent from my iPhone

Lynn Tone

From: Public Comments
Sent: Tuesday, November 8, 2022 8:50 AM
To: Lynn Tone; Sarah Absher; County Counsel
Subject: FW: EXTERNAL: STR Advisor Committee/proposed STR restrictions



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

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From: Tina DeCamp <tinadecamp@msn.com>
Sent: Monday, November 7, 2022 4:34 PM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: STR Advisor Committee/proposed STR restrictions

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

Hello,

My husband and I have owned a home in Dory Pointe, Pacific City for just over 3 years. We use it as a second home for our family and friends as well as some short term vacation rental time.

The list of ideas being proposed include a wide array of restrictions and ideas and appear to be a "one size fits all" approach but that may not be the case as the topics are discussed further. Some I agree with and already incorporate into our self managed home. We take pride that we have garnered approximately 70 online reviews, each and every one 5 star. As required we have our phone number on the outside of the home and we have not once received a call. As recommended we purchased a very large, bear proof garbage can that we've had absolutely no issues with (I recommend this for all homeowners in the area, STR or 100% owner occupied or long-term rental.) We also already pay HOA's that includes the ability to park a certain number of vehicles on our street. Our home in PC is very well maintained and we've not had an complaints filed against us.

I'm curious to hear how many reported violations or complaints there have been to the problems being presented? Is there a tracking system and penalization of some sort in place for those that habitually have trash overflow (for example) or unruly tenants? I am not aware of where this information can be found. A quick call to Nestucca Valley Sanitary Service indicated that "Garbage overflow is not a problem for them" saying that "it has only happened a couple of times and was rectified when the owner obtained a larger can" She was unsure if those one-offs were owner occupied homes or STR's. Any rules regarding trash, noise and parking should apply to all residences to be effective as well as fair. STR owners generally keep their homes in very good condition as they are subject to online reviews and future business depends on it.

One "complaint" I've heard is that STR's are like "illegal hotels"I beg to differ as MANY of the STR's have a number of minimum nights to book vs a hotel. Also, with the cleaning fee and 3rd party (AirBnB, VRBO) fees, it is cost prohibitive to rent for just one night so there is not alot of coming and going. Many STR owners continue with the COVID imposed protocol of not having a client check in the same day one is checking out.

Many of the proposed restrictions stand to really damage the local businesses and economy. We regularly frequent AND recommend local businesses to our clients. Between repairs, appliance purchases, supply purchases, dining out and entertainment activities we ourselves and our clients spend our hard earned money in Tillamook County. Severely limiting STR's and putting a cap on rental days will not only affect the businesses, tax and fee income that STR owners pay (even have had an additional fee/tax added in the past year!) but property values for all, including the owner-occupied homes.

I am trusting that the committee will take into account the community as a whole and the detrimental effects some of the more aggressive rules and restrictions may have.

Thank you,

Tina DeCamp

Pacific City Homeowner

November 8, 2022 Meeting Agenda

9:30am-11:30am

Topic	Time
Welcome & Introductions	10 minutes
STR Program Topics of Discussion	
<ul style="list-style-type: none">• Establishment of Caps• Permit Transfers• STRs & the Land Use Program;• STRs & Daytime Events• STRs: Business or Residence?	90 minutes
Future Agenda Discussion- Next Meeting December 6, 2022	5 minutes
Public Comment	15 minutes
Total	120 minutes

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#

Dear Sarah, Commissioners and board members,

I want to thank you for the opportunity to serve on the Tillamook County short term rental advisory committee. I have enjoyed serving on this committee. With that said, I am sad to have to submit my resignation. As you all may or may not know, I have moved to Florida. I did not plan on making this my home so soon but I was able to make the change sooner than expected. I commend you all for taking the charge to make the STR industry better for both citizens, visitors, Property owners and managers.

I highly recommend Danielle Johnson from Manzanita Beach getaway for your next selection to the committee.

As of November 1, 2022 I ask that you accept my resignation.

Again, thank you for the opportunity to serve with you all.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Amy VanDyke', with a long horizontal line extending to the right.

Amy VanDyke

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

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

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

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

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

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

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

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

Thank you for the opportunity to testify.

publiccomments@co.tillamook.or.us

info@neskowincac.org

Dear Members of the Tillamook County STR Advisory Committee:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Sincerely,

Harvey Rubinstein

Neskowin Property Owner

Lynn Tone

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



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

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

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

Dear Tillamook County, STR Advisory Committee,

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

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

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

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

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

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

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

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

Sincerely,

Stuart McArthur

4430 Amity Avenue
Neskowin
Oregon
97149

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

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

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

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

Dear Tillamook County STR Advisory Committee,

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

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

I support responsible renting & being a good neighbor.

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

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

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

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

overnight occupancy.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Sincerely,
Dennis and Shelia Clark
4405 Independence Ave

Lynn Tone

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



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

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

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

Dear Tillamook County STR Advisory Committee,

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

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

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

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

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

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

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

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

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

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

Sincerely,

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

Lynn Tone

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

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

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

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

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

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

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

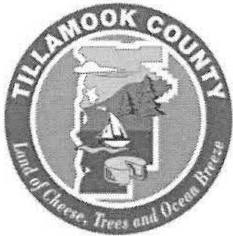
If any regulations are passed it should also be a requirement of both homeowners and STR's to abide.

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

Warmly,
Sandy Manning

Lynn Tone

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



Debi Garland | Board Assistant
TILLAMOOK COUNTY | BOARD OF COMMISSIONERS
201 Laurel Avenue
Tillamook, OR 97141
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From: Peter <peter@sym-agro.com>
Sent: Monday, October 3, 2022 3:21 PM
To: Public Comments <Publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: Neskowin STR Input

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

Dear Tillamook County, STR Advisory Committee:

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

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

We do NOT support any type of limit on the number of nights a home may be rented per year. This proposal infringes on property rights, may be difficult to enforce & track, may result in significantly lower 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.

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

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

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

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

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

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

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

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

Sincerely,

Peter & Lori Bierma
Neskowin Property Owner

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

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

Re: Comments Oct 4 STR Advisory Committee Meeting

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

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

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

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

New specific, concrete STR regulations include:

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

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

Thank you,

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

Lynn Tone

From: Elizabeth ARCH <elizabeth.arch@gmail.com>
Sent: Monday, October 3, 2022 6:39 PM
To: Lynn Tone
Subject: EXTERNAL: Request to revise Ordinance 84

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

To: Commissioner Skaar, Director Absher and the STR Advisory Committee.

From: Elizabeth Arch
37737 Treasure Hunter Lane
NeahKahNie, Oregon

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

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

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

Thank you.

Lynn Tone

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

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Commissioner Skaar, Director Absher and the STR Advisory Committee,

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

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

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

Greed is greed. Enough is enough.

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

Sent from my iPhone

2022 Short Term Rental (STR) Code Amendments

How did we get here?

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

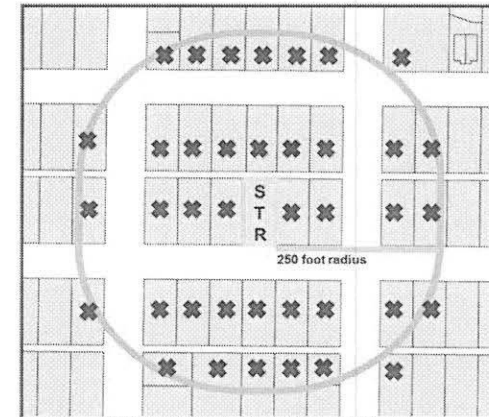
*For more comprehensive information watch March 2, 2022 and May 18, 2022 City Council work sessions. Links to meetings, presentations & survey results are available from City Council webpage: www.bendoregon.gov/council.

What comes next?

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

What are the code amendments?

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



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

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

Who will be impacted?

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

Anything else to be aware of?

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

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

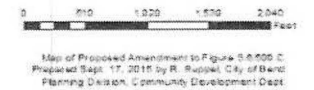
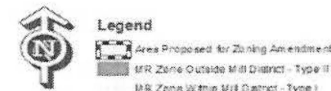
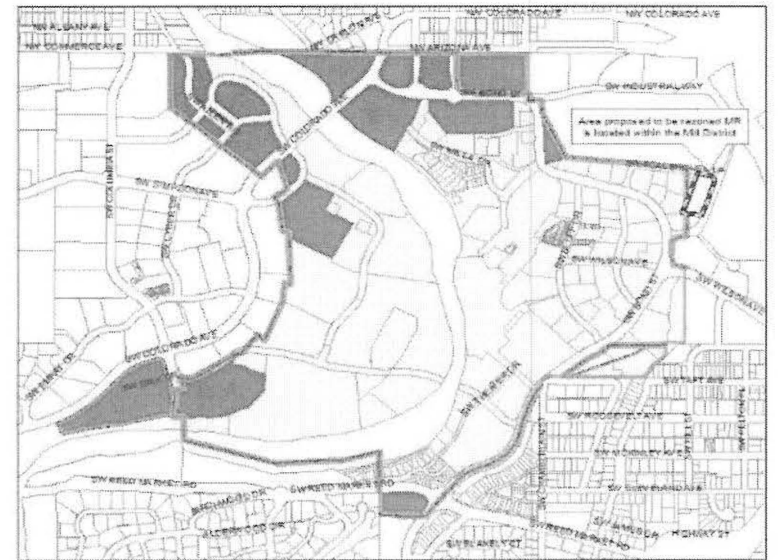


Table of existing STR permit types that are currently in use as of August 30, 2022

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

Lynn Tone

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



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

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

Hi,

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

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

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

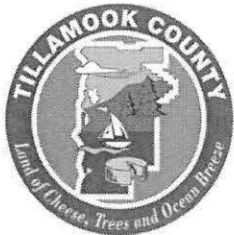
home rentals are often long time repeat customers (our unit has returning clients with over 20 years of coming just to our unit), and they seem to be very loyal and treat it as a home, with respect and fondness. If there is a problem in Neskowin, look to the Proposal Rock Inn for the answer. Overcrowding,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

Thank you, Sally Peake

Co Owner at Pacific Sands, Neskowin

Lynn Tone

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



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

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

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

- Thank you , Mark Shifflett

10/2/22

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

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

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

Here our current suggested edits and/or revisions.

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

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

Should contact signage be required to have parking ?

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Lynn Tone

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

1 or 4 RE: STRs this week



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

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

Dear Tillamook County STR Advisory Committee,

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

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

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

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

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

I support responsible renting & being a good neighbor.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Lynn Tone

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

Here's 3 of the second batch of 4



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

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

Good morning,

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

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

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

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

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

Thank you,

Gene and Karen Campbell

Lynn Tone

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

Here's 2 of the second batch of 4



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

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

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

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

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

The Ericksens

Sent from my iPhone

Lynn Tone

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

Hi, Everyone,

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

Thanks,

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

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

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

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

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

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

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

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

Lynn Tone

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

4 of 4 Re: STRs



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From: Bob Taylor <bob@materialcg.com>
Sent: Wednesday, September 28, 2022 2:38 PM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: Short Term Rental "pause" Impact on a personal level

[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 hope that persons such as myself whom have been in an drawn out, multi-year process of building my vacation home were penalized by not being able to obtain an STR permit, due to not being able to complete construction and get an inspection. I have spent a great deal of money on land and construction, based on planning to pay that off through offering it for rent when I'm not using it. I would not have started the land acquisition and construction loan process, had I known this would happen.

I ask for the County's compassion for owners like myself, whom have had the misfortune of being denied the ability to get a permit, simply because a specific date was declared a deadline, without consideration of those whom were deep into the process. As you surely know, the building industry in the area and contractors are seriously backlogged, as is the permitting process (major factors out of my control).

I understand the other side of this issue and that some changes may be implemented. That said, I hope the County can see it as fair and reasonable to make exceptions for denial for cases like my own, in which the owners were well into the process of building when the pause was implemented. Barring such allowance, I will likely be forced to sell my vacation home at a very bad time in the market & risk losing my personal savings & investment.

Thanks for your consideration,

Arthur R. Taylor
6075 Coates Ave, Tierra Del Mar Beach

Lynn Tone

From: Dave <dave@monvisoinvestments.com>
Sent: Wednesday, September 28, 2022 12:44 PM
To: Public Comments; info@neskowincac.org; Sarah Absher; Erin Skaar; Lynn Tone
Subject: EXTERNAL: STR Comments
Attachments: STR Draft Mark Up Comments DEA.pdf

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

Attached is a PDF summarizing some suggested changes to the STR ordinance. I appreciate your time in addressing these issues. I think we all share the goal of maintaining Neskowin as a vibrant, peaceful, and safe community for people of from all places, walks of life, and economic backgrounds to do what has been done in Neskowin for 100+ years, to come enjoy the ocean and beauty of Neskowin. Severally reducing or restricting STRs in Neskowin will over time simply make Neskowin a community of rich vacation home owners. We cannot control the market and value of homes in this area and it is already well past the ability of many to buy, so we let families come and celebrate life and Neskowin by renting.

Thank you.

David Allen
STR Owner Corvallis Ave

September 28, 2022

To Tillamook County Commissioners and STR Committee Members,

Below is a markup with some of my comments on the draft STR ordinance. Some are minor, some just suggestions, some are my opinion based on a lot of experience with planning, zoning, and enforcement issues.

You can see my specific comments below. But my general comment relates to the fact that for an ordinance like this to be effective, it needs to have reasonable standards that are easy to enforce. Those standards need to be based on solving the actual problems and responsibility for addressing these problems needs to be spread among all those contributing to the problems.

For example, light pollution. I am a big fan of the Dark Skies initiative. I helped create an ordinance adopted in the Park City area of Utah relating to this. If Tillamook County believes light pollution is an issue, then a comprehensive ordinance needs to be adopted to cover all areas of concerns. Having different lighting rules for STR owners versus other owners makes no sense, accomplishes nothing, and is generally "arbitrary and capricious" (a US Supreme Court standard).

Another example, requiring garbage pickup twice a week if there are 2 rentals in the week. This standard has nothing to do with garbage can capacity at a home. It accomplishes nothing because it does not recognize differences in number and size of garbage cans and potential occupancy numbers. I may rent my home out twice a week to 2 different couples, for a total of 4 people. Or I may rent it out for 7 days to a group of 14 people. Your proposed rule requires me in the first example to have two garbage pickups but only 1 in the second example.

Again, reasonable standards that are directed to addressing the actual problems. Thank you for your time.

David Allen, STR Owner in Neskowin

BEFORE THE BOARD OF COUNTY
COMMISSIONERS FOR TILLAMOOK
COUNTY, OREGON

In the Matter of Regulating Short Term
Rentals, Establishing Standards and
Fees, Providing for a Permit, and
Creating Penalties for Violations of
This Ordinance

ORDINANCE #84
Amendment #1

The Board of Commissioners for Tillamook County ORDAINS as follows:

Section 1. Title

This Ordinance shall be known as the "Tillamook County Short Term Rental Ordinance" and may be cited and pleaded as such and shall be cited herein as "this Ordinance", or by any reference to a section or subsection of this Ordinance.

Section 2. Authority

9/13/2022 Ordinance #84 - Short Term Rental Ordinance
Page 1 of 17

This Ordinance is enacted pursuant to ORS 203.035.

Section 3. Purpose

- (a) The purpose of this Ordinance is to regulate short term rentals in order to enhance public safety and livability within Tillamook County.

Section 4. Applicability

This Ordinance shall apply within the unincorporated areas of Tillamook County, including areas within urban growth boundaries, but shall not apply within the boundaries of any incorporated City. This Ordinance does not apply to Bed and Breakfasts or travelers accommodations for which a state license has been granted under Oregon Administrative Rule, Chapter 333, Division 29.

Section 5. Definitions

- (a) For the purpose of this Ordinance, words used in the present tense include the future, the singular number includes the plural, the word "shall" is mandatory and not directory and the term "this Ordinance" shall be deemed to include all amendments hereafter made to this Ordinance.

- (b) The following definitions apply to this Ordinance: