

(A) "Contact Person". The owner or if designated on the application for a permit, the agent of the owner, authorized to act for the owner. "Contact Person" shall be person identified on contact signage posted at the front entrance of the property.

(B) "Contact Signage". Add definition here? Purpose, minimum size requirements, font size?

(C) "Cooking Facility". Cooking stove, hot plate, range hood, microwave oven or similar facility.

(D) "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 contains:

- (1) two (2) or more of the following:

- Refrigeration
- Cooking facility (including cooking stove, hot plate, range hood, microwave oven or similar facility)
- Dishwashing machine
- Sink intended for meal preparation (not including a wet bar)
- Garbage disposal
- Toilet

(E) "Maximum Occupancy". Create definition that establishes maximum number of persons permitted to occupy the dwelling- either for purposes of sleeping or in general for how many persons may be allowed to occupy the dwelling at any given time. Establish a maximum number of persons. Add exception for persons younger than 12 years of age or establish an age where exception applies.

(F) "Onsite Wastewater Treatment System". Means any existing treatment and dispersal system of residential wastewater.

(G) "Owner". The owner or owners of a short-term short-term rental.

(H) "Permit". A Short-term Short-Term Rental Permit.

(I) "Person". Every natural person, firm, partnership, association, social or fraternal organization, corporation, estate, trust, receiver, syndicate, branch of government or any other group or combination acting as a unit.

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Commented [DA1]: This should be based on bedrooms, not some random maximum. A 6 bedroom can obviously accommodate more than a 3 bedroom.

Commented [DA2]: I don't think the goal is to be anti-kid here. 2 years old is unreasonable. I have a 4 year old and he doesn't create anymore impact, doesn't drive a car, doesn't set off late night fireworks, and he sleeps in our bedroom. A more reasonable age is 16 because that is when they have mobility on their own, or perhaps 12 at the lowest.

- (JG) "Rental". An agreement granting the use of a dwelling unit to a person. Use of a dwelling unit by a recorded owner or other person or persons without monetary consideration shall not be considered to be a rental under this Ordinance.
- (ISW) "Rented". The use of a dwelling unit granted to a person in exchange for monetary consideration.
- (I) "Renter". A person who rents a ~~short term~~ short-term rental.
- (M.J) "Serious Fire or Life Safety Risk." A building code or ordinance violation involving those construction, protection and occupancy features necessary to minimize danger to life from fire, including smoke, fumes or panic as well as other considerations that are essential to life safety.
- (EK) "Short Term Rental" A ~~lawfully established~~ dwelling unit ~~(including any accessory guest house on the same property)~~ that is rented to any person on a ~~day to day~~ 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.
- (Qb) "Steeping Area". A room ~~or other space~~ within a dwelling unit ~~designed, intended or used~~ for sleeping. Tents and recreational vehicles shall not be considered a steeping area.

#### Section 6. Standards

- (a) All ~~short term~~ short-term rentals shall comply with the following standards. ~~Any owner, contact person, or renter who violates any standards or allows any standards to be violated, is subject to citation and fines in addition to and not in lieu of any other enforcement and penalties contained in this Ordinance or other County Ordinance or State law.~~
- (A) The hours of 10:00 p.m. until 7:00 a.m. the next day are required quiet time and there shall be no unreasonable noise disruptive to neighbors during this time. ~~Parties who violate this standard may be issued a citation and be subject to a~~

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(B) The contact person shall notify every renter, in writing, of the quiet times. ~~The owner may be fined for violations under this Ordinance.~~

(C) The contact person shall attempt to contact a renter by phone or in person within twenty (20) minutes of delivery of any complaint concerning the conduct of a renter.

Commented [SA]: Should be moved to different area. Not part of standards.

(D) The name and active phone number of the contact person shall be posted so that it is visible from outside the front entrance of the ~~short term short-term rental and visible from the property boundary adjacent to the front entrance.~~ The required signage must be a minimum of 1-foot by 1-foot in size with letters and numbers in font size and style easily readable from the property boundary. ~~Contact signage shall be maintained in compliance with this Ordinance in perpetuity, or until the dwelling is no longer being utilized as a short term short-term rental. The active phone number shall be a working number and shall not be the general reservation line for a rental company.~~

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(E) ~~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.~~

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(F) The owner shall provide covered garbage containers that ~~are secured in a manner acceptable to the local local franchised garbage hauler.~~ The contact person shall notify guests that all garbage must be kept in secured containers provided for that purpose. ~~There shall be no uncovered and unsecured accumulation of trash at any time on the exterior premises of the property or within road right-of-way. As required by Tillamook County Ordinance #4, garbage shall be removed by the local franchised garbage hauler. 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. a minimum of one (1) time per week unless arrangements are made with the local franchised garbage hauler to self-schedule or modify self-scheduling #s--times when the short term rental is not rented. Proof of garbage service shall be provided to the Department at the time of permit application submittal, at the time of permit transfer, and at the time of permit renewal. The contact person shall provide guests with information about recycling opportunities.~~

Commented [DA3]: This is the correct standard and addresses the issue-- have adequate trash cans.

Commented [DA4]: This is random and accomplishes nothing. A home rented once a week for 6 days versus a home rented twice a week for 2 days each creates more trash. I may rent my home to a nice couple for two days, and then a few days later, another nice couple. It would be ridiculous to require that example to have garbage emptied twice. In addition, I have 3 large cans so we accommodate our trash. That is the goal. I could get 1 can and empty twice a week but that would be less capacity than my 3 cans. Goal is not arbitrary rules, it is that everyone, STR or not, should take care of their trash.

- (G) ~~Exterior lighting shall be shielded in a manner to direct light in a downward direction on the property.~~
- (H) ~~All areas not used for vehicle parking and circulation shall be completely and permanently landscaped or maintain existing natural vegetation.~~
- (I) At least one (1) functioning fire extinguisher shall be accessibly located within the dwelling unit.
- (J) All plug-ins and light switches shall have face plates.
- (K) The electrical panel shall have all circuits labeled.
- (L) Ground Fault Circuit Interrupter (GFCI) protected receptacles shall be provided at outdoor locations and at kitchen and bathroom sinks.
- (M) Smoke detectors shall be placed and maintained in each sleeping area, outside each sleeping area in its immediate vicinity and in each additional story and basement without a sleeping area.
- (N) A combination carbon monoxide/smoke detector device shall be placed and maintained on each floor of a ~~short term rental~~ rental and within 15-feet of each sleeping area.
- (O) All fireplaces, fireplace inserts, and other fuel burning heat sources shall be properly installed and vented.
- (P) All interior and exterior stairways with four (4) or more steps and that are attached to the structure, must be equipped with a hand railing.
- (Q) All interior and exterior guardrails, such as deck railings, must be able to withstand a ~~two hundred~~ pound (200#) impact force.
- (R) Emergency Escape and Rescue Openings:
- (1) For all dwelling units constructed after the effective date of this Ordinance every sleeping area shall have at least one (1) operable emergency escape and rescue opening. Sill height shall not be more than forty-four inches (44") above the floor. Openings shall open directly into a public way or to a yard or court that opens to a public way.

**Commented [DA5]:** If we are serious about this, we need to have this apply to all homes in Neskowin and have much, much more detail. Regulations like this deal with foot candles, light going off the property, etc.... Downward lights from a 2nd story accomplishes nothing. If lighting is a problem, lets adopt a county wide ordinance that impacts everyone. Dark sky is great, but everyone needs to be part of the solution.

**Commented [DA6]:** No landscaping is "permanent". In addition, this needs to exclude structures, patios, garbage areas, etc.... This just says everything not for parking has to be landscaped which ignores everything else on the property.

Minimum net clear opening at grade floor openings shall be five (5) square feet and five point seven (5.7) square feet at upper floors. Minimum net clear height is twenty-four inches (24") and net clear width is twenty inches (20").

- (2) For all dwelling units constructed prior to the effective date of this Ordinance, every sleeping area shall have at least one (1) operable emergency escape and rescue opening that complies with subsection 6(a)(O)(1) of this Section. If no such emergency escape or rescue opening exists, then an alternative may be accepted by the Tillamook County Building Official pursuant to the currently-adopted Oregon Residential Specialty Code.

Commented [DA7]: How does this differ from 1 above? 1 escape for each sleeping area? If we are just trying to say the County can approve other alternatives, lets just say that at the end of 1.

- (3) Every sleeping area in a short termshort-term rental that does not comply with either subsection 6(a)(O)(1) or 6(a)(O)(2) of this Section, shall not be used as a sleeping area and shall be equipped with a door that remains locked at all times when the dwelling unit is being used as a short termshort-term rental. Such a non-compliant sleeping area shall not be included in the maximum occupancy calculation for the short termshort-term rental. The contact person shall notify every renter, in writing, that the non-compliant sleeping area may not be used for sleeping.

- (4) At any time after a permit has been granted for a short termshort-term rental pursuant to this Ordinance, the owner may bring a non-compliant sleeping area into compliance and upon a re-inspection and certification of compliance for such sleeping area, a new permit shall be issued that includes the increase in maximum occupancy associated with bringing a non-compliant sleeping area into compliance.

- (5) Exterior hot tubs shall have adequate structural support and shall have a locking cover or other barrier to adequately protect against potential drowning when a hot tub is not available for permissive use.

Commented [DA8]: No rules for interior hot tubs?

- (7) Short Term Rental Served by Sewer: If the maximum occupancy for a short termshort-term rental unit shall be calculated on the basis of an average of two (2) persons per sleeping area plus an additional two (2) persons. For the

purpose of maximum occupancy, those under two (2) years of age shall not be counted. Tents and recreational vehicles shall not be used to increase the number of people approved to occupy a ~~short term/short-term~~ rental.

**Commented [SA2]:** Not sure this is effective. Maximum occupancy may be determined differently through this process.

- (U) ~~Short Term Rental with Onsite Sanitation:~~ The maximum occupancy for a ~~short term/short-term~~ rental unit shall not exceed shall be the lower of the capacity of the Onsite Wastewater Treatment System or the approved number of people. The capacity is based on the gallons per person per day. Tents and recreational vehicles shall not be used to increase the number of people approved to occupy a ~~Small term/short-term~~ rental.

**Commented [DA9]:** Point is, capacity is in many cases not limited by the onsite sewer capacity, so it would defer to maximum approved occupancy.

**Commented [SA3]:** Maximum occupancy may need to be adjusted based upon size of onsite sanitation system.

- (V) 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~~. Each ~~parking space shall be a minimum of 8-feet by 20-feet and shall be oriented within the property boundaries in a manner that allows for the maneuvering of vehicles. Off-street parking shall be used if physically available. If a sufficient number of off-street parking spaces are not available for the authorized number of vehicles, then on-street shall be limited to two (2) vehicles. Parking of vehicles may include boats and trailers within designated off-street parking spaces. Parking of any vehicle, trailer for boats, and all-terrain vehicles shall not, under any circumstances, hinder the path of any emergency vehicle. Trailers for boats and all-terrain vehicles may be allowed but shall not obstruct the allowable on-street parking for cash short-term rental property. Renters may be cited and fined under existing State law or this Ordinance in the event they park illegally or park in a manner that hinders the path of an emergency vehicle.~~

**Commented [DA10]:** This ignores how people travel to STRs. We have never had as many cars parking at our home as we have sleeping areas. Maybe at hotels this is more accurate, but we have families that travel to our place, often 10 people with 2 cars. My friend group of 12 rented one giant van last month. This is an arbitrary number. Rule should just be that renters should be limited to the number of approved spaces. If I am approved for 4 parking spaces, I need to tell my renters that is the max.

~~Parking spaces shall have clearly defined boundaries marked by a fence, planting or other suitable means.~~

~~Off-street parking on adjacent properties should this be prohibited? Should a lease agreement between the owner of the rental and the property owner whose property is being utilized to satisfy off-street parking requirements be required?~~

- (XX) The contact person shall notify every renter in writing of the required off-street parking requirements and other parking spaces available to serve the ~~short term/short-term~~ rental. Language shall be included in the notice that parking shall not, under any circumstances, hinder the path of any

emergency vehicle and that renters may be cited and fined if this requirement is not adhered to.

( V) A house number, visible from the street, shall be maintained at all times.

(Y) For those properties located within a tsunami inundation zone, a copy of an Oregon Department of Geology and Mineral Industries (DOGAMI) Tsunami Evacuation Brochure shall be posted in a visible location as close as possible to the main entrance of the short term rental. The brochure shall be furnished by the Tillamook County Department of Community Development at the time of Short Term Rental Permit issuance and renewal.

( V) The Onsite Wastewater Treatment System must be functioning as required with no discharges to the surface of the ground, surface waters or backups inside or under the structure. The Onsite Wastewater Treatment System may not be subjected to its design flow capacity in gallons per day.

(AA) Fire pits or outside designated warming fire areas standards?

(b) The County will provide to short term rental owners, either by direction on the County's website or by email or mail (if requested), with the Inspection Checklist in written form prior to the inspection so that the owner can determine what improvements, if any, will be needed before an inspection is scheduled. The owner shall ensure that all items on the checklist have been completed prior to the contact person calling for an inspection. All reinspections due to incomplete items will be subject to the reinspection fee described in Section 8 of this Ordinance. The County reserves the right to modify inspection requirements at the discretion of the Tillamook County Building Official to ensure compliance with fire and life safety requirements.

Commented [DA11]: If regulating fire pits is a goal, it should apply to all homes in Neskowin. PLUS, I would love it if we are serious about fire concern, lets get the state to prohibit beach fires. They make a mess, smell, and eliminate a lot of drift wood that can help limit erosion. So, either standards for all or none.

#### Section 7. Short Term Rental Permit Required and Revocation

Commented [SA4]: Needs Work.

(a) Any new short term rental owner shall obtain a permit prior to using the dwelling unit as a short-term rental. Failure to comply with this Section shall be considered a violation that may be enforced under Section 13 of this Ordinance and subject to a fine of not less than Two Hundred Fifty Dollars (\$250) and not more than Five Hundred Dollars (\$500) per day, which must be paid prior to the issuance of a Short-Term Rental Permit. After being made aware of

## Lynn Tone

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**From:** Steven Klein <steven.klein@kidder.com>  
**Sent:** Wednesday, September 28, 2022 10:04 AM  
**To:** Sarah Absher; Erin Skaar  
**Cc:** 'Neah Kahnle'; JERRY PARSONS; Lynn Tone  
**Subject:** RE: Tillamook County STR

Thank you for the quick response. There is no HOA in our neighborhood.

So, what you are saying is that if you are within the coastline set back that has say a height restriction for structures to not exceed 21' in height (just making up a number), you can plant trees all around your home that can grow to 50' in height without any restrictions?

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**From:** Sarah Absher <sabsher@co.tillamook.or.us>  
**Sent:** Wednesday, September 28, 2022 9:39 AM  
**To:** Steven Klein <steven.klein@kidder.com>; Erin Skaar <eskaar@co.tillamook.or.us>  
**Cc:** 'Neah Kahnle' <nkncac@gmail.com>; JERRY PARSONS <jp49236@aol.com>; Lynn Tone <ltone@co.tillamook.or.us>  
**Subject:** RE: Tillamook County STR

### EXTERNAL

Good Morning Mr. Klein,

Thank you for the follow-up email. Commissioner Skaar are in meetings together most of the day and will be sure to let her know I am in receipt of your email. Lynn will also make sure copies are shared with the Short Term Rental Advisory Committee meeting next week.

Ordinance 84 currently does not have a prohibition on the number of rentals that an entity or individual can own. This topic has been raised through STR Advisory Committee conversations and I anticipate a deeper conversation taking place in November or December. With respect to vegetation management requirements for view protection, County Ordinances in general do not speak to vegetation management for view protection purposes. Vegetation management requirements regulated through local ordinances are focused on efforts to promote ground stabilization in geologic hazard areas and water quality.

There are Homeowner Associations that do address vegetation management for view protection purposes. Is your property and the properties of concern within an area that has an active HOA?

Sincerely,



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

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**From:** Steven Klein <[steven.klein@kidder.com](mailto:steven.klein@kidder.com)>  
**Sent:** Wednesday, September 28, 2022 9:27 AM  
**To:** Erin Skaar <[eskaar@co.tillamook.or.us](mailto:eskaar@co.tillamook.or.us)>; Sarah Absher <[sabsher@co.tillamook.or.us](mailto:sabsher@co.tillamook.or.us)>  
**Cc:** 'Neah Kahnle' <[nkncac@gmail.com](mailto:nkncac@gmail.com)>; JERRY PARSONS <[jp49236@aol.com](mailto:jp49236@aol.com)>  
**Subject:** RE: EXTERNAL: Tillamook County STR

Good morning, Erin, and Sarah

I wanted to follow up on my email below. I mentioned there was an investor who has bought 4 homes around us for the purpose of renting them out, turns out they own 5 or 6 homes, and most are within a couple hundred feet of our home. You may want to check out their website <https://www.vacationrentalsmanzanita.com/>.

One of the homes right in front of us is advertised as sleeping 20. The weekend before last I was at our home and relaxing on the deck when some live music started up on the deck. I counted about 16 adults and a musician playing an electric guitar with back up music, but I am sure there were more inside the home. The home was rented out for a large birthday celebration. It is very typical to have large groups at the house and you can image, if there are 20 adults there is likely 10 plus cars.

This is no longer a situation of renting out your second home, it has obviously become a big business.

On another note, when a home is being newly constructed or remodeled there are height restrictions that are in place for several reasons, including, but not limited to, proximity to the coastline and also to not block views by other homeowners. However, there seems to be no restriction on planting trees that are fast growing and in a very short period of time exceed the height limitations of a home structure. It seems to me that someone should not be able to plant trees or shrubs that would exceed the height of the home. This is the case for one of the homes shown on the website that sleeps 20. At the time they did a major remodel to the home, they planted trees on the south property line that don't appear to be indigenous to the area and are growing at a rapid rate. Does the county have a process for approving tree plantings that could block the view of a neighbor or exceed the height restrictions of a structure. The evergreen trees that were planted could easily reach 40' to 50' in height and likely even more.

I would appreciate your thoughts and answers to my questions. My concerns are also the concerns of many of our neighbors.

Thank you, Steven

Steven Klein  
503.318.0916

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**From:** Erin Skaar <[eskaar@co.tillamook.or.us](mailto:eskaar@co.tillamook.or.us)>  
**Sent:** Friday, August 12, 2022 8:29 AM  
**To:** Steven Klein <[steven.klein@kidder.com](mailto:steven.klein@kidder.com)>; Sarah Absher <[sabsher@co.tillamook.or.us](mailto:sabsher@co.tillamook.or.us)>  
**Subject:** RE: EXTERNAL: Tillamook County STR

**EXTERNAL**

Thank you for your input Steven! We will share this with the committee.

erin



Erin D. Skaar (she/her) | Commissioner  
TILLAMOOK COUNTY | Board of County Commissioners  
201 Laurel Avenue  
Tillamook, OR 97141  
Phone (503) 842-3403  
Mobile (503) 812-9877  
[eskaar@co.tillamook.or.us](mailto:eskaar@co.tillamook.or.us)

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**From:** Steven Klein <[steven.klein@kidder.com](mailto:steven.klein@kidder.com)>  
**Sent:** Friday, August 12, 2022 8:25 AM  
**To:** Erin Skaar <[eskaar@co.tillamook.or.us](mailto:eskaar@co.tillamook.or.us)>; Sarah Absher <[sabsher@co.tillamook.or.us](mailto:sabsher@co.tillamook.or.us)>  
**Subject:** EXTERNAL: Tillamook County STR

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Good morning, Commissioner Skaar and Director Absher

Our family owns a home at 37350 First Street, Nehalem (just north of Manzanita in the area known as Neahkahnie) and we have had concerns over STR's. I don't know if anyone has brought up investors who are buying up multiple homes and renting them out. We have a neighbor that now owns 4 homes all around us and another fifth home up the street. So, we are surrounded by renters coming and going all the time and all around us. I believe there should also be restrictions on the number of homes that anyone owner can permit for an STR. I am sure there are ways around this like creating a different single asset LLC for each property, but I'd like to see something like a limitation on number of homes that any single owner can have permitted. The City of Manzanita effectively addresses the matter of limiting the number of STR permits an individual can hold in its STR Ordinance 10-03 (as amended). There are two specific relevant provisions:

**Section 3b** provides in relevant part "... The application shall identify and be signed by all Persons shown as Owners or having any beneficial ownership in any form of ownership of the Dwelling Unit on the most recent Tillamook County Assessor's tax records or recorded title. If the Dwelling Unit is owned by a corporation or other entity, legal documentation, acceptable to the City, detailing the names of all Persons with any ownership interest in the entity shall be submitted with the application. ..."

**Section 3c** provides "Effective June 4, 2010, a Person holding a Short-Term Rental License or an interest in a property for which a Short-Term Rental License has been issued shall not be eligible to apply for or hold, as a member of a group or any other form of beneficial Ownership, a Short-Term Rental License covering any other property within Manzanita. A Short-Term Rental License may be issued only for a single Dwelling Unit on a single property or for a single Dwelling Unit within a duplex on a single property.

The Short-Term Rental License is issued to the Owner and does not transfer with the sale or conveyance of the property. All Short-Term Rental License holders must report to the City any change of Ownership of their Short-Term Rental, in whatever form, before the conveyance deed is recorded. If the Owner is an entity, then any transfer of fifty percent or more of all ownership interest in the Owner will also constitute a change of Ownership of the Short-Term Rental. The transfer of the property from (1) a natural Person(s) to a Trust serving the same natural Person(s) or to a family member pursuant to a Trust or (2) the transfer of Ownership pursuant to a will or bequest upon the death of the Owner is not deemed to be a transfer of Ownership for purposes of this Ordinance."



Perhaps you can consider this as well.

Would you happen to know if there is a way to access a list of those property owners that have applications for STRs pending?

Thank you, Steven

**Steven Klein**

## Lynn Tone

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**From:** Public Comments  
**Sent:** Friday, September 30, 2022 8:51 AM  
**To:** David Yamamoto; Erin Skaar; Mary Faith Bell; Rachel Hagerty; Sarah Absher  
**Subject:** FW: EXTERNAL: STRs - Personal Statement  
**Attachments:** HG.personalSTRstatement.pdf

3 or 4 RE: STRs

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

**From:** Hillary Gibson <hillary.gibson@me.com>  
**Sent:** Wednesday, September 28, 2022 1:49 PM  
**To:** Public Comments <publiccomments@co.tillamook.or.us>  
**Subject:** EXTERNAL: STRs - Personal Statement

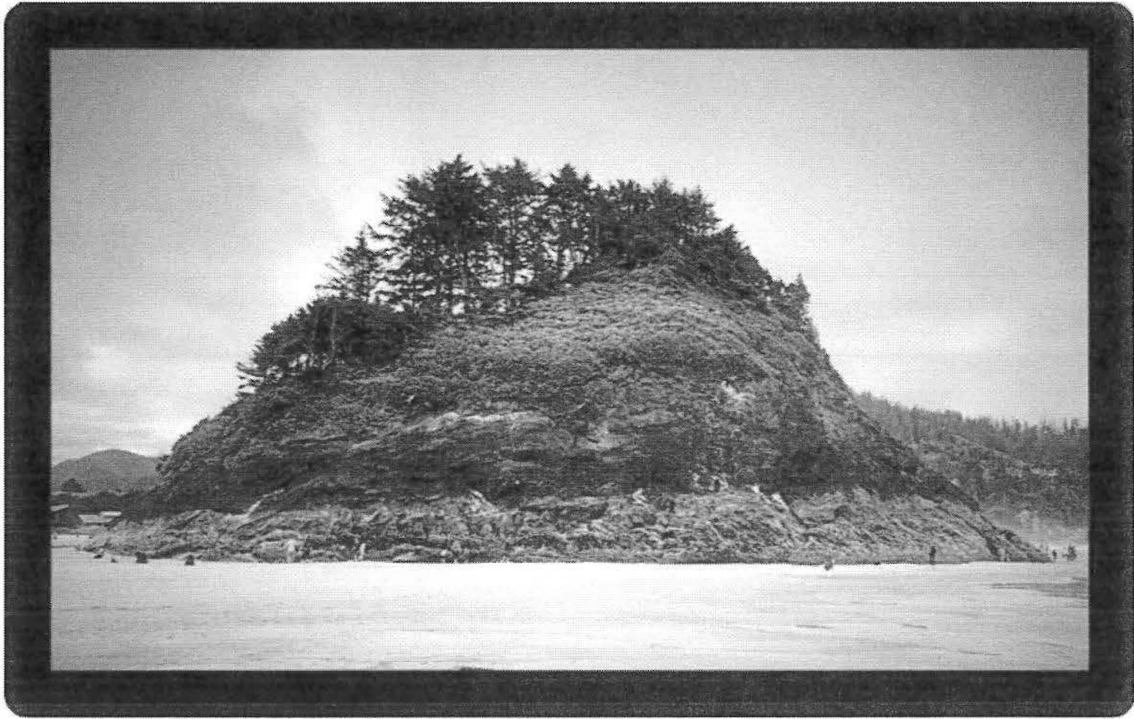
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Greetings!

I'm sending along my personal statement regarding STRs in Neskowin - This statement reflects my own personal opinion and is not intended to represent other members of the community. My apologies in advance for the lengthiness - I'm sure we all agree it's a complex topic! Thanks to my various involvements on this issue I've made it a priority to seek facts and data, and that resulted in a thorough packet which I'd like to share, with the disclaimer that it's my personal opinion.

Thank you,  
Hillary Gibson  
Neskowin Home Owner

# NESKOWIN



## SHORT TERM RENTALS IN THE COASTAL RESORT COMMUNITY OF NESKOWIN, OREGON

personal statement  
HILLARY GIBSON

September 28, 2022

Tillamook County Board of Commissioners & STR Advisory Committee,

I am reaching out to share a packet of information I assembled for your consideration as the rules & regulations for Ordinance 84 are updated. I own a home in Neskowin which my family enjoys as our personal vacation getaway, and we also offer it as a short term rental (STR) and occasionally as a furnished long term rental (LTR). My background includes managing both STR & LTR homes in 3 states and familiarity with various regulations for STRs. I have attended several nationwide STR conferences to learn best practices. I formerly served on VRBO's Customer Advisory Board, and I partnered with fellow owners to write Good Neighbor Guidelines for STRs in Big Trees, CA. I am very familiar with STRs in Neskowin due to my involvement in our community. I am connected to several groups including Neighbors for Neskowin, the Neskowin Citizen Advisory Committee's STR sub-committee, and I am also Neskowin's representative on the Tillamook County STR Advisory Committee. I am fair and balanced when it comes to my roles on the committees as I strongly feel everyone should have their voice heard and feedback shared. This packet reflects my own personal opinion and is not intended to represent other members of the community.

Neskowin is truly a special gem along the Oregon Coast. I'd like to see solutions for STRs bring people together instead of create division among neighbors. I compiled this packet in response to contrary sentiments regarding STRs. When considering updates to Ordinance #84 it is helpful to consider facts for Neskowin. These facts don't always fit the narrative of some neighbors who would like to severely limit STRs in Neskowin, but facts are more important than speculations and anecdotes. Neskowin has had slow & steady growth of STRs, but I do not feel that there is an imbalance. Historically, Neskowin has been a seasonal destination welcoming visitors for over 100 years. There are very few complaints to the county and negligible ordinance violations over the past several years (zero violations this year through Labor Day 2022). STRs are also a vital part of our local economy. Aside from generating TLT, our guests support our local businesses, and owners hire a wide variety of people to help take good care of our homes. The guests I have welcomed to Neskowin have been genuinely kind and respectful, and enjoy our special community. Like so many of us, I was once a visitor myself. It's important to continue to welcome guests and balance that dynamic with livability and respect for all neighbors. In the spirit of the Oregon Beach Bill, it is vital to the diversity of our community to maintain accessibility to the Oregon Coast for all demographics regardless of socioeconomic status. If visitors do not have overnight accommodation options we are not an inclusive community.

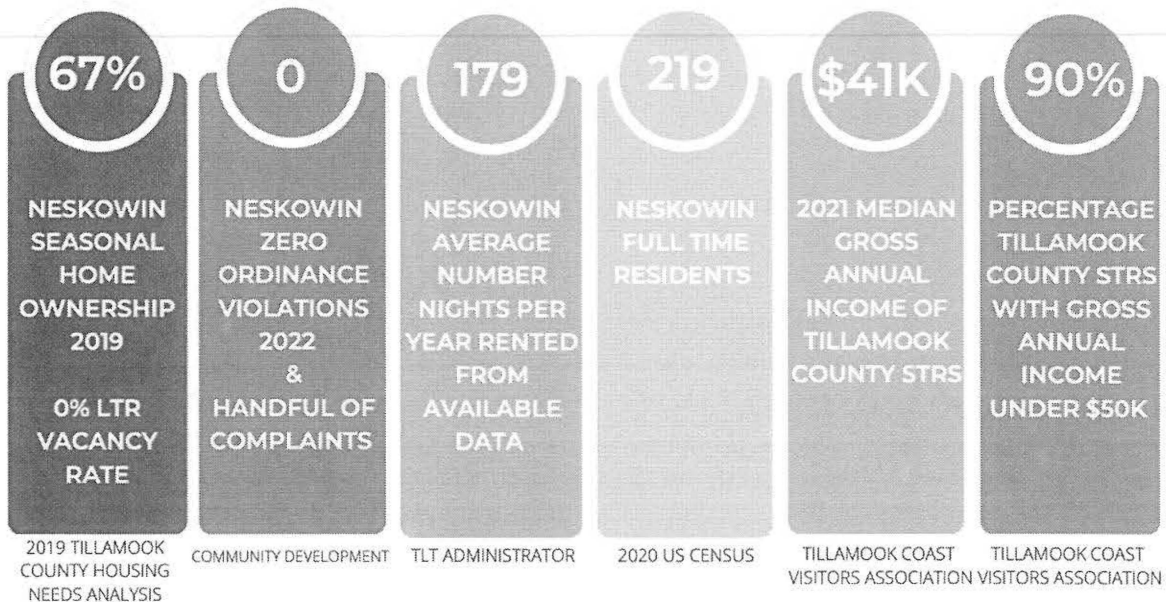
Thank you for taking the time to consider the information in this packet:

- Neskowin Stats
- Ordinance #84 Recommendations
- Hotel vs STR
- Breakdown of STR Permits in Neskowin
- Neskowin Home Sales
- TLT
- Guest Word Cloud
- Resource List



Hillary Gibson

## NESKOWIN TILLAMOOK COUNTY



Neskowin is an historic tourist destination along the Oregon Coast. For over 100 years visitors have made Neskowin their getaway and marveled at Proposal Rock and the Ghost Forest. For 50 years there were deed restrictions in Neskowin which greatly limited commercial development and fostered our seasonal resort community which continues to thrive today. This is likely a large factor in why Neskowin has very few commercially zoned businesses, and is more of a resort area than a traditional town as it lacks infrastructure to support full time living such as a supermarket, gas station, pharmacy, library, public school, bank, medical clinic, post office, hardware store etc... Neskowin has none of those basic resources.

The graphic above presents some facts which may clarify some misconceptions. Neskowin has a uniquely high rate of seasonal home ownership, and a relatively low number of full time residents. A majority of seasonal owners choose not to rent their homes. Less than one-third of seasonal homes have STR permits. Some seasonal owners choose to rent simply to help offset the high cost of ownership in a coastal zone. The median STR gross annual income in Tillamook County is \$40,538 before common expenses such as cleaning fees, property management commissions, Transient Lodging Tax, permit related fees, insurance, etc.... Renting is not a significant source of income for most homes with STR permits, even with close to 200 nights per year rented on average. In fact, 90% of STRs in Tillamook County reported annual gross income under \$50,000 in 2021. As the county dives into updating Ordinance #84 it's worth noting that in 2022 there were a handful of official complaints made about STRs, but as of Sept 2022 there were no ordinance violations issued to any STRs in Neskowin.

I am advocating for a balanced perspective that meets mutual goals for the greater community of Neskowin. Enhanced enforcement with some fine-tuning of the current rules could be an

effective way to address livability concerns. Tillamook County would benefit from a more robust enforcement program which would ideally not rely on sheriffs to respond to non-emergency complaints. TLT funds earmarked for tourism could be an option for funding enhanced enforcement. Rules should be reasonable and should not place an undue burden on STRs. For example, the Dark Skies initiative is a great recommendation for all neighbors, but should not be a requirement solely for STRs.

## **ORDINANCE RECOMMENDATIONS**

**Limit occupancy to 2 per BEDROOM + 2 extra**

**Require STR permit number on online advertising**

**Recommend opt-in online list with contact info for each STR**

**Require 1 off street parking spot per bedroom up to 6 parking spots  
6 vehicle max**

**Recommend bear resistant trash carts**

**Require after 1 trash violation within one year**

**Neskowin percentage cap 35%-50%**

**Maintain transferability of STR permits**

**No limits on nights rented, proximity or distance between STRs**

In the spirit of public safety, I'd like to see the overall maximum occupancy of STRs be tied to some combination of overall square footage, bathrooms, and bedrooms instead of "sleeping areas" which would result in slightly decreased occupancy for some STRs. 2 per bedroom + 2 overall occupancy means a studio condo could sleep 2 people max, while a 9 bedroom home could sleep up to 20 guests. As a couple extreme examples, Neskowin STR listings show a home with 1 bathroom and max occupancy 8, or 7 bedrooms with max occupancy 21. My cottage is 1,000 sq ft with 2 bedrooms & 2 bathrooms and was granted a max occupancy of 8. Many owners, myself included, have voluntarily reduced our max occupancy approved by Tillamook County. Additionally, I'd also like parking spots to be tied to bedrooms, but with a max of 6 vehicles.

As STR permits are tied to homes and not people, transferability of a home's permit should be allowed when accompanied by an updated safety inspection and application by a new owner. If STR permits are deemed non-transferable, then I'd like to see exceptions for transfers to family members and grandfathering of transferability to all permits granted to STR applications that were received before the 2022 pause.



# HOTEL VS SHORT TERM RENTAL

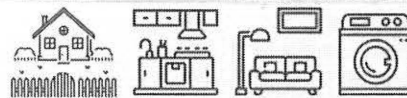
## Similarities

- PROVIDE LODGING ON A NIGHTLY BASIS
- ACCEPT RESERVATIONS & CREDIT CARD PAYMENTS ONLINE
- PAY STATE & COUNTY TRANSIENT LODGING TAXES
- REQUIRED TO HAVE A PERMIT TO OPERATE
- REQUIRED TO HAVE A SAFETY INSPECTION
- BOTH HAVE OCCUPANCY LIMITS

## STR benefits

- PREFERRED CHOICE OF LEISURE TRAVELERS
- ALLOWED IN RESIDENTIAL AREAS SO GUESTS CAN ENJOY NEIGHBORHOODS WHERE HOTELS ARE NOT AVAILABLE
- WIDE RANGE OF ACCOMMODATIONS FROM STUDIOS TO 5+ BEDROOMS
- TYPICALLY INCLUDE KITCHEN, LIVING AREA, LAUNDRY, AND YARD
- SHARING A HOME WITH FAMILY & FRIENDS MAKES LASTING MEMORIES

NUMBER OF HOTELS IN NESKOWIN = ZERO  
 NUMBER OF STRS IN NESKOWIN = 167 = 19%  
 10% HOMES & 9% CONDOS



The graphic above was created in response to a public comment comparing hotels and "Commercial STRs" which weren't clearly defined. Both differences and similarities exist between hotels and STRs, but it's important to note that Neskowin currently has no traditional hotels, so visitors are reliant upon owners opening up their homes to share as short term rentals. Historically, Neskowin has always been a resort area and is not an exclusive neighborhood nor private retirement village. For over 100 years Neskowin has been a seasonal destination for beach goers and generations of families have made memories here. I've met countless people ambling by our cottage who want to peek inside because they grew up vacationing in Neskowin and stayed in our cottage decades ago. STRs are nothing new in Neskowin, but websites are changing the ways in which they are advertised. Similarly, owners are changing the ways we interact with guests. For example, owners often have guests agree to follow rules and provide Tillamook County's *Hello, Neighbor!* guidelines to promote good behavior.

There is no true definition of a "commercial" STR that differentiates a larger STR from a "mom & pop" STR, and the comparisons to "illegal hotels" are tiresome. Long term rentals and short term rentals are both commercial activities which are legally allowed in residential areas, regardless of zoning. The number of nights rented does not change the commercial nature of either type of rental, and owners have a fundamental right to decide if they'd like to rent their home. Limits on which homes can be rented based on proximity or distance, or limits on the number of rented nights allowed per year violate inherent property rights. Permitted STRs go through a safety inspection and are held to a higher safety standard than traditional homes. STRs offer travelers a great option to vacation together, without being crammed into a hotel room, and are an ideal solution for families and friends who enjoy the amenities of a home. A wide variety of STR options in Neskowin helps ensure that a diverse group of people can continue to access Oregon's public beaches.

## BREAKDOWN OF STR PERMITS IN NESKOWIN



NUMBERS ARE APPROXIMATE AS OF SEPTEMBER 2022

The facts above show there is actually only a small percentage of stand-alone homes in Neskowin that are permitted STRs (10%). The allegation that a growing number of STRs are a threat to the "imbalance of tourist housing" is not supported by facts. The natural ebb & flow of permits opening and closing reflects steady growth over the last decade, but no drastic changes, except perhaps for the 30 permits closed thus far in 2022, which is higher than usual for a single year. On the chart above, I broke out the condos from homes on the most recent permit list simply because the condos tend to be within their own mini-communities.

Another misconception is that STRs are a strain on Neskowin's infrastructure. As far as I am aware, any perceived negative impacts on our infrastructure have not been factually tied to STRs. Guests may use resources during their stay, but do they use more resources than if the same home had full time occupants? While the usage is higher than if our homes sat empty, I have not seen any information from public works departments regarding STRs being a strain on resources. Do guests drive on the roads more than full time residents? Do guests have more traffic violations in Neskowin? These assertions have not been supported with facts. When the NCAC looked into STR concerns in 2020, the Neskowin Regional Sanitary Authority stated, "The current NRSA sewer system is more than adequate to serve the current connections." All homes in Neskowin are zoned and approved for full time use. My cottage is a typical STR in that it's often occupied on weekends, occasionally occupied on weekdays, and overall occupied less than if it were a full time residence. With regards to our roads, I think we all agree those could absolutely be improved, and upgrades would be a great use of TLT funds in spite of no direct connection between STR guests and potholes. However, South Beach has private roads and if South Beach would like to continue to be a private gated neighborhood then they should continue to be responsible for their own roads using their own private funds.



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

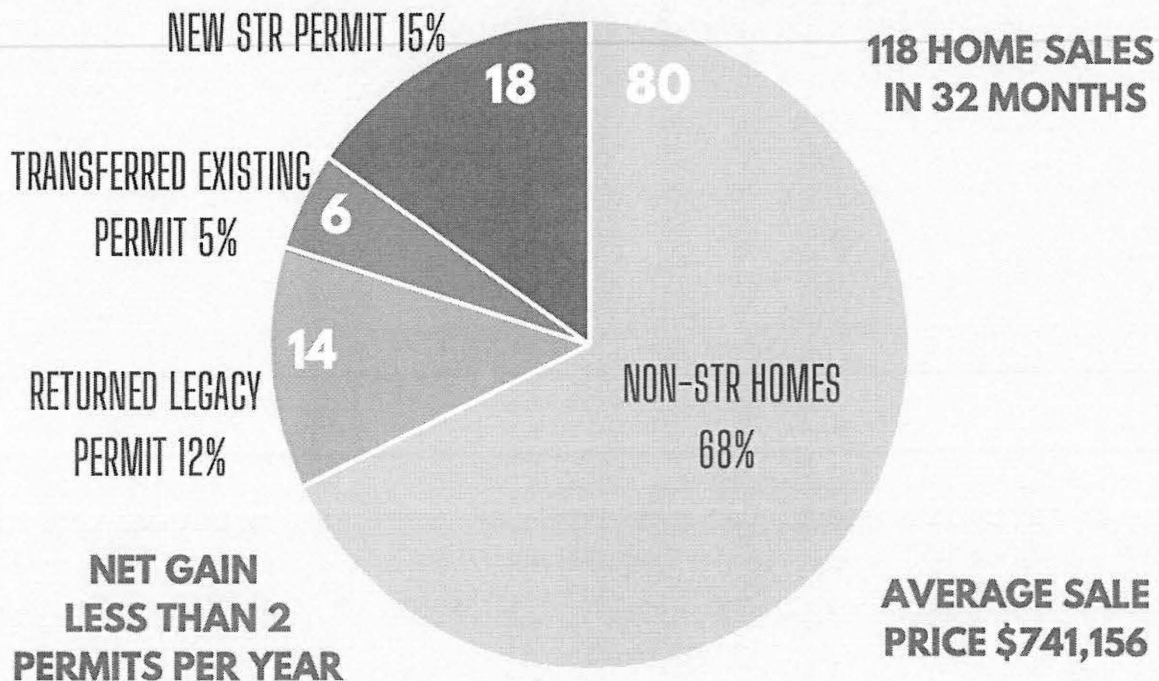
Limits on annual nights rented, and proximity or distance limits between STRs do not appear warranted in a coastal market with such a high percentage of seasonal home owners (67% in 2019). Neskowin is not a traditional residential area and limits are not necessary to preserve balance. A 100 night annual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

I support allocating TLT towards enhanced enforcement. This is a good way to hold owners accountable without collectively punishing all owners with overly restrictive rules. A large majority of STRs in Neskowin have never received even a single complaint, and yet we find ourselves repeatedly defending our right to rent. There are a vocal few making threats of a ballot measure, proposing to ban STRs, proposing to limit STRs through zoning & conditional use permits, and proposing a 100 night per year limit. Neskowin is not a private community, and they do not represent the majority of owners in Neskowin. We need to learn from the STR debacle in neighboring Lincoln County and avoid similar divisiveness in our special community of Neskowin. By and large, Neskowin is a welcoming and inclusive community.

Too many rules may discourage families from renting their homes, but may favor larger companies managing rentals as they may be better positioned to scale more easily when dealing with red tape. Neighbors do have some valid complaints regarding over occupancy, noise, trash, and parking. I'd like to see more communication with owners to troubleshoot and prevent these problems from happening in the first place. One thing to keep in mind is that sometimes what neighbors assume is an STR guest is not. I've done it myself, as two times I've had cars parked in my driveway, and I assumed they were from a nearby STR or a day tripper, but they both were actually family members of owners who lived nearby. When neighbors take the time to reach out and communicate, problems can be solved easily most of the time, and that's the main driving force behind my recommendation for an online list of contact info that would include permit number, STR address, email & phone contact. Ideally, the info would only be seen when clicking through a CAPTCHA versus being easy to scrape for spam etc., while also acknowledging that enforcement should not fall on the shoulders of neighbors.

# NESKOWIN HOME SALES

JAN 2020 THROUGH AUG 2022



I have heard an assertion that in Neskowin a majority of recent home sales are converted to STRs, thereby disrupting the "balance" of our neighborhood. There was no data provided to support this position, so I painstakingly gathered available data and did not find the alleged pattern. To evaluate this data, I compiled a list of home sales (condos excluded) for 32 months from January, 2020 through August, 2022, from Zillow & the MLS. This list of 118 home sales was then cross checked against two different active STR public record permit lists from 2021 & 2022. Of the 118 sales, 18 resulted in new STR permits. 6 homes with existing permits were transferred to new owners. 14 STR permits were closed post-sale. Collectively, this data shows a net gain of 4 STR permits over 32 months, which is fewer than 2 new STR permits per year resulting from recent sales. The chart above clearly shows that a majority of home sales did not result in new STR permits (80% combined non-STR sales & closed permits). Additionally, the percentage of new permits (15%) is on par with Neskowin's overall percentage of STR permits (approximately 19% including condos).

There have been concerns raised about perceived relationships between STRs and lack of both workforce housing and affordable housing in Neskowin. The housing challenges are definitely an important issue in our county, but based on reports in recent years the impact in Neskowin is much less clear. It is a complicated issue with many factors, and the county Housing Committee is committed to making forward steps towards a county-wide solution. Traditionally, Neskowin has not had a significant number of homes that could be categorized as either affordable housing or workforce housing.

2019's *Tillamook County Housing Needs Analysis* classified Neskowin as a "resort" town due to our very high rate of seasonal home ownership (67%) and low rate of long term rental vacancy (0%). Before that, the 2017 *Creating a Healthy Housing Market for Tillamook County* defined boundaries of a higher cost of housing "coastal" housing market, and Neskowin is entirely within this market. Based on the data I found, it showed the average home sale price from all 118 home sales from January, 2020 through August, 2022 was \$741,156. There were 19 sales priced at \$1M or higher, while there were only 5 sales priced under \$300,000, and no sales with a price lower than \$200,000.

When looking at the number of STR permits in Neskowin, there are a few things to keep in mind. First, not every permitted STR is actively renting. Some permit holders are maintaining an STR permit to protect their right to rent short term in the future, and some STR permit holders are taking a break from renting to make home updates etc... In 2021, 11% of permitted STRs in Tillamook County had zero income. A second factor to consider is that in 2022 the Neskowin Resort & Proposal Rock Inn both switched from each having condos pooled together and covered by a single tourism accommodation license, to needing STR permits for individual condos, so while the actual number of condos rented on a short term basis did not change, the type of permit changed, and that resulted in at least 33 condos applying for STR permits in 2022. Lastly, on July 1, 2022 Tillamook County paused accepting new STR permits. Between the time the pause was announced and the pause going into effect, 48 condos & homes applied for STR permits in Neskowin. This rush to get permits in the span of two months is unprecedented and not typical, and may not indicate an intention to rent short term, but may have been motivated by desire to protect property rights.

For Neskowin, I do not feel we need a percentage cap limit on STR permits, simply because Neskowin has such a high percentage of seasonal home ownership, so the current balance is already heavily seasonal use. If a percentage cap is considered, I'd like condos to be separated from the equation as many are in locations that were formerly operated as hotels and are somewhat removed from the neighborhoods. Removing condos leaves only 84 homes in Neskowin with STR permits which is a relatively low number. With nearly 70% seasonal home ownership, a balanced cap would allow for 50% of the seasonal homes to be STRs (approximately 300 STRs) which is approximately 35% of the 874 improved properties. 35% is a healthy compromise between the current level of approximately 19% and the literal definition of balance being 50%. 35% leaves some room for growth and may encourage folks to close inactive permits if they are fairly confident they can obtain in the future when needed.

Time has shown that STRs are here to stay. A goal for the county should be to find a balance that preserves community livability, promotes renting responsibly, and maintains accessibility to a wide variety of visitors. Ordinance #84 should have reasonable rules that can be easily enforced. STRs are held to a higher standard, but that needs to be balanced with equitable regulations within the community as a whole, considering there are so few violations. When rules are too restrictive, rentals can get driven underground, leaving the county without benefitting from TLT collection and safety inspections. I am encouraged by the collaborative approach Tillamook County has taken with STRs and I believe we are on the right path with some minor tweaks to Ordinance #84 instead of severe restrictions.

# TRANSIENT LODGING TAX

10% TLT is collected & remitted on STR reservations

**\$32,500,000**

Tillamook  
County TLT  
2014-2021  
majority from  
STRs

**\$448,056**

2021  
TLT collected  
from Neskowin

**\$75,000**

2020  
Neskowin  
Beach Access  
Ramps

**\$10,000**

2020  
Emergency  
Response  
Tsunami  
Planning

**\$450,000**

Neskowin  
Emergency  
Egress

**70%** funds used to promote county tourism programs  
and to enhance tourism related facilities

**30%** maintenance of county roads

The graphic above supports the importance of TLT funds in our community. I would like to see TLT funds currently earmarked for tourism be spent on related expenditures such as a recycling program, enhanced enforcement, and improvements to Neskowin's wayside public accommodations. Additionally, I'd like to see Tillamook County be more proactive with undertaking projects instead of relying on community volunteers to submit grant proposals. A recycling program & upgrades to our public facilities should not fall on the shoulders of our community members to voluntarily coordinate. Trash was one of the top concerns neighbors expressed regarding STRs, and if the county had curbside pickup or local drop off of recycling it would be immensely helpful. Currently I pay a private party approximately \$35 per trip to Pacific City to drop off our cottage's recycling. Compared to other locations where I run STR/LTRs, Tillamook County is the only location without curbside recycling (in better news, Tillamook County is the only county that requires homes to have an STR permit & safety inspection). The most recent draft of Ordinance #84 is proposing a requirement for twice weekly garbage removal for all STRs that welcome guests 2 or more times within 7 days. Because I offer recycling at my expense, our garbage is rarely full even when we have multiple reservations within a week. This proposed requirement is an undue burden, and a better solution could be to offer weekly curbside recycling.

Severely restricting STRs could lead to a significant decrease in TLT for Tillamook County. An informal poll asked STR owners what they would do with their homes if not able to get an STR permit. 34% of STR owners who responded indicated that their homes would simply sit empty when not used by their own family. 28% of owners said they would consider furnished LTR at 2x market rate to account for being furnished. Not a single owner who responded indicated that their home would be an LTR priced for workforce housing (\$820-\$1,700/month), and Zillow monthly rental estimates support that very few STRs fall within that range of affordability.



Tourism is integral to the overall stability and vibrancy of our community. In Tillamook County, many of our small businesses have been started by folks who were once visitors. The Neskowin Farmers Market highlights local vendors from along the Oregon Coast. In addition to TLT, much of the rental income produced supports other local businesses and is spent in Tillamook County. In 2021, which was a record breaking year for many STRs, 100% of our cottage's rental income was expensed. A significant portion was spent on local expenditures include property taxes, utilities, handyman, contractor, landscaper, window washer, my amazing cleaners who live in Neskowin, pest control, firewood delivery, appliance repair, chimney cleaning, painter, electrician, plumber etc... STRs are a conduit for a wide variety of financial support within our community. Many of us may not currently reside in Neskowin full-time, but we are an integral part of our neighborhood.

As Tillamook County considers updating Ordinance #84, an important group of people have not been part of the conversation - the many wonderful guests. I have connected with so many amazing families who have treasured their stays at our cottage & made lasting memories. People come from all over to relax, enjoy the coast, have a fun filled vacation, and celebrate special occasions. The word cloud below is made from snippets of guest book entries and reviews. It is evident that Neskowin is very much appreciated and enjoyed by guests. It's vital to allow owners to continue to offer their vacation homes to visitors.

Neskowin is a unique location, as it has historically been a resort destination for over 100 years, yet currently has no hotels. What started as a "campground" in the early 1900s has evolved into an amazing assortment of homes today. There are many privately owned condos available for rent, as well as a selection of houses from small cottages to large oceanfront estates and everything in between. However, with no hotels, our visitors are completely reliant on owners opening their homes to the public so that they may enjoy Neskowin for more than a day trip. Our handful of local businesses rely on income from visitors. Extra rules & regulations may make it more difficult for families to share their homes, and harsh limits infringe on basic property rights. Ideally, Tillamook County can make some thoughtful updates to Ordinance #84. A focus on enforcement and promoting communication, balanced with respect for property rights, could be an ideal way to elevate livability while continuing the tradition of welcoming guests to Neskowin.



## Additional Information Resources

[Neighbors for Neskowin](#)

[2020 US Census](#)

[2020 & 2021 Code Enforcement Stats + 2022 info from Community Development](#)

[TLT Grants Tillamook County](#)

[TLT Revenue Through 2020 + 2021 info from TLT Administrator](#)

[2019 Tillamook County Housing Needs Analysis](#)

[2017 Creating a Healthy Housing Market for Tillamook County](#)

[Hello, Neighbor!](#)

[2021 Status of STRs in Tillamook County Unincorporated Communities](#)

[Tillamook County STR Advisory Committee Page](#)

[Zillow Home Sales 97149](#)

[Save Our Neighborhoods](#)

NCAC Responses Regarding STRs Redacted of Identity - NCAC

2021 & 2022 Active STR Permit Lists - available upon request from Tillamook County

STRs, TLT, and How \$\$\$ Spent - Nan Devlin - Tillamook Coast Visitors Association

**Lynn Tone**

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**From:** Public Comments  
**Sent:** Friday, September 30, 2022 1:10 PM  
**To:** David Yamamoto; Erin Skaar; Mary Faith Bell; Rachel Hagerty; Sarah Absher  
**Subject:** FW: EXTERNAL: STR Regs

And here's 4 of the second batch of 4

Thanks,



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

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**From:** Barbara Gordon <bdbg@comcast.net>  
**Sent:** Friday, September 30, 2022 12:49 PM  
**To:** Public Comments <publiccomments@co.tillamook.or.us>  
**Subject:** EXTERNAL: STR Regs

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

Dear County,

My husband and I own a wonderful little cottage in Neskowin, Oregon. It is our second home that we use as a getaway. We also have, in compliance with your new and costly imposed regulations, permitted it as an STR. We need the supplemental rental income to help defray the costs of ownership, which allowed us to acquire it and keep it. We are by no means a hotel. We use it to enjoy the community too.

Regarding the newly considered additional regulations, we support and agree with the comments being made in favor of halting the considerations to

additionally limit and/or restrict STRs in Neskowin. We are sure you have received several letters outlining the overall concerns. Our biggest concerns are over any proposed overnight caps and STR permit transfer restrictions.

We also wish to add a couple of additional concerns. But first, you must realize that the number of STR "complainers" are principally only the 300+/- Neskowin full-time residents. STRs, in turn, comprise only about 20% of Neskowin's dwellings available for occupancy (the balance being owner vacation homes). Of that 20%, half are Neskowin Resort condominiums. So, you are talking about only 10% the actual Neskowin stand-alone dwellings being STRs. There is absolutely nothing to warrant oppressive additional STR regulation in Neskowin because there simply aren't that many of them.

Additionally, the 300+/- complainers do not impact the economy of Neskowin and/or Tillamook County other than through paying property taxes. We suspect given Neskowin's proximity to Lincoln City in Lincoln County, the majority of the permanent residential purchases are in Lincoln, not Tillamook County. We also suspect they aren't major employers either; we doubt they all employ housekeepers, local managers, and gardeners like nearly all of our STR owners do.

With the above in mind, the following are our additional concerns:

- We find it objectionable that STR owners are locked out of the democratic process when it comes their property. "Taxation without representation" is a good description. We have no say in who we want to represent us, what is good or bad for our property, or where our substantial taxes go. The only way we can be heard is by informing the county through meetings and letters. Please therefore give this letter the weight you would afford any other interested and vested county citizen.
- 
- Neskowin is a destination community, and STRs provide the principal means for that here. STRs are for the most part more comfortable, desirable, and amenable than a hotel. And vacation businesses are supported by tourists, not residents. If STRs are over-regulated those



businesses could fold, property values would significantly decrease, and property taxes would have to be reassessed downward.

- Oregon guarantees the public's access to our beaches. In essence, limiting a place to stay so one can easily visit and enjoy the beach community, just to protect local property owners, will impose a severe inconvenience that in effect drives the potential beach visitor away. Renters who come to the beach want to visit the beach where they are staying, for more than one day, with extended family, and not load up and drive out of their way just to go the beach.

While we sympathize with some of the concerns the year-round residents have, we think their complaints should be handled by our existing rules and regulations. Those rules must, however, be enforced. But note, the last we heard, the complaints that have been made against the STRs have not resulted in any STR violation actions. Perhaps the violators are residents too.

Thank you for taking the time to thoughtfully consider our letter. We look forward to hearing of your sound decisions on the subject.

Barbara and Mark Gordon  
1630 8th  
Columbia City, OR 97018

47790 Hawk Street  
Neskowin, OR. 97149

Sept 30, 2022

## Comments to Draft Version Amendment# 2

Thank you for the opportunity to share our feedback as Tillamook County and various committees continue to work on this important issue. It appears progress is being made to benefit our communities and we appreciate the hard work.

**E – Max Occupancy** – should be determined and defined as actual sleeping areas which are bedrooms. Limiting the occupancy of the STR is important. No home should be occupied by more persons than the number of bedrooms will safely allow. Promoting undesignated sleeping areas may overload the STR's potential for problems ranging anywhere from noise, parking to garbage accumulation.

**Sec 6 A – Standards** - Property Management Cos need to be included in the violation of standards in this ordinance and brought into the fold of enforcement. Penalties should be imposed when they fail to respond to complaints. They are acting in the place of the owner & need to be held accountable and they have a responsibility to the neighborhood. Everything from noise complaints to garbage accumulation are part of property management's role. And failing to act is unacceptable.

Mngt Cos are in the best position to enforce the rules and need to be more proactive as they are the first line of defense and like the STR owner benefit financially. We truly believe if management companies had something to lose along with STR owners in the way of fines or penalties or possibly losing a license, we would see a huge improvement in this issue.

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

Here is a recent example: We just stayed at our house in Neskowin Sept, 25, 26, 27<sup>th</sup> leaving on Wed the 28<sup>th</sup>. The STR across the street just had the owner and their friends staying at their house over the weekend and left either Mon the 26<sup>th</sup> or Tues the 27<sup>th</sup>. When they left they put the garbage can at the road. The garbage is not collected in our area until Thursday so the can was going to sit out at least 2-3 days before pu. With the bear population, common sense would dictate that can is not going to sit there for 2-3 days undisturbed.

At 430 in the morning of Wed the 28<sup>th</sup> we heard the can dumped over and animals going through it. In the morning it was strewn all over the driveway. Later that morning our neighbor said she saw the property management co drive by, look over at the turned over can and keep driving and never came back. About 30 mins later another neighbor came over and cleaned up the mess.

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

**V – Parking** – We dont believe that an actual measurement of a parking space is effective – too many cars are very different in length. It should simply be restricted to how many vehicles fit in the driveway.

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

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

There should be no “on street” parking offered to STRs to qualify for their permit. It should be restricted to the actual parking space available on the property of the STR which is common for most communities. I can only speak for Neskowin but parking and street space is already a huge issue. We can barely drive down the streets as is and to add to STR parking would be hazardous for all.

### **Transfer of Permits -**

It was not noted in the draft amendment#2 so we are hoping this is not an issue but want to make it clear that we believe the ability to transfer the STR permit to a new owner if sold is critical. Individual property rights are as important to STR as a residential homeowner. Why if the home currently holds a permit should it not

continue for a new owner should they choose? That would make no sense other than to penalize the new owner.

Current STVR permits should remain valid & transferable, independent of future changes to any regulations. Economic instability is never a good thing for anyone.

And our last thoughts:

Neskowin first and foremost is a resort community and has been so and enjoyed for generations.

In Oregon, the beaches are not just for those property owners that can afford their own beach house but for everyone regardless of their economic situation. The choice of a STVR home provides an affordable means for families to enjoy the beach. Vacation rentals are a home, providing a kitchen, bedrooms & living space that's not just doable, but can be affordable for budget minded families so they are not excluded or denied this experience.

There will never be enough hotels to serve all those who want to come and enjoy the beach. That is why the support of the STRs with thoughtful regulations are critically important to provide the public with opportunities to visit, experience and enjoy the Oregon Coast. Not to mention all the industries and communities that depend on guests for their livelihood.

Respectfully Submitted  
Shelia & Dennis Clark  
Neskowin, OR

<mfbell@co.tillamook.or.us>

**Subject:** FW: EXTERNAL: Our STR in Neskowin

And another



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

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**From:** Karen Campbell <[mabelhank@gmail.com](mailto:mabelhank@gmail.com)>  
**Sent:** Monday, September 12, 2022 11:11 AM  
**To:** Public Comments <[publiccomments@co.tillamook.or.us](mailto:publiccomments@co.tillamook.or.us)>; [+info@neskowincac.org](mailto:+info@neskowincac.org)  
**Subject:** EXTERNAL: Our STR 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.]

Dear Tillamook County STR Advisory Committee & NCAC,  
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.

YES - TLT funds dedicated to enhanced enforcement  
YES - Property rights  
YES - Reducing max occupancy by limiting to bedrooms instead of sleeping areas  
YES - Transferability of STR permits

NO - Annual limit on number of nights rented  
NO - Distance or proximity based limits

MAYBE - Percentage cap on number of STR permits

- I support responsible renting & being a good neighbor.
- I support allocating TLT towards enhanced enforcement via public safety grant.
- I support an owner's right to rent their property, whether it be short term or long term, as they are commercially equivalent.



- I support tightening up occupancy maximums by changing the ordinance to apply to "bedrooms" instead of "sleeping areas" and maintaining the 2 per bedroom + 2 overall limit for overnight occupancy.
- I support requiring a minimum number of off-street parking spots equal to number of bedrooms & limiting on-street parking to 1 car.
- I support transferability of STR permits upon sale or change of ownership.
- I do NOT support any type of limit on the number of nights a home may be rented per year. This proposal infringes on property rights, may be difficult to enforce & track, may result in significantly lower TLT, and may lead to owners limiting guests to peak summer season, thereby unintentionally resulting in less commerce at our neighborhood businesses for the remaining 9 months of the year.
- I do NOT support any type of limit based on distance from another STR. Some parts of Neskowin in the village have homes very close together, and one central STR may limit several others from lawfully operating with an STR permit.
- I 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.
- 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,

Karen and Gene Campbell  
Neskowin Property Owners since 2012

September 10, 2022

To Tillamook County and NCAC,

I am writing in support of STRs in Neskowin. People who oppose these do so for many reasons. Lack of affordable housing for workers is one of the reasons cited. Tillamook County identifies Neskowin as a resort town. Resort towns are typically bereft of affordable housing. There may be housing on offer but it probably will not qualify as being labeled affordable housing. We offered our STR home as an LTR home in the spring. We had two inquiries is all. It was priced in keeping with the cost of housing in the area, and two people inquired. If STR owners were to offer their homes for LTR, it would be at a market price and would not be affordable for many. That's just the situation in Neskowin or any other resort city. The argument for STRs negatively impacting affordable housing is just not valid. As is the contention that STR's are driving the up the price of homes in Neskowin. Again, it's a sought-after location, with pretty limited space. What's happened here regarding home price increases is mirrored in similar beach locations across the country.

I am not in support of limiting the number of days an STR can rent in a calendar year. We typically rent 50-150 days a year. We use the house often as do our family members. We manage the rental ourselves having created relationships with renters (through AirBnb) that result in them returning, some many times over, to stay. The county has permitted five people to stay in our one-bedroom home, we allow three and only occasionally four. We share with them the "Hello Neighbors" information from the county and let them know we fully expect them to be good visitors while here. Some come in the fall, many more in the late spring and the most in the summer. If the number of rental days is restricted, I believe STR owners will book more dates in the summers, making an already busy place even busier. And the other times of the year would result in less visitors, less business for the local store and restaurant as well as for businesses in Lincoln/Pacific Cities. Allow unlimited rental, collect more in taxes, support local businesses and expect and monitor that STR guests/owners follow all local rules it's that simple.

I also support the transfer of STR permits upon sale or death of the homeowner. A qualified transfer in both cases could involve a mandatory inspection or any other requirements set at the time. Certainly, heirs who would inherit an STR home upon death should be allowed to apply for and be approved for a permit if all requirements are met. They undoubtedly would have intimate and first-hand knowledge of what is required of an STR owner, I know that our grown children do.

I fully support recommendations having to do with noise, trash, parking and enforcement. I would be fine with the county changing from "sleeping" spaces to "bedrooms" only, in determining the number allowed. For ours it would be two plus two, under the bedroom only standard. That's a change I support as well.

Lastly, over the years we have opened our small home to literally hundreds of people. They have been allowed to experience the coast community of Neskowin and surrounding locales with a house as their home base. They have been respectful, appreciative and good contributions to the town. Why are some trying to limit access to Neskowin?

Respectfully submitted,

Mark Everett



## Lynn Tone

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**From:** Erin Skaar  
**Sent:** Thursday, September 15, 2022 4:05 PM  
**To:** Lynn Tone  
**Subject:** Fwd: EXTERNAL: Our STR in Neskowin

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**From:** Public Comments <publiccomments@co.tillamook.or.us>  
**Sent:** Thursday, September 15, 2022 2:01:28 PM  
**To:** David Yamamoto <dyamamoto@co.tillamook.or.us>; Erin Skaar <eskaar@co.tillamook.or.us>; Mary Faith Bell <mfbell@co.tillamook.or.us>  
**Subject:** FW: EXTERNAL: Our STR in Neskowin

FYI



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

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**From:** Allie kato <alliekato@hotmail.com>  
**Sent:** Thursday, September 15, 2022 12:43 PM  
**To:** Public Comments <publiccomments@co.tillamook.or.us>; info@neskowincac.org  
**Subject:** EXTERNAL: Our STR 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.]

Dear Tillamook County STR Advisory Committee & NCAC,  
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.

I am a new homeowner in Neskowin village.

YES - TLT funds dedicated to enhanced enforcement

YES - Property rights

YES - Reducing max occupancy by limiting to bedrooms instead of sleeping areas

YES - Transferability of STR permits

Yes- if we can do something to reduce parking on private property and Hwy 101

NO - Distance or proximity based limits

NO - Annual limit on number of nights rented, to which I'm not 100% opposed but who came up w 100 nights. How do you enforce it. How do you acknowledge that people have had STR permits and made financial and logistical plans w the original parameters of the permits.

Plus, There is no way living full time in the valley w a family that I can use my house 250 nights if the year. Renting it out not only allows me to cover some of the costs it allows me to have a local property manager who can respond to issues. If all of the properties are used significantly less I doubt they will be able to afford to have the number of staff w the short and efficient response times they currently do. Residents and guests alike are more likely to have long response time waits, whether for noise, a broken appliance, or something more significant like broken water lines, fires, ...

MAYBE - Percentage cap on number of STR permits. But how will you determine that rate and will it have current owner **not just full time resident input.**

- I support responsible renting & being a good neighbor.
- I support allocating TLT towards enhanced enforcement via public safety grant.
- I support an owner's right to rent their property, whether it be short term or long term, as they are commercially equivalent.
- I support tightening up occupancy maximums by changing the ordinance to apply to "bedrooms" instead of "sleeping areas" and maintaining the 2 per bedroom + 2 overall limit for overnight occupancy.
- I support requiring a minimum number of off-street parking spots equal to number of bedrooms & limiting on-street parking to 1 car.
- I support transferability of STR permits upon sale or change of ownership.
- I do NOT support any type of limit on the number of nights a home may be rented per year. This proposal infringes on property rights, may be difficult to enforce & track, may result in significantly lower TLT, and may lead to owners limiting guests to peak summer season, thereby unintentionally resulting in less commerce at our neighborhood businesses for the remaining 9 months of the year.
- I do NOT support any type of limit based on distance from another STR. Some parts of Neskowin in the village have homes very close together, and one central STR may limit several others from lawfully operating with an STR permit.
- I 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.
- 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,

Neskowin Property Owner

Allie

From: Ron Lockwood <rlockwoodfv@gmail.com>  
Sent: Sunday, September 11, 2022 2:23 PM  
To: Public Comments <publiccomments@co.tillamook.or.us>; info@neskowincac.org  
Subject: EXTERNAL: Our STR 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.]

Dear Tillamook County STR Advisory Committee & NCAC, 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.

YES - TLT funds dedicated to enhanced enforcement YES - Property rights YES - Reducing max occupancy by limiting to bedrooms instead of sleeping areas YES - Transferability of STR permits

NO - Annual limit on number of nights rented NO - Distance or proximity based limits

MAYBE - Percentage cap on number of STR permits

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· 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,  
Ron and Martha Lockwood  
Neskowin Property Owner

Sent from Martha's iPad

September 10, 2022

To Tillamook County and NCAC,

I am writing in support of STRs in Neskowin. People who oppose these do so for many reasons. Lack of affordable housing for workers is one of the reasons cited. Tillamook County identifies Neskowin as a resort town. Resort towns are typically bereft of affordable housing. There may be housing on offer but it probably will not qualify as being labeled affordable housing. We offered our STR home as an LTR home in the spring. We had two inquiries is all. It was priced in keeping with the cost of housing in the area, and two people inquired. If STR owners were to offer their homes for LTR, it would be at a market price and would not be affordable for many. That's just the situation in Neskowin or any other resort city. The argument for STRs negatively impacting affordable housing is just not valid. As is the contention that STR's are driving the up the price of homes in Neskowin. Again, it's a sought-after location, with pretty limited space. What's happened here regarding home price increases is mirrored in similar beach locations across the country.

I am not in support of limiting the number of days an STR can rent in a calendar year. We typically rent 50-150 days a year. We use the house often as do our family members. We manage the rental ourselves having created relationships with renters (through AirBnb) that result in them returning, some many times over, to stay. The county has permitted five people to stay in our one-bedroom home, we allow three and only occasionally four. We share with them the "Hello Neighbors" information from the county and let them know we fully expect them to be good visitors while here. Some come in the fall, many more in the late spring and the most in the summer. If the number of rental days is restricted, I believe STR owners will book more dates in the summers, making an already busy place even busier. And the other times of the year would result in less visitors, less business for the local store and restaurant as well as for businesses in Lincoln/Pacific Cities. Allow unlimited rental, collect more in taxes, support local businesses and expect and monitor that STR guests/owners follow all local rules it's that simple.

I also support the transfer of STR permits upon sale or death of the homeowner. A qualified transfer in both cases could involve a mandatory inspection or any other requirements set at the time. Certainly, heirs who would inherit an STR home upon death should be allowed to apply for and be approved for a permit if all requirements are met. They undoubtedly would have intimate and first-hand knowledge of what is required of an STR owner, I know that our grown children do.

I fully support recommendations having to do with noise, trash, parking and enforcement. I would be fine with the county changing from "sleeping" spaces to "bedrooms" only, in determining the number allowed. For ours it would be two plus two, under the bedroom only standard. That's a change I support as well.

Lastly, over the years we have opened our small home to literally hundreds of people. They have been allowed to experience the coast community of Neskowin and surrounding locales with a house as their home base. They have been respectful, appreciative and good contributions to the town. Why are some trying to limit access to Neskowin?

Respectfully submitted,

Mark Everett

My name is Shelia Clark and I appreciate the opportunity to share suggestions as Tillamook County evaluates the STR ordinance. I also want to thank everyone that has volunteered their time on these committees to make our communities a better place to work, live and play.

My Husband and I live in Florence, OR where I am a licensed Realtor serving the Oregon Coast and Willamette Valley. We also own a beach cottage in Neskowin Village where we spend half our time each month.

We began our personal experience with STRs several years ago where we owned and managed several STRs in Seaside for ourselves and family. During this time we were fortunate enough to work alongside a exceptional mngt co who had strict rules and quick to respond to issues. We learned a lot!

In my profession I have also helped several clients with their STR search/purchase and sale which led to navigating and learning various city and county STR ordinances throughout Oregon.

In Neskowin with 2 STRs across the street we too have had all the experiences as most. However trying to deal with a local mngt co was the exact opposite experience we had with the quality company in Seaside. When we called about their out of control renters we were sternly told to just call the Sheriff .

This was a stark contrast to previous mngt cos I had worked with and quickly learned this local company didn't really care, they were not held accountable, took no responsibility and it was my problem not theirs. I believe its this mindset that has gotten us to where we are today.

STRs have become a hot topic for many communities, leading to further restrictions and regulations on property owners which is not going to resolve this problem. With the consistent and escalating complaints of STRS such as noise, garbage, parking, and sometimes a complete disregard for other property owners and our neighborhoods, my question is why are the management companies not held accountable for their guests in this ordinance?

I just recently learned about these groups and committees and havent had enough time to read all the documents or watch videos, but as far as I can see in the ordinance and many others, management companies are left out of this conversation. I think this is a critical component to resolving this issue, not further

restrictions on property owners .

From my recent experience, the companies book the guests, charge their credit card and look the other way. I know there are good companies and not all companies act in this manner, but this is what happens with this mindset.

They should be held accountable for the actions of their guests which can only happen with an addition to the ordinance resulting in penalties that actually affect these companies. This is a critical part of their job or should be— to assure the neighborhood is not terrorized, rules and regulations are followed and swift/appropriate action is taken if needed.

Equally, the owner of the STR should be as responsible and I feel that the county needs stricter regulations and fines for STR owners and mngt companies alike. I would think this would be a huge motivator! - Let them police their guests as opposed to neighborhoods.

These issues should not be left at the feet of local law enforcement. The county, at this point does not need to hire “STR enforcement” and take on additional costs before tighter regulations that penalize both the property owner and brings management companies into the fold to be equally held responsible are enacted.

**Rental Limit:** Rental days should not be limited to 100 days. This is penalizing everyone for the lack over over site of guests from a few mngt cos and STR owners. Many people invest in STRs for addtl income, retirement or just the ability to own a home at the beach. The rules simply need to be enforced, and a strong ordinance requiring mngt cos involvement would

**Parking:** There should be no “on street” parking offered to STRs to qualify for their permit. It should be restricted to the actual parking space available on the property of the STR which is common for most communities. I can only speak for Neskowin but parking and street space is already a huge issue. We can barely drive down the streets as is and to add to STR parking would be hazardous for all.

**Noise Complaints:** Section 6 AA - “Renters may be issued a citation and fine” Since this is such a huge issue it should not be treated so lightly. After 1 notice there should be fines for everyone, renters, STR owners and Mngt cos alike. Again there needs to be stronger accountability and penalties for violations so people will take this seriously and take action.

I agree with a previous email dated May 3 noting section 6 AC – There is too much latitude using the statement “attempt to contact” it should state “they **will** contact the renter within 20 mins” this needs absolute wording so it is clear what is expected and action is taken. As it stands its too open ended, allows the mindset instead of “maybe I will, maybe I wont” approach and does not stress the importance of the ordinance. This wording is too casual.

**Sleeping Spaces:** should be noted as actual bedrooms available

We are not at all against STRs and believe everyone should have the opportunity to enjoy the beach like we do. Property owners should be able to use their property as they choose without government interference as long as it does not harm others.

I truly believe if management companies had something to loose along with STR owners in the way of fines or penalties or possibly loosing a license, we would see a huge improvement in this issue.

**STR Ordinances need to be enforced:**

Mngt cos are in best position to enforce the rules and need to be encouraged to be more proactive. They are in the best position to control the actions of guests. Guest who blatantly violate rules should be blacklisted from renting.

Thank you for your consideration of our suggestions. We hope are suggestions and insight has made a small contribution to a resolution.

Sincerely,

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