

- (GF) 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.
- (JG) All plug-ins and light switches shall have face plates.
- (KH) 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.
- (MJ) 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.
- (NK) A combination carbon monoxide/smoke detector device shall be placed and maintained on each floor of a ~~short-term~~short-term rental and within 15-feet of each sleeping area.
- (OL) All fireplaces, fireplace inserts, and other fuel burning heat sources shall be properly installed and vented.
- (PM) 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.
- (QN) All interior and exterior guardrails, such as deck railings, must be able to withstand a ~~two-hundred-pound~~two-hundred-pound (200#) impact force.
- (RO) 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.

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.
 - (3) Every sleeping area in a ~~short 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 term~~ rental. Such a non-compliant sleeping area shall not be included in the maximum occupancy calculation for the ~~short 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 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.
- (SP) 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.
- (TQ) Short Term Rental Served by Sewer: The maximum occupancy for a ~~short 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 a different way through this process.

(UR) Short Term Rental with Onsite Sanitation: The maximum occupancy for a ~~short term~~ short-term rental unit shall not exceed the capacity of the Onsite Wastewater Treatment System. 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 ~~short term~~ short-term rental.

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

(VS) There shall be one (1) ~~off-street~~ off-street parking space available for each approved sleeping area in a ~~short term~~ short-term rental, plus one (1) additional ~~off-street~~ 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 exceed the allowable on-street parking for each 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.~~

~~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?~~

(WST) ———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.

~~(XU)~~ 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.

~~(ZV)~~ 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.

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

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR TILLAMOOK COUNTY, OREGON

In the Matter of Regulating Short Term)
Rentals, Establishing Standards and) ORDINANCE #84
Fees, Providing for a Permit, and) Amendment #2
Creating Penalties for Violations of)
This Ordinance)

The Board of Commissioners for Tillamook County ORDAINS as follows:

Section 1. Title

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

Section 2. Authority

This Ordinance is enacted pursuant to ORS 203.035.

Section 3. Purpose

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

Section 4. Applicability

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

Section 5. Definitions

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

- (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 two (2) or more of the following:
- Refrigeration
 - 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 2 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 rental.
- (H) "Permit". A 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.
- (J) "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.

- (K) "Rented". The use of a dwelling unit granted to a person in exchange for monetary consideration.
- (L) "Renter". A person who rents a short-term rental.
- (M) "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.
- (N) "Short Term Rental". A lawfully established dwelling unit that is rented to any person on a 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.
- (O) "Sleeping Area". A room within a dwelling unit designed for sleeping. Tents and recreational vehicles shall not be considered a sleeping area.

Section 6. Standards

- (a) All 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.
 - (B) The contact person shall notify every renter, in writing, of the quiet times.
 - (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.
 - (D) The name and active phone number of the contact person shall be posted so that it is visible from the outside the front entrance of the short-term rental and visible from the property boundary adjacent to

Commented [SA1]: Should be moved to different area. Not part of standards.

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

- (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.
- (F) The owner shall provide covered garbage containers that are secured in a manner acceptable to the 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. .. 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.
- (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 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.

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.

- (3) Every sleeping area in a short-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-term rental. Such a non-compliant sleeping area shall not be included in the maximum occupancy calculation for the short-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-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.
- (S) 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.
- (T) Short Term Rental Served by Sewer: The maximum occupancy for a short-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 rental.
- (U) Short Term Rental with Onsite Sanitation: The maximum occupancy for a short-term rental unit shall not exceed the capacity of the Onsite Wastewater Treatment System. 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 short-term rental.
- (V) There shall be one (1) off-street parking space available for each approved sleeping area in a 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. . Parking of vehicles may include boats and trailers within designated off-street parking spaces. Parking of any vehicle, trailer

Commented [SA2]: Not sure this is effective. Maximum occupancy may be determined a different way through this process.

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

for boats and all-terrain vehicles shall not, under any circumstances, hinder the path of any emergency vehicle. 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.

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?

- (WS) The contact person shall notify every renter in writing of the required off-street parking requirements to serve the 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.
- (X) 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.
- (Z) 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.

DRAFT



Position Statement - Reining in “Illegal Hotels”

Background

Across the State of Oregon, there is growing concern that some Home Sharing Platforms, such as Airbnb, HomeAway and Flipkey, are enabling the proliferation of “illegal hotels,” where commercial operators list multiple units in the same region of the state or list units for extended periods of time without consideration for both local and state law. In some instances, commercial operators or investors are buying rental properties with no intention of living there but solely for the purpose of renting them out to short-term visitors, just like a hotel. This unregulated commercial activity often compromises consumer safety, impacts affordable housing supply across Oregon and endangers the character and security of residential neighborhoods.

Illegal Hotels are Adversely Impacting the Fabric of Neighborhoods and Reducing Affordable Housing Stock throughout Oregon’s Communities

Commercial activity in homes meant for working families is running amok across the state. Advancements in technology have launched a new industry which operates outside the intent and purpose of carefully crafted zoning and land use laws in local economies across Oregon. ORLA is aware of occupations whereby professionals are buying up multi-use housing complexes for the sole purpose of daily rental income. The untamed and ‘enforcement light’ approach to short-term rental regulation is creating a free for all amongst ambitious entrepreneurs who are thriving on skirting rules and regulations in place which lack strong enforcement protocols. In summary, the use of homes in residential areas as de-facto hotels is inconsistent with the intent of residential zoning and Oregon’s land use planning system.

ORLA Welcomes Competition on a Level and Legal Playing Field

ORLA’s active membership includes several vacation rental companies overseeing short-term rentals in vacation destinations across our state. For decades, vacation rental dwellings have served as a part of the fabric of local communities. These companies are examples of welcome competition and are ensuring their clients are paying all applicable transient lodging taxes while safely accommodating guests and following all local government ordinances. In addition, ORLA supports the following important principles:

- We continue to support the rights of property owners to occasionally rent their homes to earn extra income, following all local, state and federal rules and regulations.
- Competition thrives when everyone plays by the same set of rules.

However, we have seen a proliferation of unregulated commercial operators running multi-unit, full-time lodging businesses in partnership with Home Sharing Platforms like Airbnb, with a significant portion of rental revenue driven by this type of commercial activity. Technological advances have resulted in a matchmaking of underground commercial activity in residential and multiuse neighborhoods with interested travelers. These commercial operators gain an unfair and significant competitive advantage by running these multi-unit, full-time lodging businesses without oversight. Of particular concern is the non-compliance with public health and safety rules, which are in place to keep Oregon residents and visitors safe from harm.

Unregulated Hotels Operating in Residential or Mixed-Use Zones are Disruptive to Communities and Pose Serious Safety Concerns for Guests, Communities, and Neighborhoods

Guests staying in unregulated short-term rentals have no way of verifying whether these properties are compliant with basic health and safety standards, like smoke and monoxide detectors, fire escapes and wheelchair ramps. In addition, neighbors in many cases have no way of knowing who is listing the properties in their area, much less renting them, and can face chronic problems like excessive noise, unruly behavior, and a revolving door of strangers next door. By flouting zoning laws, unregulated businesses are disrupting communities across Oregon and reducing the supply of homes available to workers. Unregulated commercial activity in residential and mixed-use zones is having a direct impact on rent rates across Oregon and is making it harder for working families to stay in their homes.

State and Local Governments Should Double Down on Their Efforts to Protect Their Communities by Closing Illegal Hotel Loopholes

Home Sharing Platforms like Airbnb need to assist local and state government in cracking down on illegal hotels facilitated by their online platforms. The following simple steps should be taken in Oregon to rein in illegal hotels:

- Prevent properties prohibited from operating in a community from posting on short-term rental websites.
- Provide full transparency to state and local authorities (like all other lodging properties) including host contact and address information as well as which hosts have multiple or full-time units for rent.

The State of Oregon and all local governments should:

- Develop a comprehensive plan to ensure the proliferation of online booking technology does not result in undue livability burdens in Oregon communities including reductions in housing supply for local workforce needs.
- Partner with technology companies who specialize in Home Sharing Platform rental transparency. Local governments in Oregon are now partnering with technology companies like STR Helper and Host Compliance to assist them in managing the process for identifying short-term hosts within their jurisdiction.
- Ensure short-term rental hosts register their rental property and obtain a business license and other applicable rental permits.
- Track all transient lodging tax payments to ensure all revenues are paid by short-term rental hosts or Home Sharing Platforms like Airbnb when they collect payments for lodging stays on behalf of their host partners.
- Ensure all local and state zoning laws are being followed.
- Ensure basic health, safety, and cleanliness standards are being met.
- Ensure appropriate levels of liability and other applicable insurance plans are in place to protect homeowners, guests, and communities.

###

September 13, 2022 Meeting Agenda

9:30am-11:30am

Topic	Time
Welcome & Introductions	10 minutes
STR Program & Permitting Updates	20 minutes
TLT & Short-Term Rental Industry Panel Discussion	75 minutes
Future Agenda Discussion- Review of Draft Language & Discussion with County Counsel	5 minutes
Public Comment	10 minutes
Total	120 minutes

Virtual Link for Public Meetings

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

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

<p>Ordinance 84: Definitions Redefine "Sleeping Area" Redefine by identifying "Bedrooms"? Discussion of sleeper sofas, closets converted into bedrooms. What is real estate definition? Redefine Sleeping Area Space?</p>	<p>Notes:</p>
<p>Ordinance 84: Parking Standards Discussion of Allowance of On-Street Parking Add Language for Space & Size Requirements Align with Land Use Standards? What About Boats & RVs?</p>	<p>Notes:</p>
<p>Ordinance 84: Contact Signage Standard specifications for contact signage, i.e. size, location (visibility) and required information to be posted on sign. Safety Concerns for Guests. Trespassing Concerns.</p>	<p>Notes:</p>
<p>Ordinance 84: Noise Define "Noise" and "Unreasonable Noise". Stronger regulatory language? Challenges: Measure & Determine Noise Violation, Witness Violation and Monitoring?</p>	<p>Notes:</p>
<p>Ordinance 84: Solid Waste Garbage Service: More frequent pick-up for multiple uses of property or larger rentals? Recycling Service: Partnership with Tillamook County Solid Waste & Transfer Stations Bear Proof Trash Cans</p>	<p>Notes:</p>
<p>Ordinance 84: Septic Additional evaluation of on-site wastewater treatment system</p>	<p>Notes:</p>
<p>Ordinance 84: Enforcement Identify Common Complaints Deal with Issue of Responsible "Owner" for Contact/Complaint Persons in Multi-Owner Contacts</p>	<p>Notes:</p>

<p>Not Addressed in Ordinance 84 Regulation Timeshares, Multi-Ownership Investments & Boutique Hotels</p>	<p>Notes:</p>
<p>Perceptions & Misconceptions STRs Vs. Owners: Inventory Perceptions of Problems STR Impacts Vs. Tourism Management STR Impacts Vs. Day-Trippers</p>	<p>Notes:</p>
<p>Evaluate Financial Impacts of STRs</p>	<p>Notes:</p>
<p>Land Use Program & Implementation of Standards/Permissible Use of STRs</p>	<p>Notes:</p>
<p>Consistency of Regulations Unincorporated Vs. Incorporated Areas</p>	<p>Notes:</p>

ADDITIONAL NOTES:

August 2, 2022 Meeting Agenda

9:30am-11:30am

Topic	Time
Welcome & Introductions	10 minutes
Community Livability Recap	20 minutes
Ordinance 84 Standards Review & Discussion	75 minutes
Future Agenda Discussion (Including discussion regarding September meeting date)	5 minutes
Public Comment	10 minutes
Total	120 minutes

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

Sarah Absher

From: Gus Meyer <gusmeyer9@gmail.com>
Sent: Saturday, June 25, 2022 8:53 PM
To: Erin Skaar; Sarah Absher
Cc: Chris Laity; Mary Faith Bell; David Yamamoto; Nan TLT
Subject: EXTERNAL: STR ONE CULTURE

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

Tillamook County STR Commissioner Liaison; Erin Skarr
Tillamook County Director; Sarah Absher

May I present a "White Paper" on STR "One Culture" suggestion from 400 feet elevation (drone level).

STR - One Culture

"Pioneering" Culture

- Livability Prior to Developed Land Use Standards
- Beach Cabins - infringed thereupon by outsider(s)
- "Not In MY Back Yard" Strong Attitude(s)
- A Drag to Economics

"Resilient" Culture

- Second Home(s) and Retirement Home(s)
- Seeking Ideal Retirement – Relocation near Desired Rest Facilities
- Enlighten Livability Standards. Breaking in land use rules.
- Some Economic Growth Within Means

"Escapement" Culture

- Seeking Adventure
- Freedom of Space Restrictions
- Escaping the Urban Rat Races
- A Change of Pace Livability Experience
- STR Living as Optional Experiences
- Escaping Rapid Unstable Economic(s)

"Investment" Culture

- ❖ Investment Growth Better Than 8 % Foreseen
- ❖ Obtain Available Prime Choice Growth Area Land(s)
- ❖ Advantage Innovative Livability Attraction(s)
- ❖ Present and Establish New Area Livability Standards
- ❖ Increased Area Economic Growth - through jobs, materials, supplies, commercial purchasing and taxes

This is a personal and shortened overview relating to "STR One Culture" determination. Wherein a One STR Culture today is established with four Sub-Cultures.

Tillamook County Unincorporated has grown fully into the above Culture Structure, and too fast for many of the "Pioneering and Resilient Cultures" listed above. This is now history as established by related STR complaints.

This is a "White Paper" independent of guest input complaints.

In many, maybe even most, livability complaints are subject to very concerned large economic mitigation costs – parking, lanes into roads, artificial barriers, land title corrections, dual accesses, and some removal thereof to name a few instances. Tsunami Landings and their access are but one such, including survival supplies thereof that really benefit all listed sub-cultures.

I perceive a STR One Culture to be best served with educational stimulation motivations. Tillamook County really does a minuscule outreach of the area beneficial factors of STR management. Locals are unaware of STR tax revenue management realizations, improved county roads, improved livability safety measures, support of services and supplies with cultural growth that benefits all.

I see the ageing livability differential conceptually as an enterprising opportunity for establishing a Tillamook County STR One Culture.

Presented as food for thought to the Tillamook County STR Committee.

A.D. "Gus" Meyer

1715 Skyline Drive,
Tillamook, OR., 97141-9609
Email: gusmeyer9@gmail.com

July 2022—The following summary was widely distributed to Neskowin neighbors in January 2022. With the benefit of continuing supporter and community discussions, *Save Our Neighborhoods* is currently refining and updating the proposals; however, this document and the referenced 10-page proposal on the *Save Our Neighborhoods*' website provide the general contours of our plan.

***Save Our Neighborhoods*' Proposals to Amend Short-Term Rental Regulations in Neskowin**

Why amend short-term rental regulations?

A balance of full-time residents, part-time residents, and vacationers, some of whom stay at short-term rentals (STRs), are essential elements in sustaining the vibrant sense of community in Neskowin. Regulations governing STRs in Tillamook County were first enacted in 2009 and revised most recently in 2019; however, these rules have not kept pace with the rapid evolution and spread of STRs in Neskowin and other coastal communities. In the beginning, STRs were predominantly created from existing family homes offered infrequently as vacation rentals. More recently, existing residences and undeveloped properties are being transformed into exclusively commercial enterprises and investment opportunities with no limits on their availability as rentals. Such STRs are businesses. *Save Our Neighborhoods* holds that these STRs should be subject to the same zoning and business regulations as similar for-profit establishments in our community and should be strictly limited in Neskowin's residential neighborhoods.

Left unchecked, the increased numbers of STRs and guests will adversely affect the quality of life in Neskowin with increased traffic congestion, illegal parking, noise, garbage, use of water and sewer capacity, road maintenance, and reduced availability of long-term rental housing. Many of Neskowin's neighboring communities have recently amended their STR regulations or are in the process of doing so. The time is **NOW** for the residents of Neskowin to decide the future of STRs in our community.

What regulations should be amended, and what are the proposed revisions?

Save Our Neighborhoods will propose to the STR subcommittee of the Neskowin Citizen Advisory Committee (NCAC) that the Tillamook County STR Ordinances and/or Land Use Ordinances pertaining to Neskowin be revised to:

1. Define STRs as businesses
2. List STRs as a "Conditional Use" for properties in residential zones
3. Limit the total number of STRs to a percentage not to exceed 15% of existing dwellings (NeskR-1 zone) to 20% of existing dwellings (NeskR-3 zone)
4. Limit the concentration of STRs on any one street or neighborhood in Neskowin
5. Establish a maximum occupancy of 12 people per day per STR throughout the rental period; limit the number of vehicles to no more than the number of allotted spaces for the STR, not to exceed six vehicles per day per STR throughout the rental period; and limit the number of days that an STR can be rented to 100 days per year

IMPORTANT: When adopted, Proposals 1-4 will apply only to new (not continuing) STR permit applications submitted after July 1, 2022. Existing licensed STRs as of July 1, 2022 would be subject to these provisions only when the property is sold, if ownership is transferred to anyone but a family member, or if the STR permit lapses or is revoked. Nevertheless, for the purposes of determining the total number and concentration of STRs in Neskowin as described in Proposals 3 and 4, all licensed STRs will be included in the calculations. Proposal 5 will apply to all existing licensed STRs as of July 1, 2022, as well as those STRs licensed after that date.

What is the value in amending the short-term rental regulations?

Without these amendments, Neskowin will become a village dominated by tourist housing. Homes and undeveloped lots are currently being marketed and sold in Neskowin as either full-time or part-time STRs. Commercial enterprises are increasingly being drawn to Neskowin and neighboring communities for the sole purpose of developing STRs as an investment opportunity and profit generator. The failure to amend Neskowin STR-related regulations as soon as possible will lead to further adverse effects on the quality of life in Neskowin and will lead to deleterious impacts on Neskowin's infrastructure.

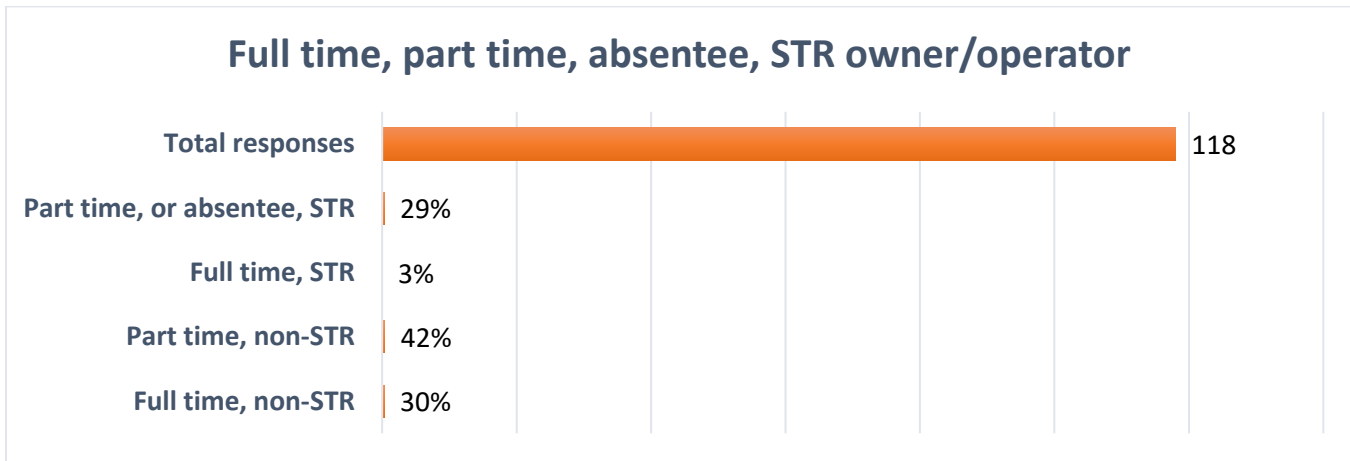
What can you do?

Visit the *Save Our Neighborhoods* website at <https://Save-Our-Neighborhoods.org> to view a document that provides more background about this issue and the actions to be proposed to the NCAC subcommittee on short-term rentals. **If you support our plan, please authorize us to include your name as a supporter of this proposal by selecting the appropriate option on our website or by contacting one of our working group members.** Also, register for and attend virtual NCAC meetings on the second Saturday of even-numbered months to discuss this issue with other community-minded citizens. To receive reminders about NCAC meetings, see their website at <https://www.neskowincac.org>.

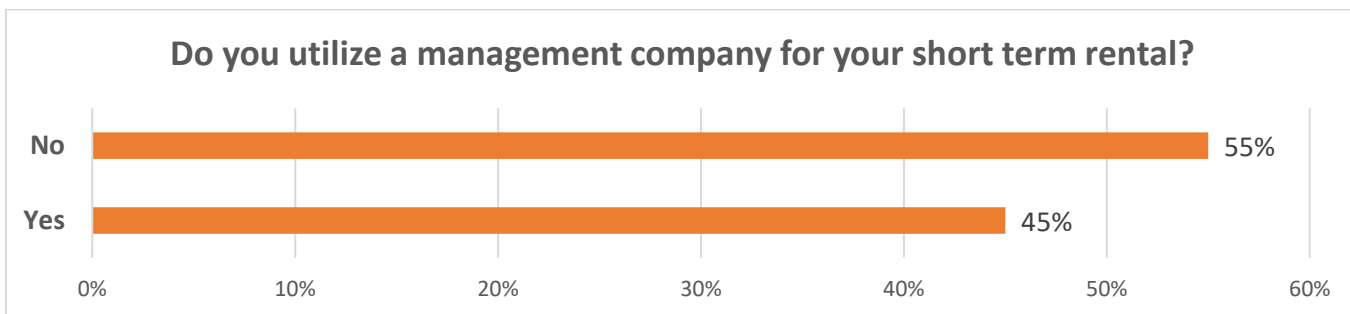
Oceanside Short Term Rental Survey

Effective **July 1, 2022**, the County Commissioners have "paused" the issuance of new short term rental licenses in unincorporated communities (including Oceanside). Here is a link to the **Order**. [Order Suspending STR Licensing](#). The stated goal is to allow time for the county - through its existing **Short Term Rental Advisory** Committee - to "identify strategies to mitigate the livability impacts of STRs in unincorporated areas." The order also recognized the role of STRs "in supporting the tourism economy in Tillamook County." **Jerry Keene** represents Central Tillamook County on the STR Committee, and **Terri Warren** specifically represents Oceanside. * They have asked us to survey Oceansiders on a few key issues. To participate, you can simply hit "Reply," fill in the answers, and hit "Send." If that does not work, you can copy and paste the Survey containing your responses in an email addressed to oceansidefriends@gmail.com. Jerry and Terri will share the results (but no names) in this Newsletter and in a report to their fellow STR Advisory Committee members.

1. Do you consider yourself a full-time resident, a part-time resident, or an absentee property owner? Indicate if you are a short-term rental owner or operator as well.

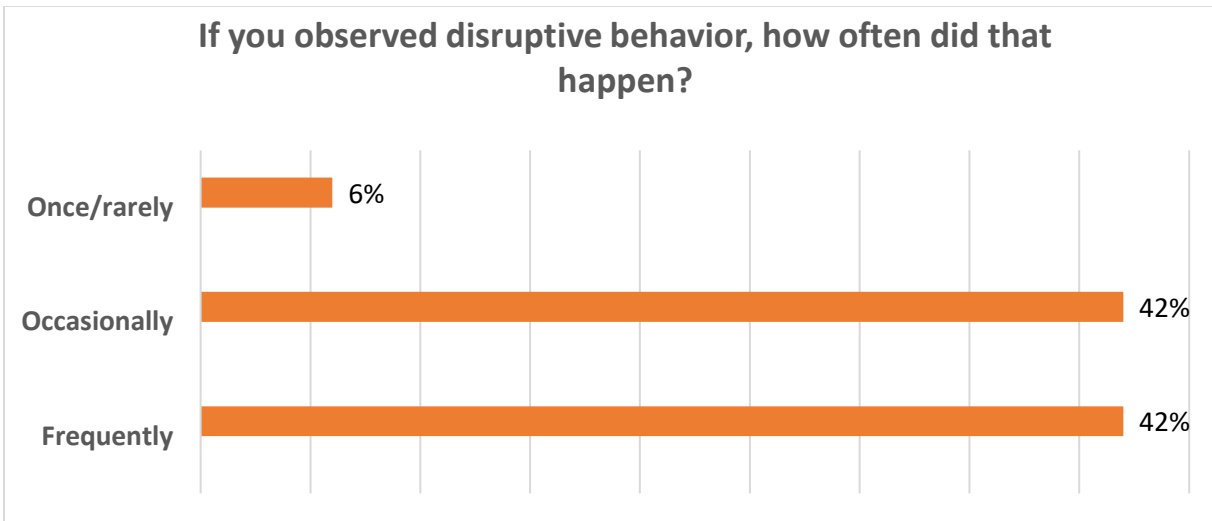
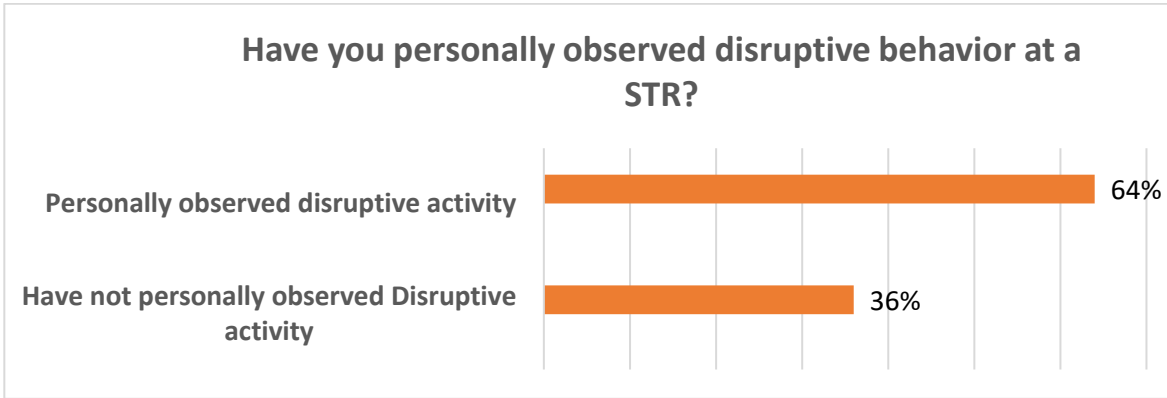


2. If you own or operate a STR so, do you utilize a management company?

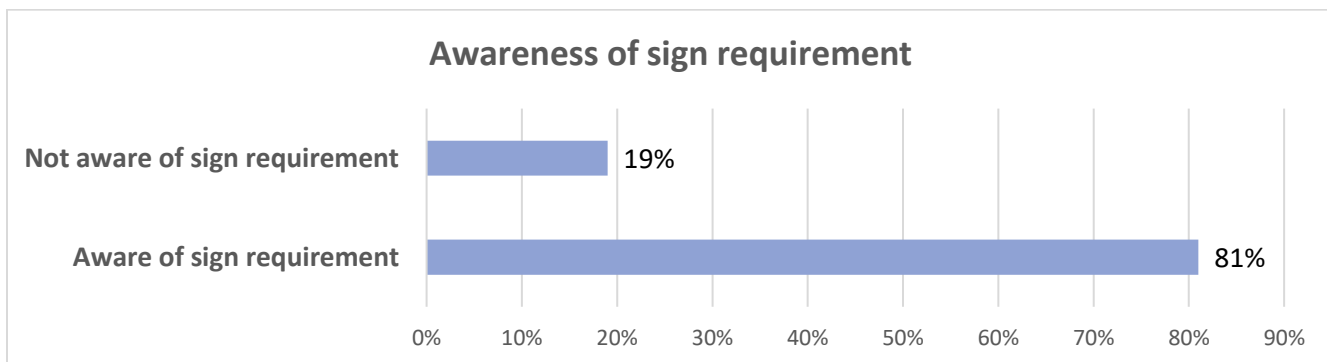


3. Have you ever personally encountered or observed disruptive activity related to STR visitors near your property? Please describe the type of problem - for example, "noise (loud music or outside

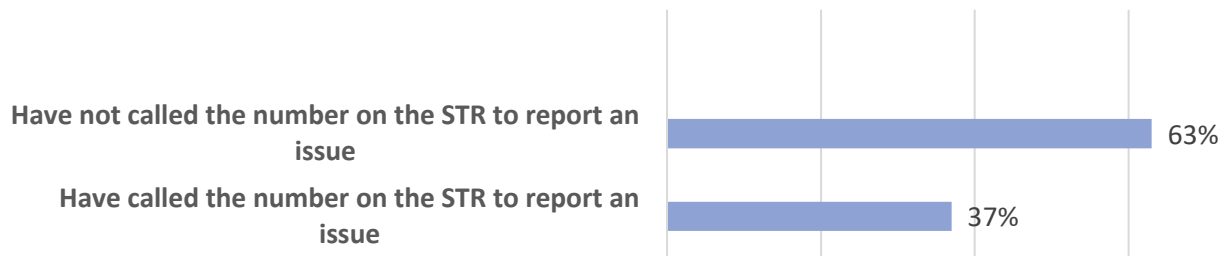
conversations)," "inappropriate parking," "loose or unruly pets," "intrusive lighting," "trash disposal" or the like. Please also indicate if such problems are "frequent," "occasional" or "rare."



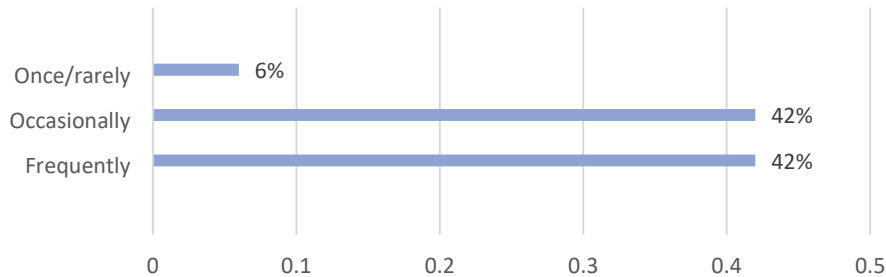
4. Were you aware that short term rentals must visibly post a "contact phone number" for complaints? If so, have you ever personally called to report a problem? Why or why not? If yes, were you satisfied or dissatisfied with the response?



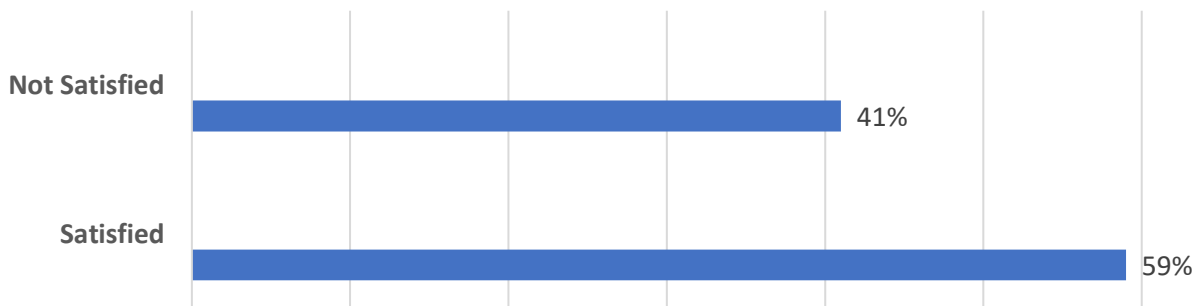
Have you called the number on a STR to report an issue?



You replied that you've used the phone numbers on the house to report an issue. What is the frequency of the calls?

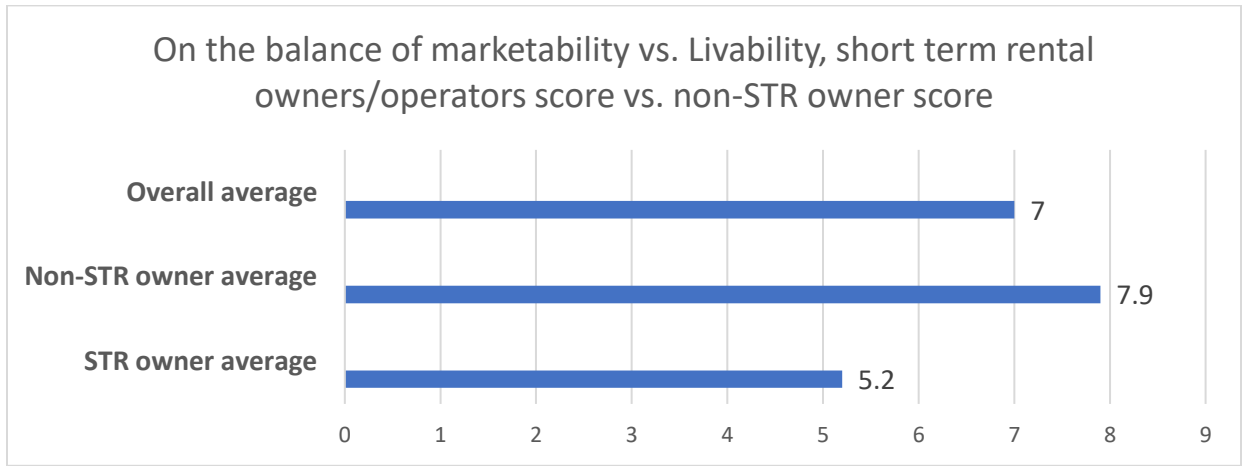


When you called the number for the STR to express your concern, were you satisfied with the result of your call or not?



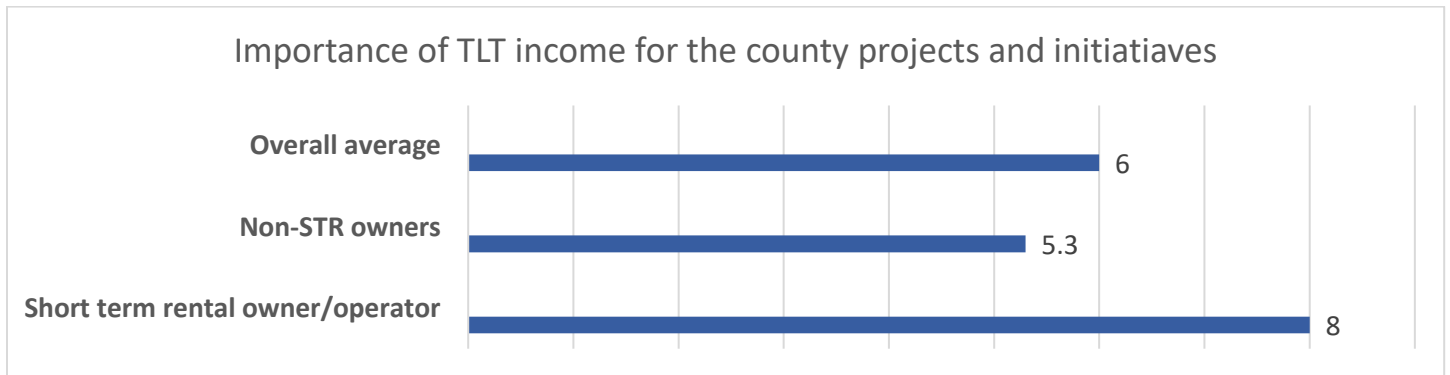
5. STR issues often pit two fundamental property rights against each other. STR advocates prioritize the right to use one's property in a way that generates income and/or enhances its market value ("**marketability**"). Opponents prioritize the right to stable and livable residential neighborhoods ("**livability**"). Viewing these interests as opposite ends of a spectrum, select the number that best reflects where you would strike the balance between them. (For example, a "5" means you weigh them both equally. A "2" means you would prioritize "Marketability" much higher than "Livability" in most cases).

(Marketability) 1 2 3 4 5 6 7 8 9 10 (Livability)

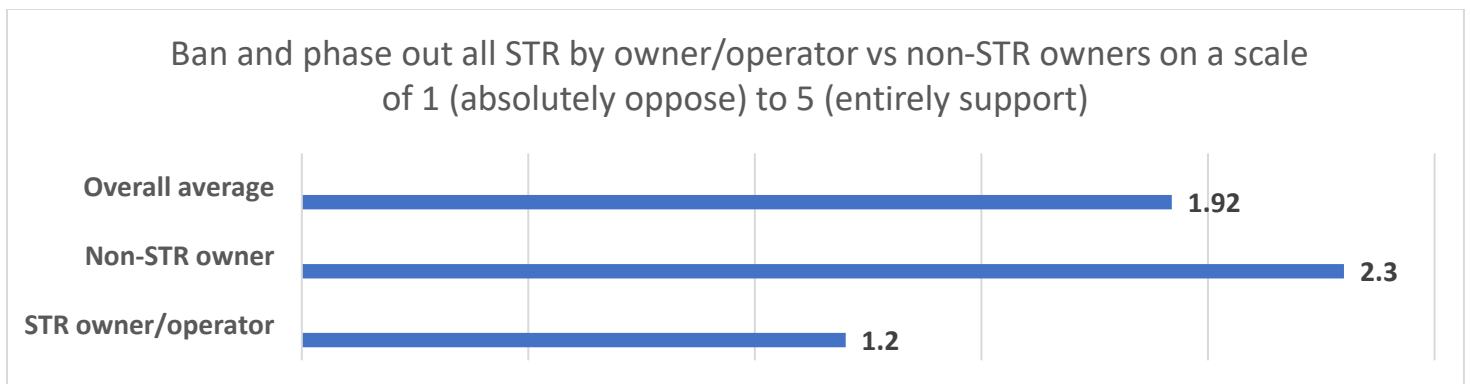


6. Tillamook County has historically collected between \$4 million and \$7 million in tourism lodging taxes (TLT) from STR customers, of which 30% is allocated directly to county road and bridge repair/maintenance. STR Operator's also pay an annual fee, generating hundreds of thousands of dollars for workforce housing initiatives (75%) and to law enforcement (25%). How important is that information to you in formulating your view of STRs generally?

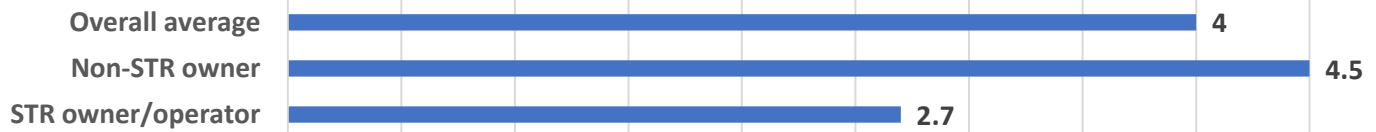
(No significance) 1 2 3 4 5 6 7 8 9 10 (Critical significance)



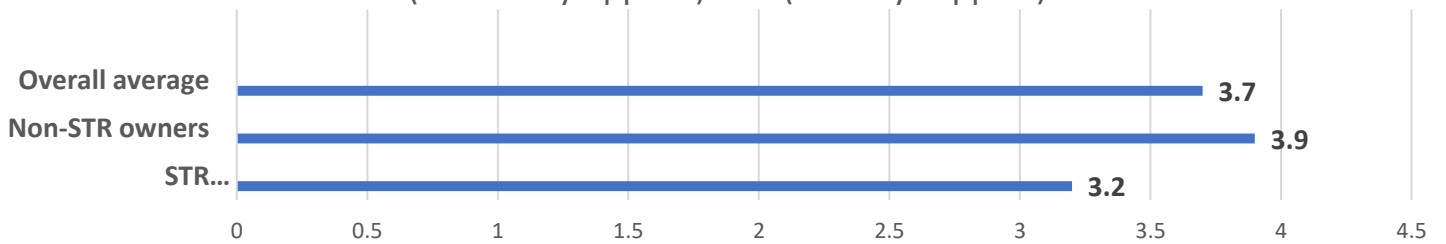
7. Here are some alternatives being considered by the STR Committee. Please rate your support for each of them on a scale of 1 (absolutely oppose) to 5 (entirely support).



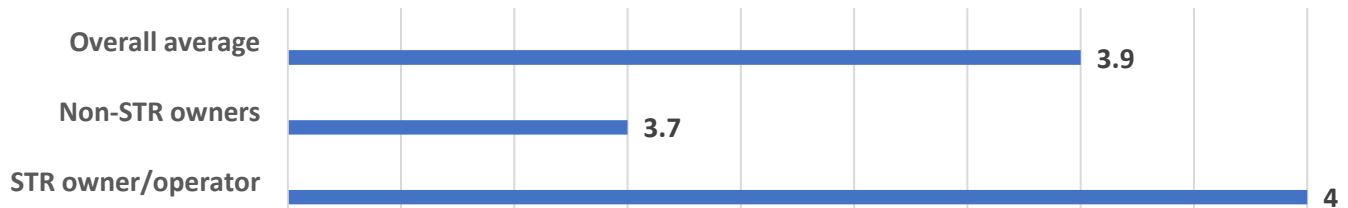
Limit an STR license to the current owner (new owners must re-apply and comply with upgraded requirements adopted since the previous license issued) by STR by owner/operator vs non-STR owners on a scale of...



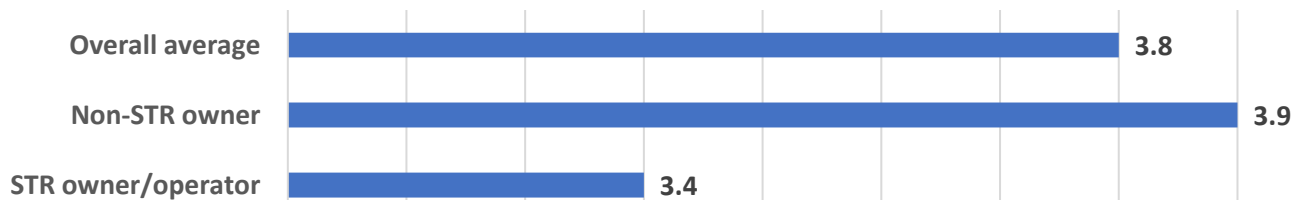
Cap the number or percentage of homes with STR licenses in each community by STR by owner/operator vs non-STR owners on a scale of 1 (absolutely oppose) to 5 (entirely support)



Use some STR tax or fee revenue to fund special enforcement personal to respond to STR-related complaints STR by owner/operator vs non-STR owners on a scale of 1 (absolutely oppose) to 5 (entirely support)

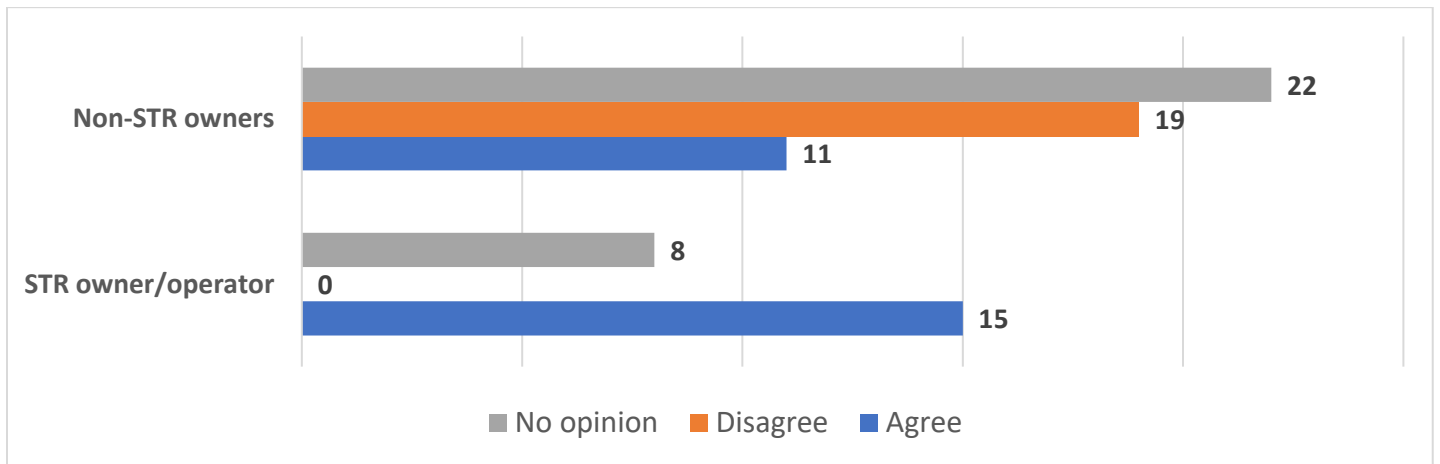


Reform current formulas to reduce the number of parked cars permitted at each STR by owner/operator vs non-STR owners on a scale of 1 (absolutely oppose) to 5 (entirely support)

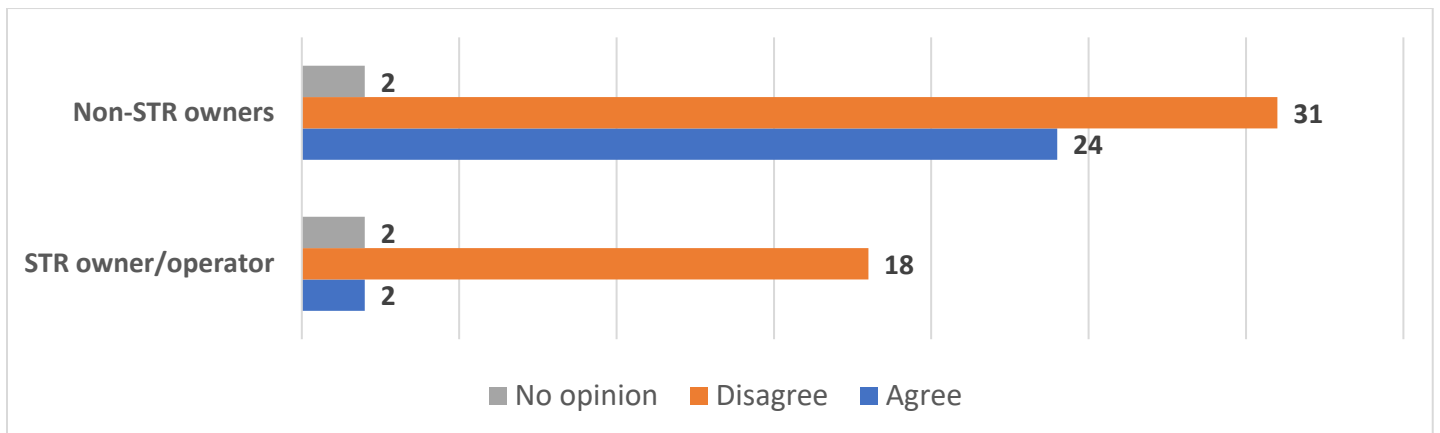


If you are willing to spend the additional time, we would appreciate your brief narrative response or reaction to each of these statements that have been offered during STR meetings.

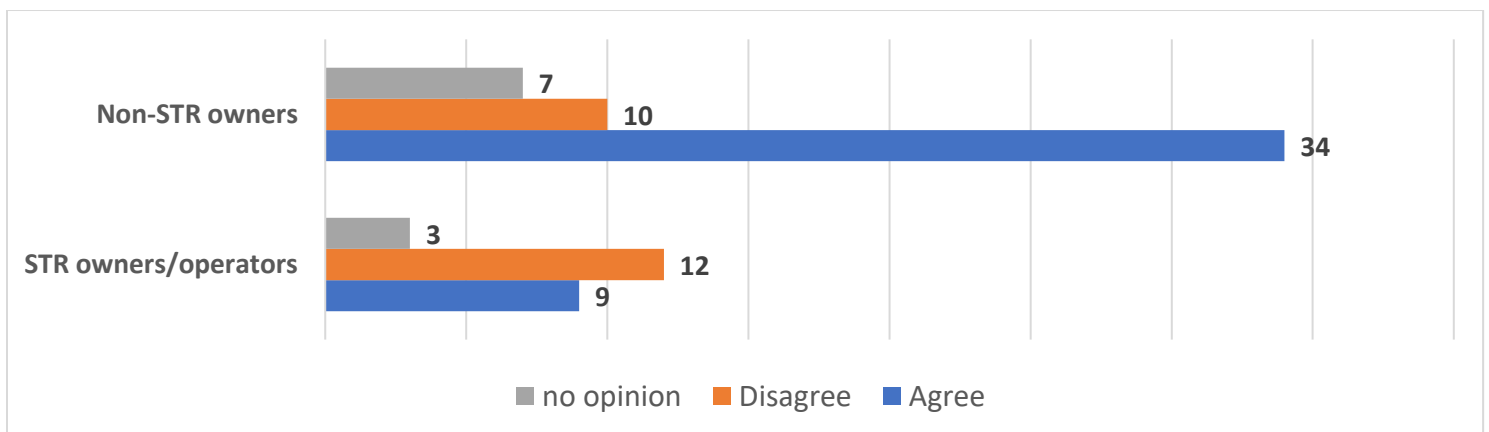
6. STR visitors are too often blamed for misconduct by day visitors or family/guests of actual owners.



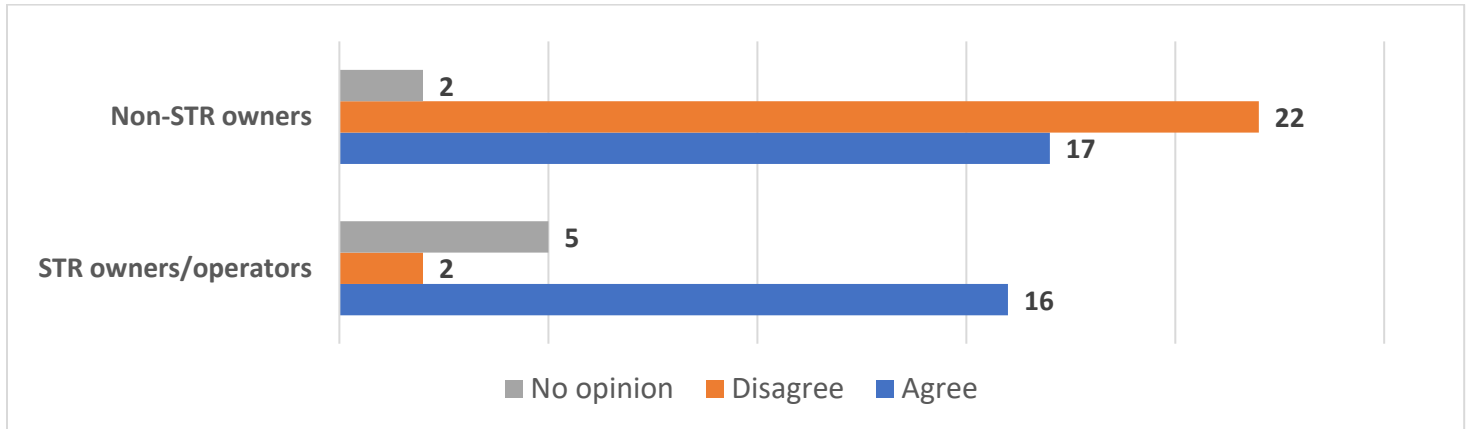
7. STRs inappropriately bring a commercial activity into residential zones



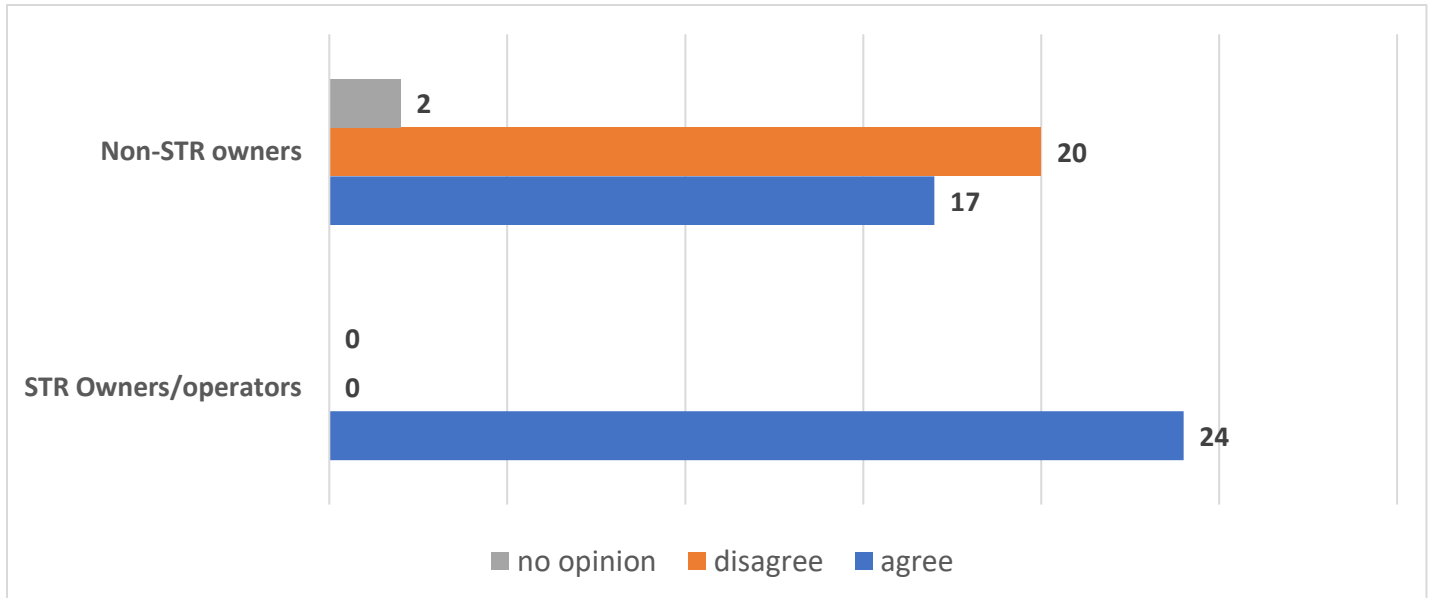
8. STRs displace long term renters or residents needed to support community resources like volunteer fire departments, crime watch efforts and neighborhood associations.



9. STR bans and caps would be less necessary if there was an adequate enforcement response when problems arise and are reported.



10. STRs are an under-appreciated but vital contributor to Tillamook County's economy and tax base.



Terri Warren, Oceanside STR Committee Representative
Jerry Keene, Central County STR Committee Representative

**Oceansider Pam Zielinski also serves on the STR Committee generally representing "Real Estate," and Netarts-Oceanside Fire Chief Tim Carpenter represents "Public Safety."*

In which neighborhood of Neskowin do you live, operate a business or work?

Top 10 Neighborhoods (Totalling 405 respondents):

Neskowin Village - 144

South Beach - 80

Sahhali Shores/Sahhali South - 26

Proposal Rock* - 26

Neskowin North - 21

Neskowin Crest - 19

Hawk Creek Hills - 11

Hills of Neskowin - 8

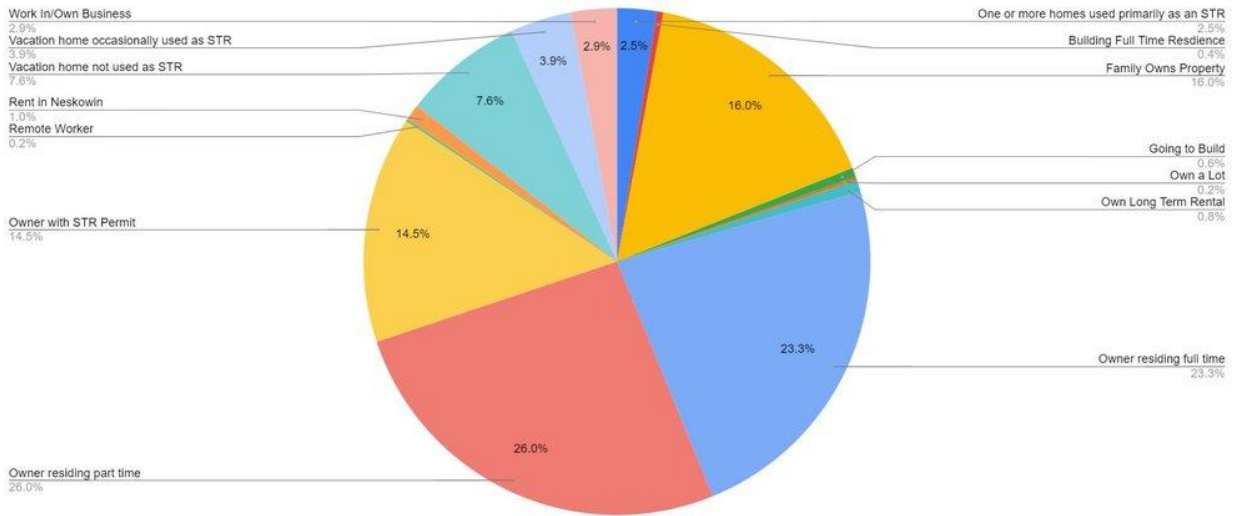
Slab Creek Road - 6

Tibbits Road - 6

Other Areas - 58

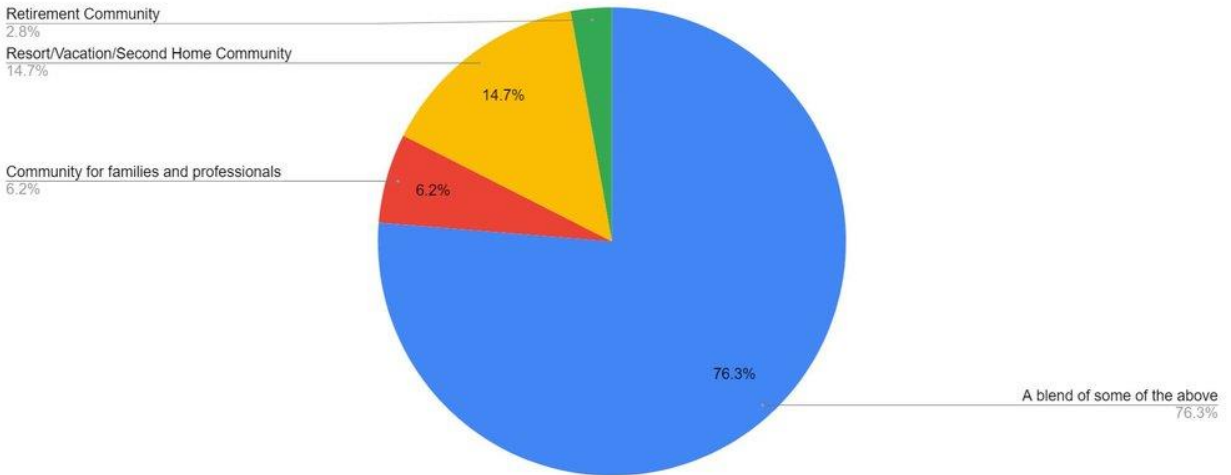
*Some possible Proposal Rock Inn respondents mixed with Proposal Rock Loop respondents

Please select all that apply to you (Percent of 405 respondents)



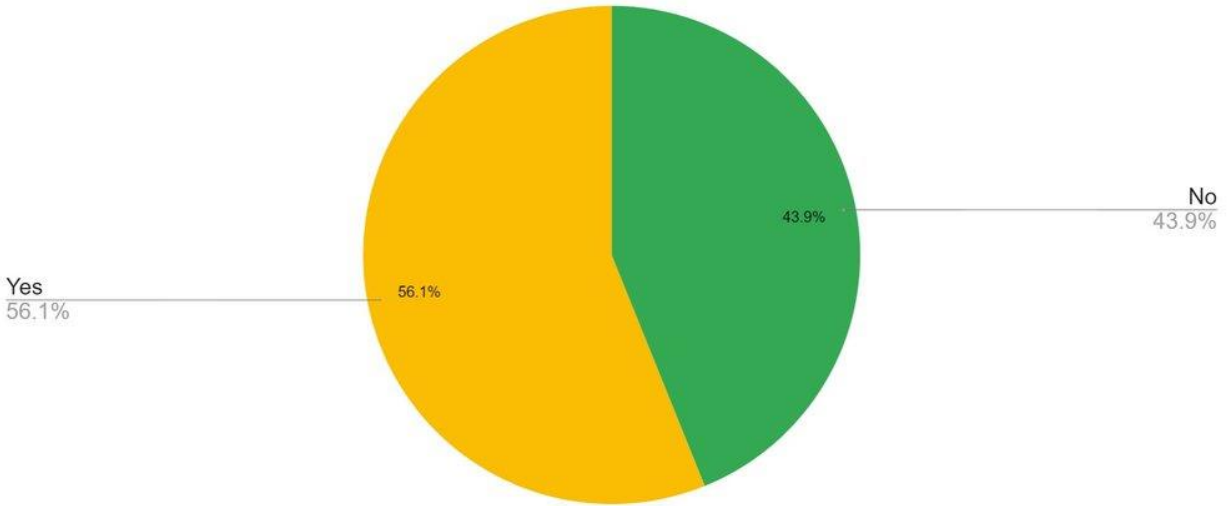
What is your relationship with Neskowin?

Describe your general impression of the Neskowin area by completing the statement, "To me, Neskowin is a/an..."



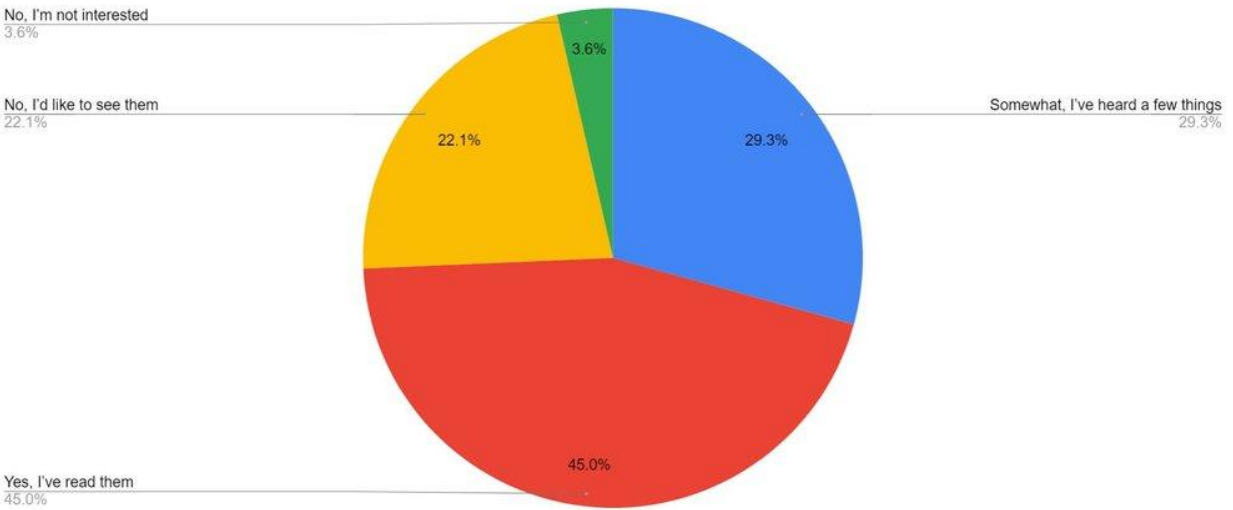
Please describe your general impression of the Neskowin area by completing the statement, "To me, Neskowin is a/an..."

Do you use STR's when traveling?



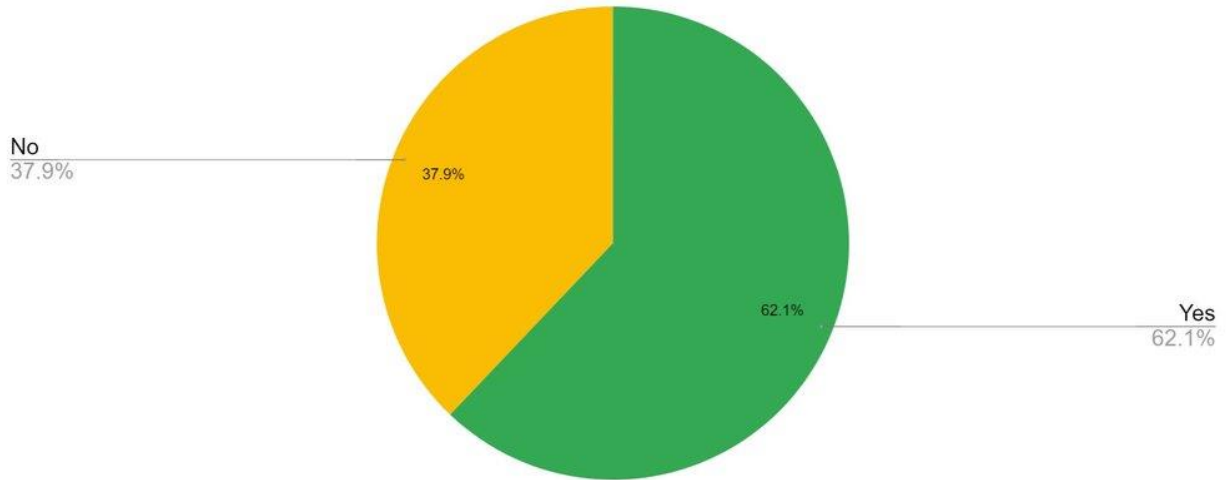
Do you use STRs while traveling?

Are you familiar with the current Tillamook County Ordinances and related policies for STR's?



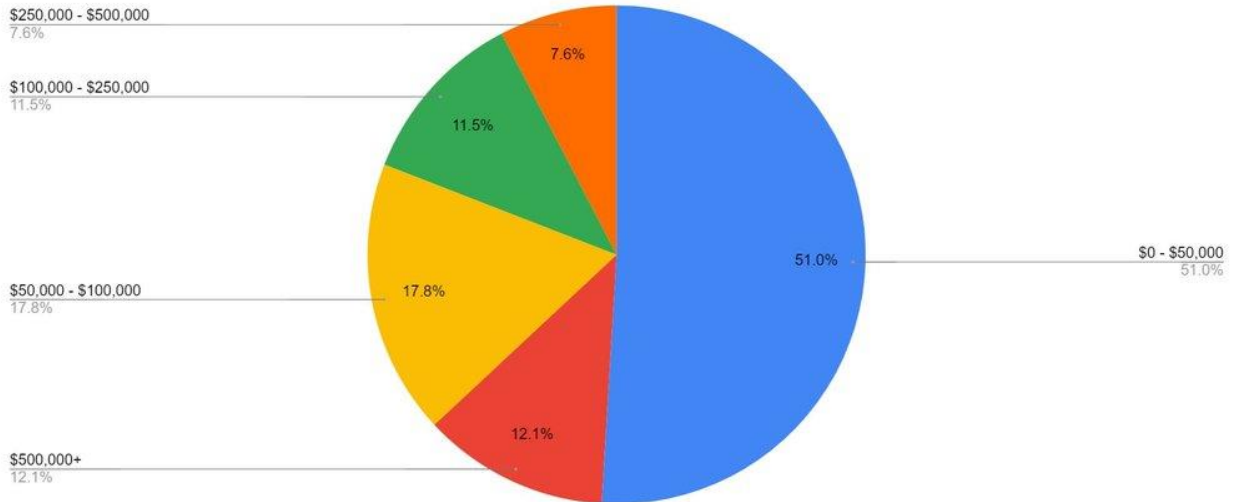
Are you familiar with the current Tillamook County Ordinances and related policies for STR's?

Are you familiar with the Transient Lodging Tax (TLT) and STR Operator Fee and the funds they generate for the community and County?



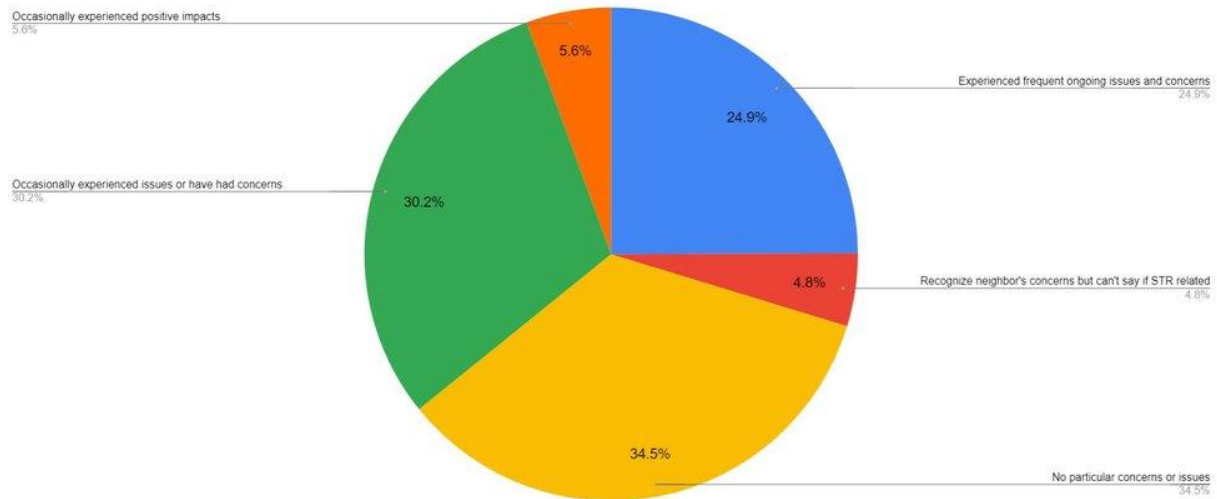
Are you familiar with the Transient Lodging Tax (TLT) and STR Operator Fee and the funds they generate for the community and County?

What dollar amount of TLT funds have been awarded for community projects in Neskowin in the last five years?



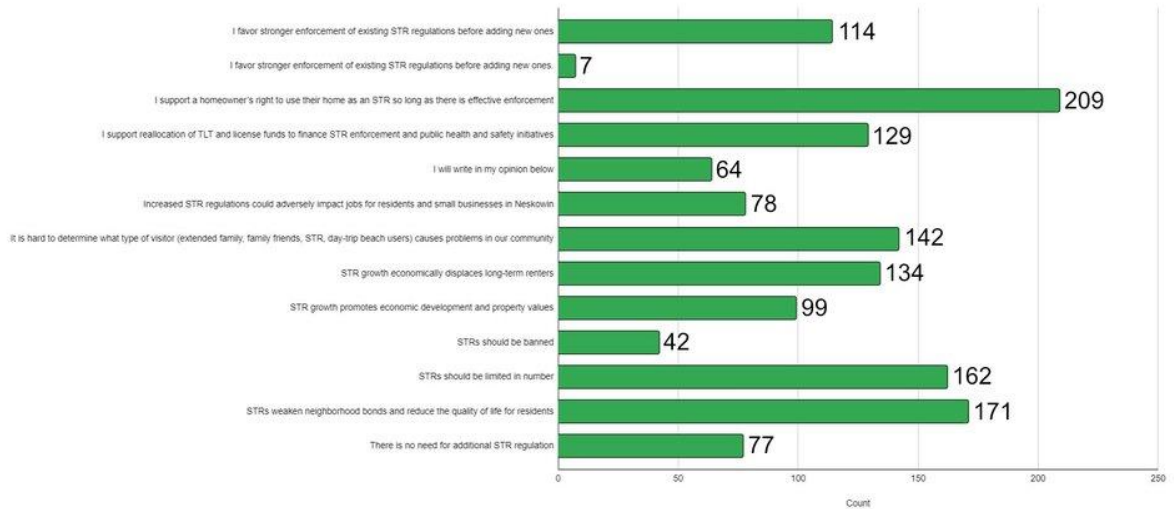
What dollar amount of TLT funds have been awarded for community projects in Neskowin in the last five years?

Which of these most accurately describes your direct experience regarding homes with STR permits in Neskowin



Which of these most accurately describes your direct experience regarding homes with STR permits in Neskowin?

Below are various views sometimes expressed in STR conversations. Select any that are consistent with your own view.



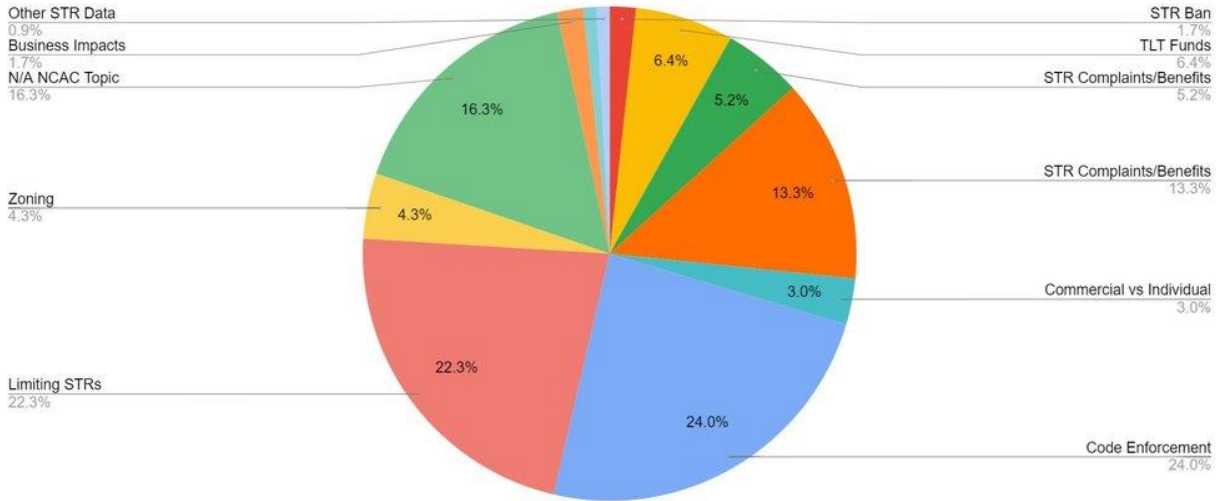
Below are various views sometimes expressed in STR conversations. Select any that are consistent with your own view.

If you have concerns about STR's in Neskowin, what are your TOP 5 concerns?

If you believe there are benefits to STR's in Neskowin, what are your TOP 5 benefits?

View fullsize

Future STR Meeting Topics



Neahkahnie Community Survey



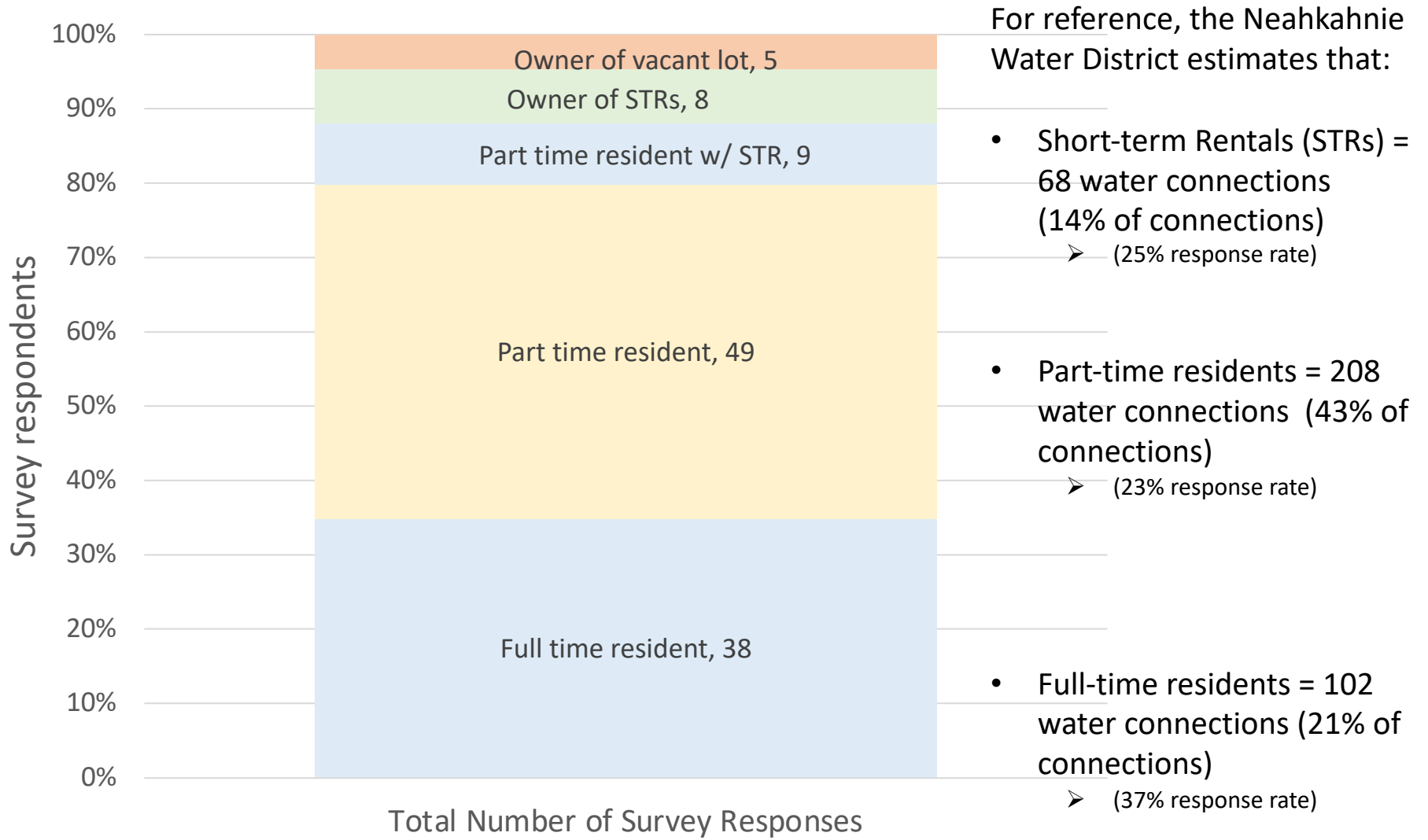
January/February 2022

Summary

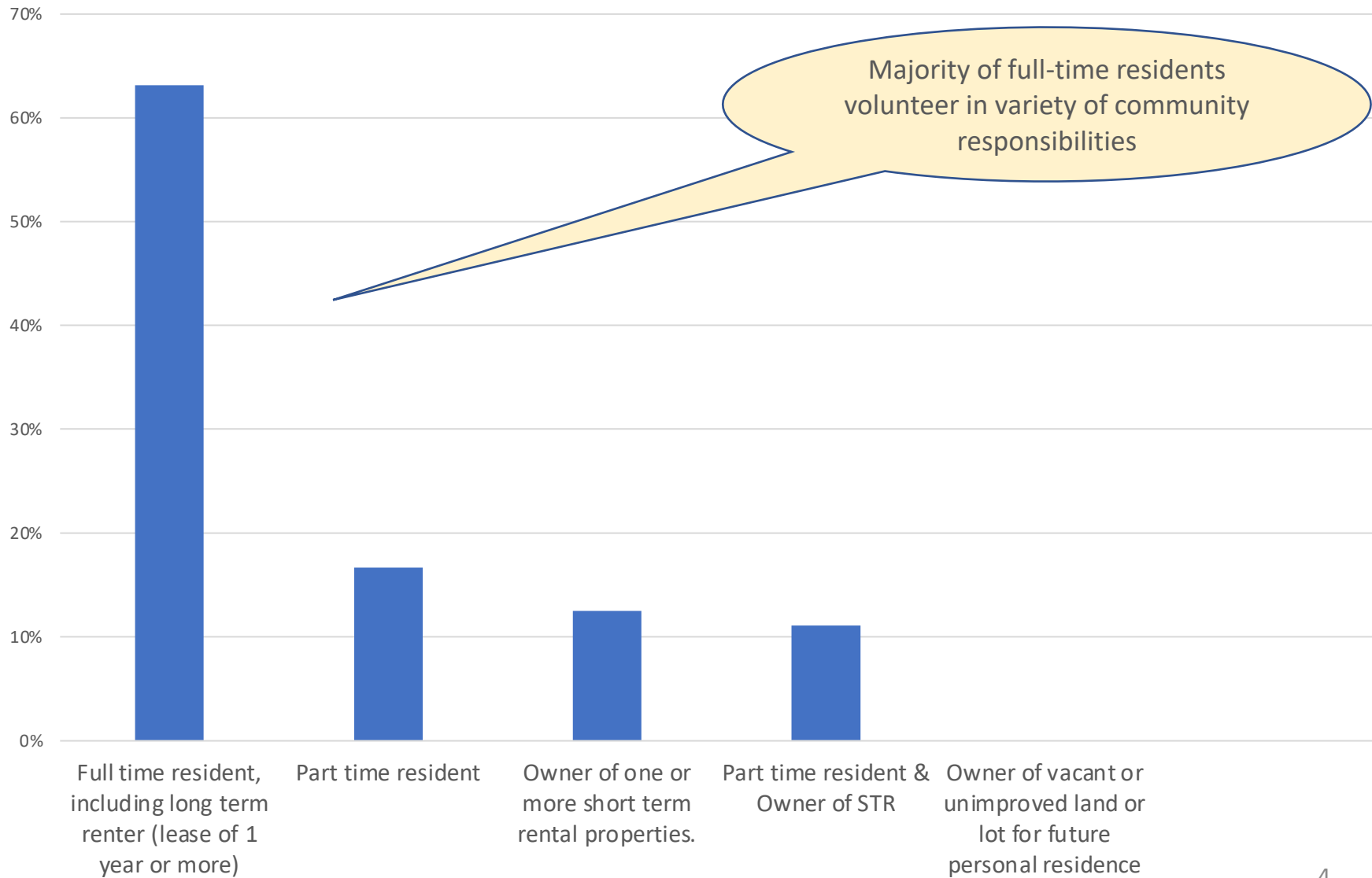
- **Purpose:** This Community Survey was conducted to gather basic information regarding the Neahkahnie community, including beliefs and concerns and to test level of interest regarding formation of a Community Advisory Committee to the Tillamook County Commissioners
- **Method:** A postcard mailing was made to the entire mailing list of the Neahkahnie Water District soliciting interest and providing an email address to register for further communications. An email was sent to all those who responded to the postcard inviting participation in this survey.
- **Results:** Summary results of the survey are included in the following slides. *(Note well, this survey reflects those community members motivated to respond - i.e. it is not a statistically accurate in the scientific, quantitative sense. Thus, it is suggestive of community characteristics.)*

109 survey responses were received

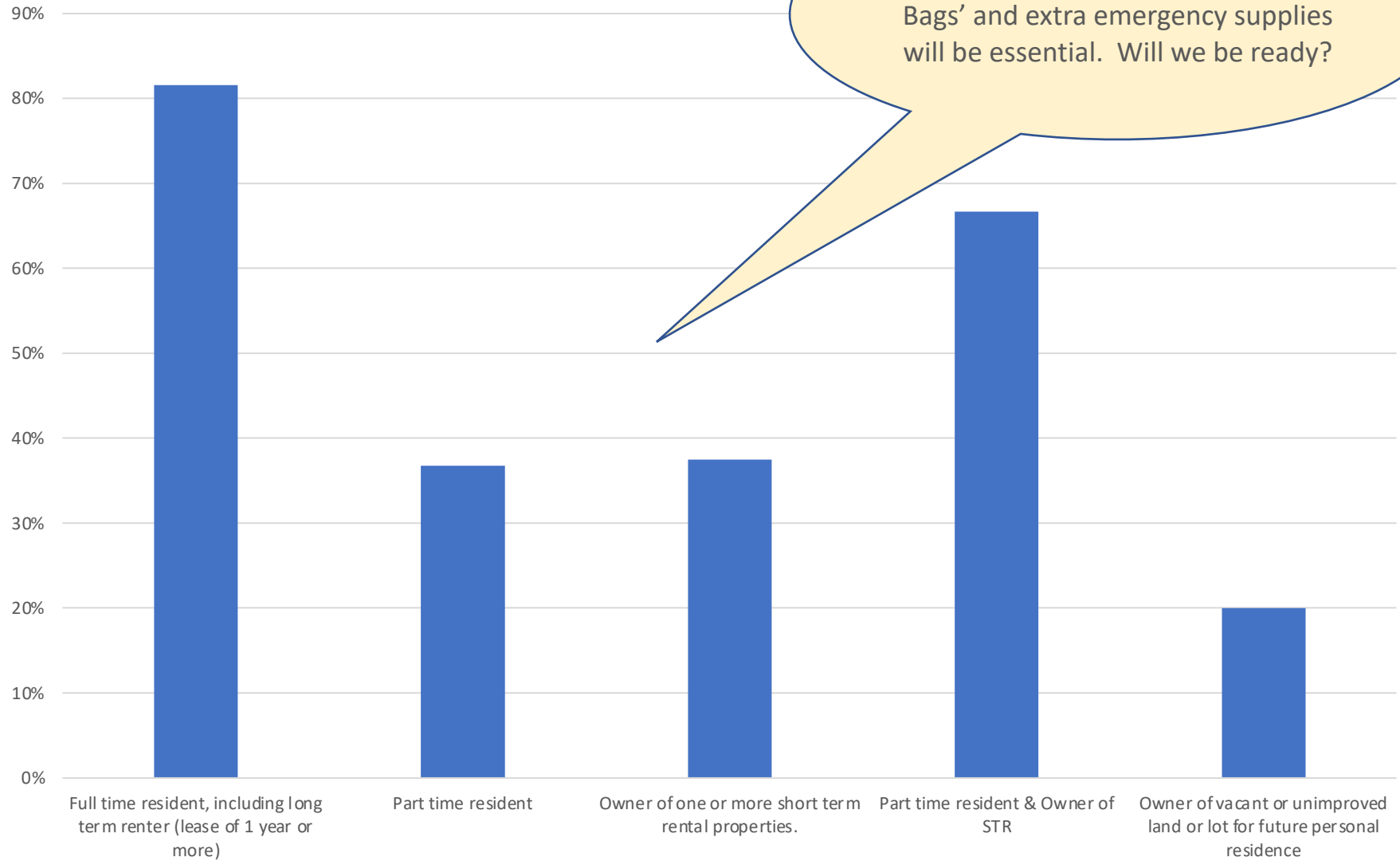
(this is a 64% response rate to the postcard mailing)



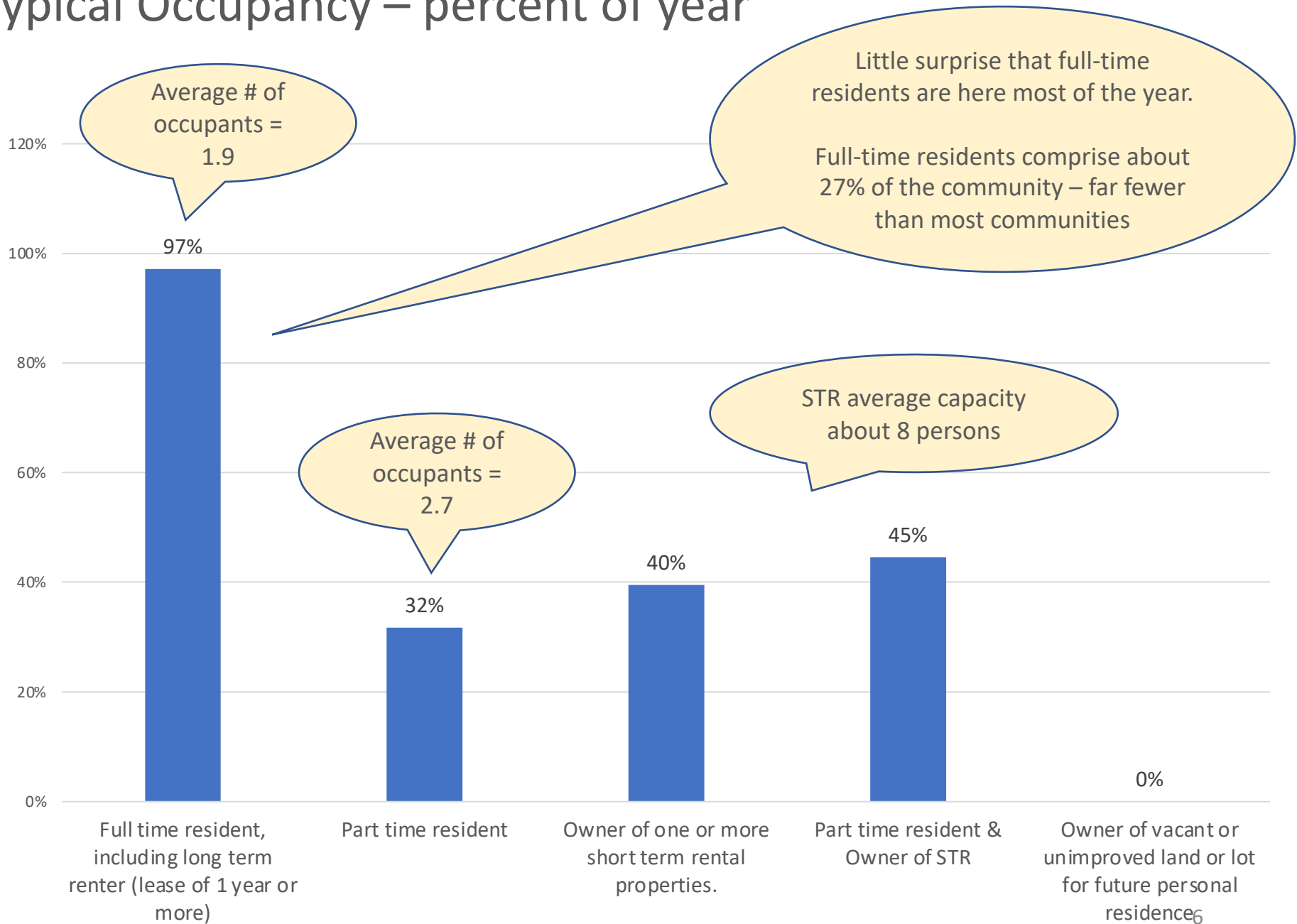
Volunteer in community?



Emergency Supplies?

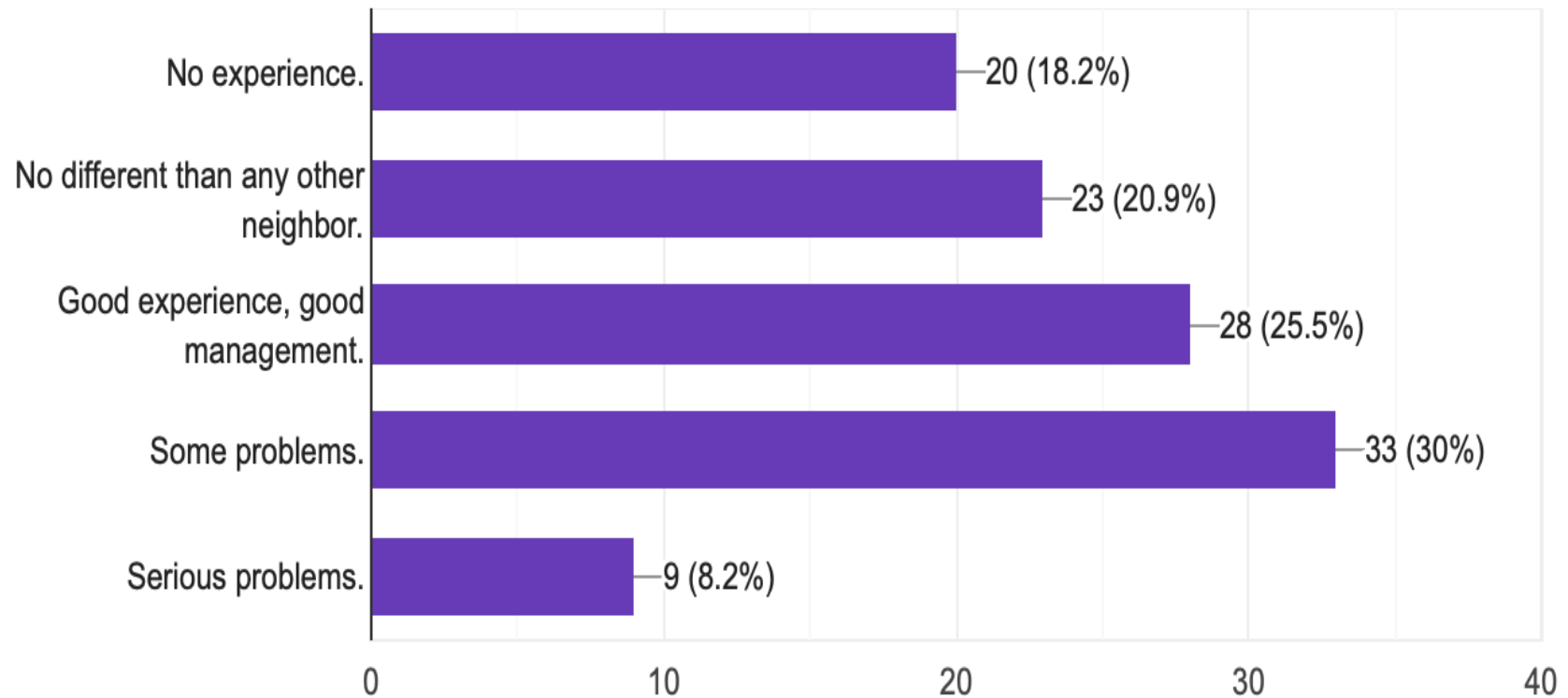


Typical Occupancy – percent of year

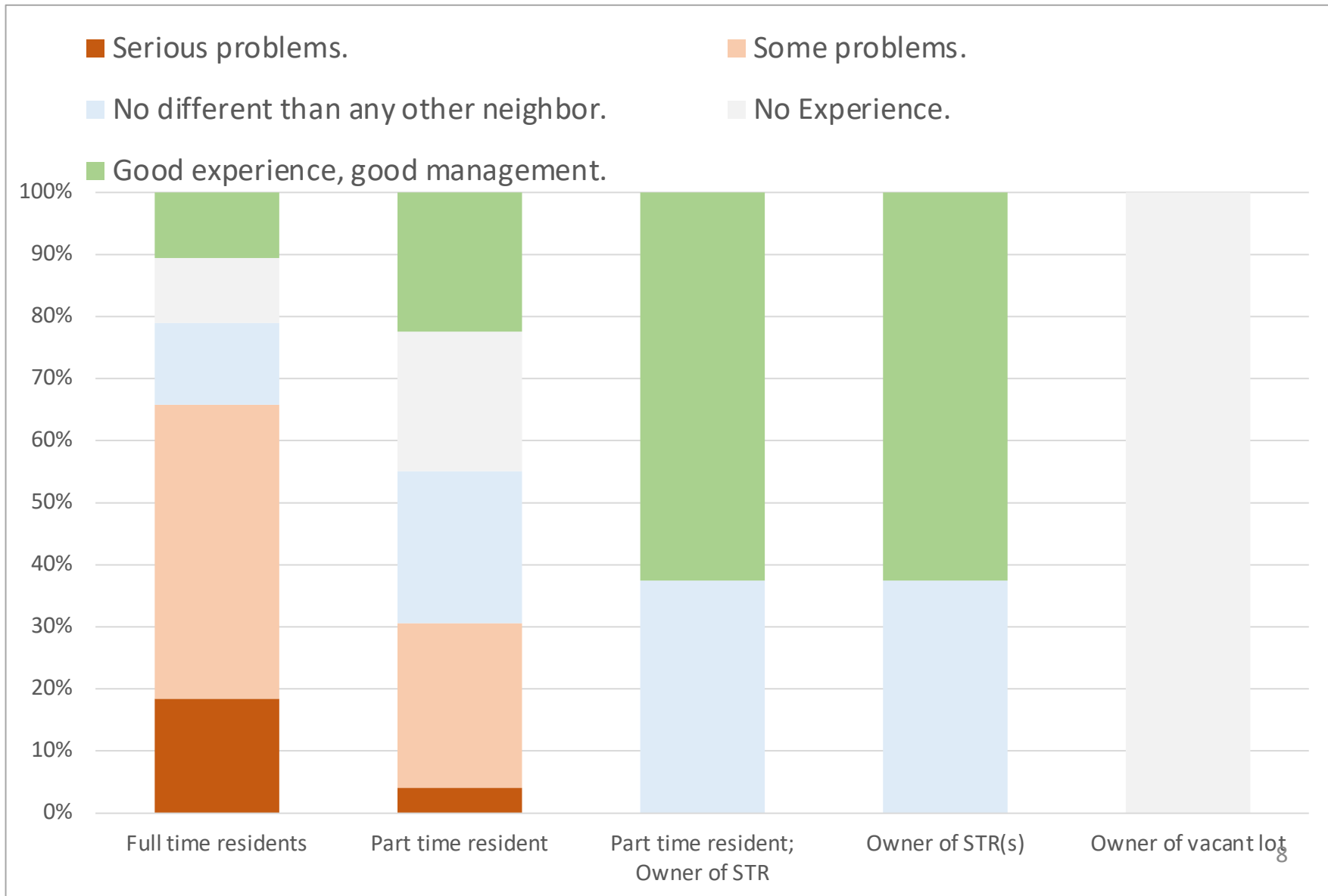


Wide variety of experiences with Short-Term Rentals (STRs)

110 responses

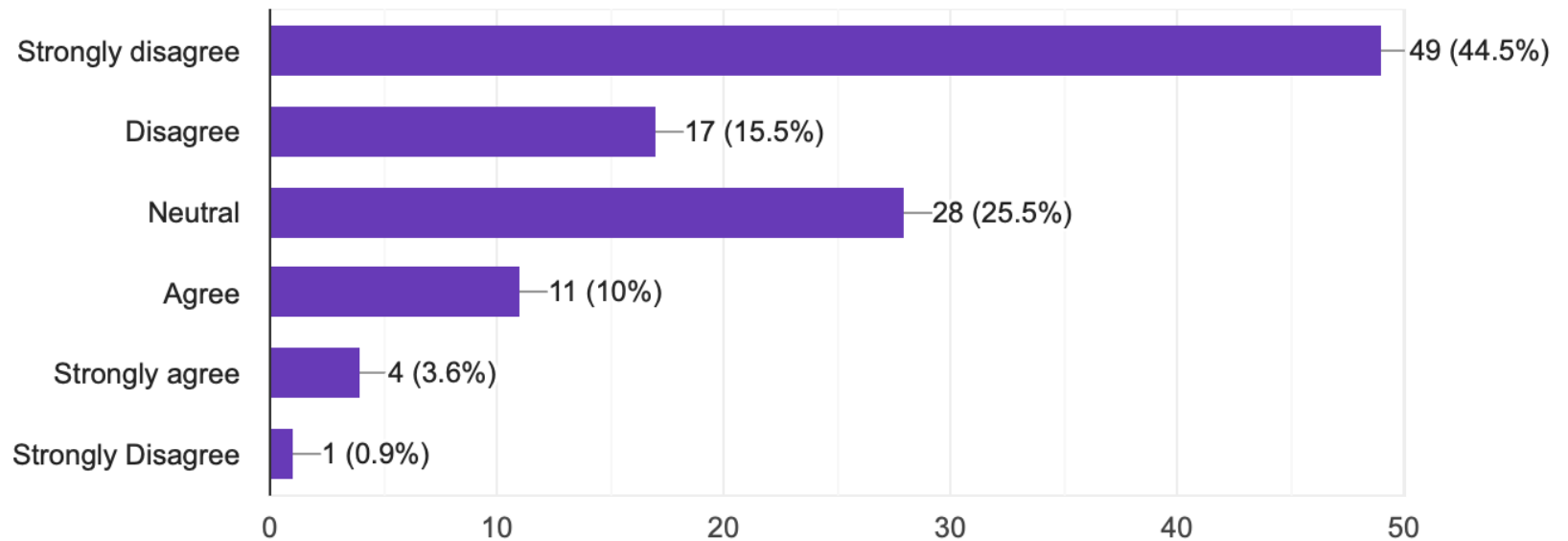


Most Full-Time residents have problems with STRs.
 Part-Time residents have mixed experience with STRs.
 Whereas STR Owners have good experiences.

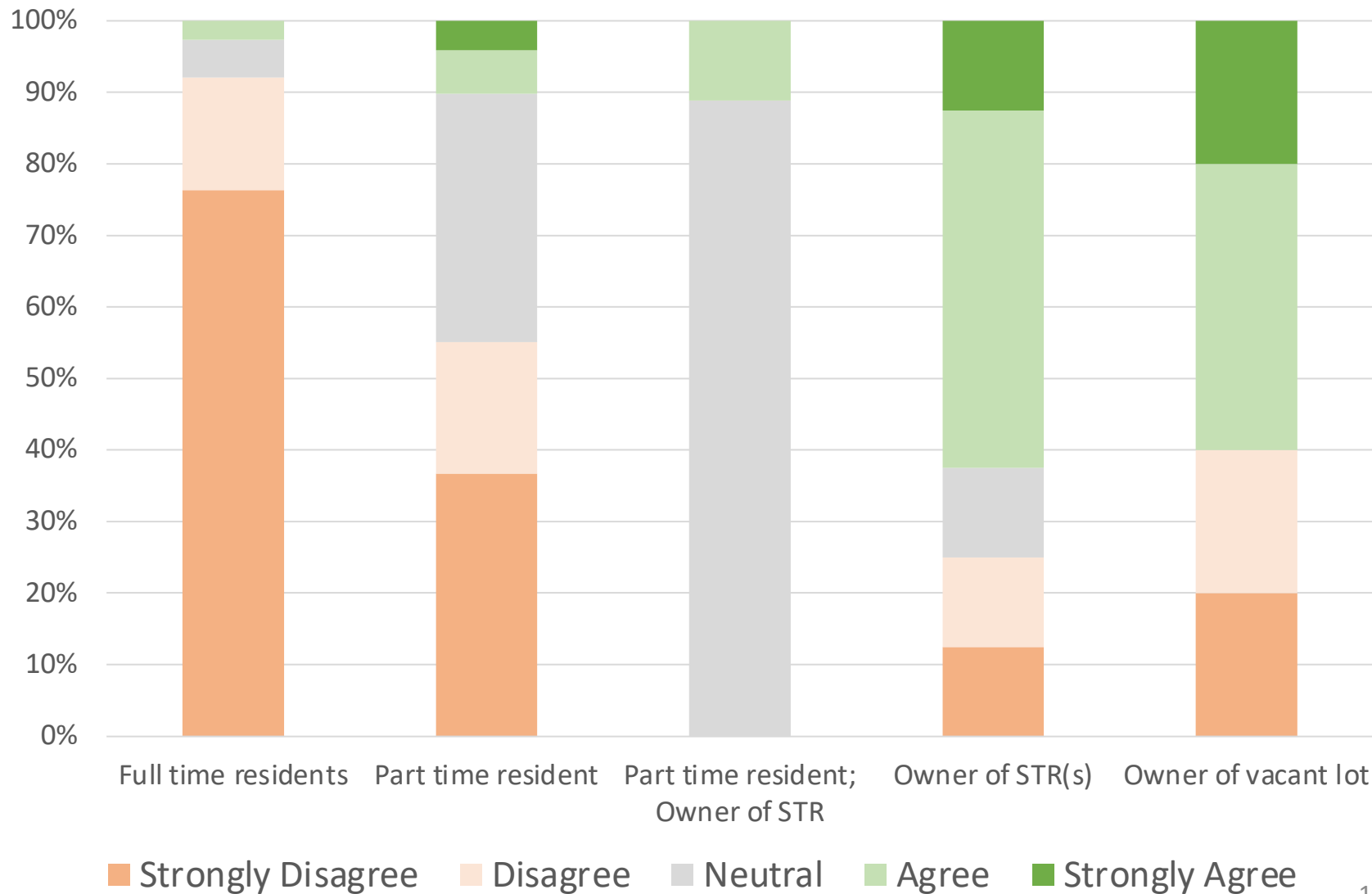


What is your opinion of the current Tillamook County policy of NO LIMIT on the number of Neahkahnie properties that can be permitted for use as short-term rentals?

110 responses



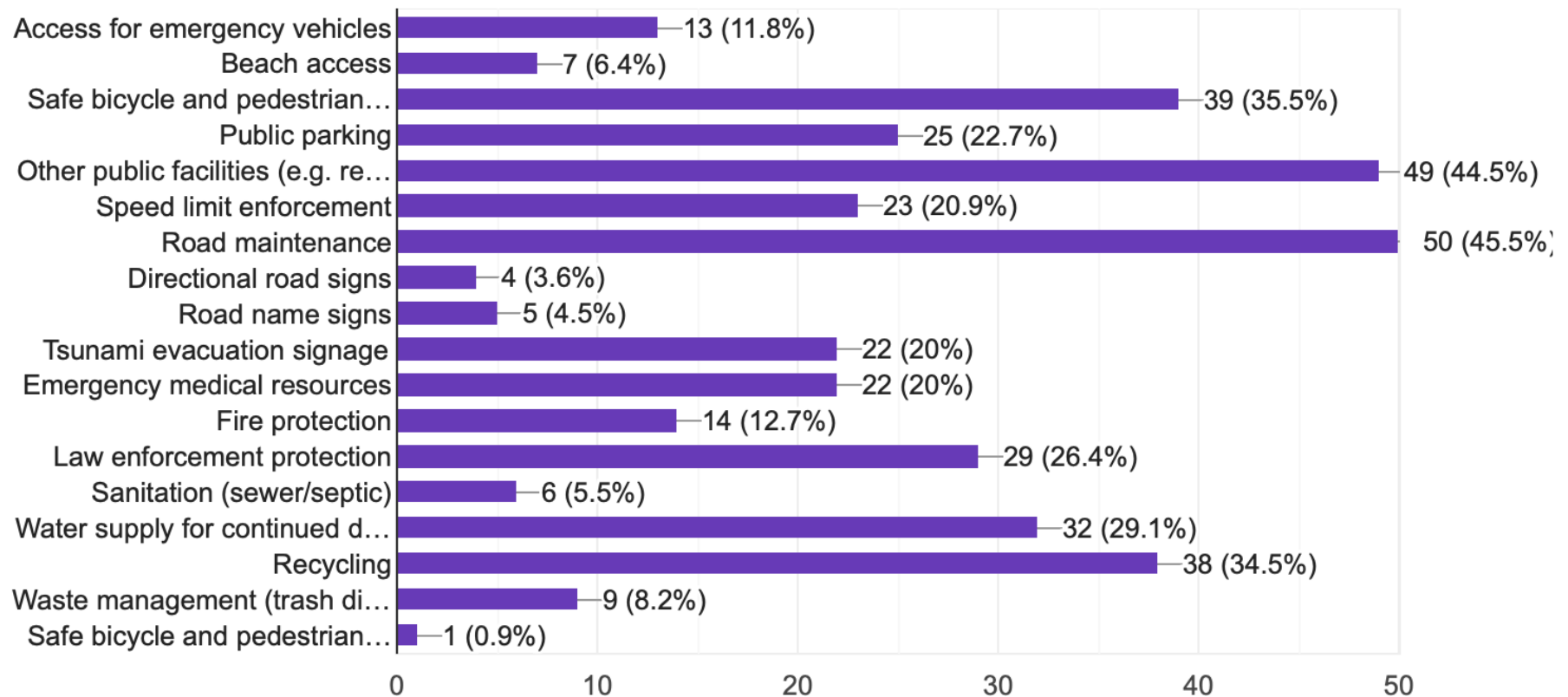
Full and Part-time residents tend to Strongly Disagree or Disagree with County 'no limit' policy on number of STRs



Concerns about services or facilities

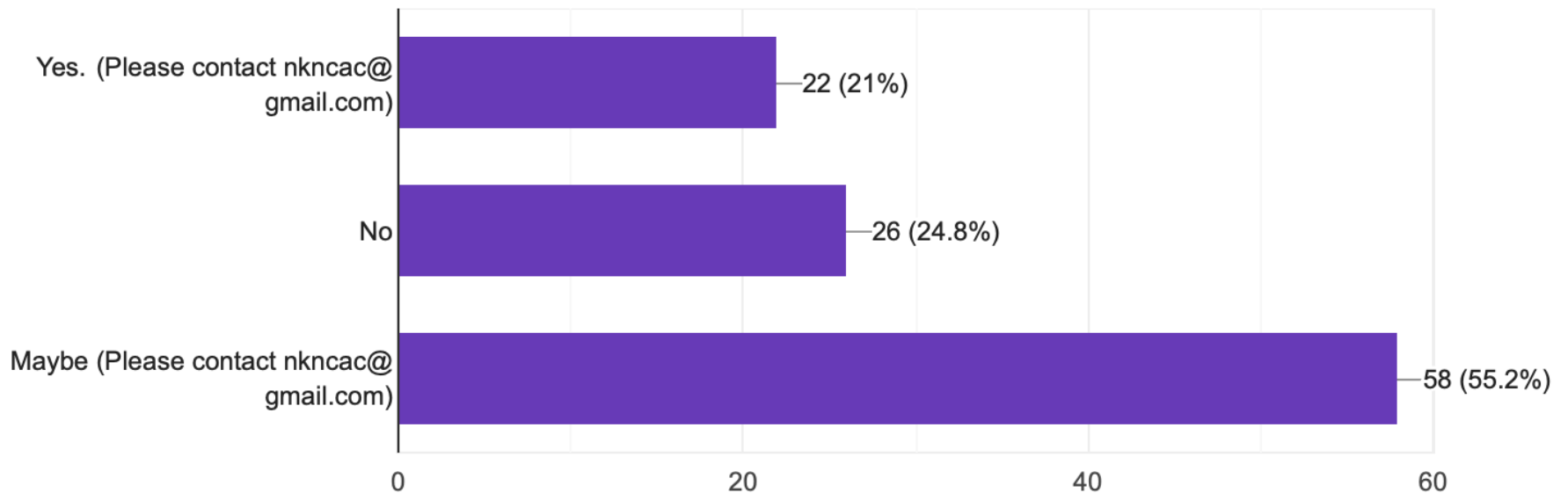
(check all that apply)

110 responses



The existing Neahkahnie Community Plan was adopted in 1998 and needs to be updated. Will you volunteer to participate in this project?

105 responses



Sampling of Comments

- The zoning in our neighborhood is zoned for single family residential. Short term Rentals require commercial zoning and should not be allowed.
- Limit number of short-term rentals. Off street parking should be mandatory for short term rentals. Limit size and capacity of short-term rentals
- Tourism is an important part of our economy and short-term rentals are a part of that. Should not allow a large development in NKN but need to manage and allow the short-term rentals.
- Parking limits not being enforced, cars blocking street at rental properties
- we support short term rentals. They make it possible for many families to experience the Oregon Coast.
- The guests from short term rentals provide tax revenue to Tillamook county and they have a positive economic impact on the whole area.
- Too many visitors at one residence. Too many cars that a property is unable to accommodate. Noise. Fireworks.
- We are concerned about a finite amount of public infrastructure (water, sewer & recycling)

July 12, 2022 Meeting Agenda

9:30am-11:30am

Topic	Time
Welcome & Introductions	10 minutes
Update: STR Pause Implementation	5 minutes
Community Livability Panel Discussion	85 minutes
Future Agenda Discussion	5 minutes
Public Comment	15 minutes
Total	120 minutes

Virtual Link for Public Meetings

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

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

June 7, 2022 Meeting Agenda

9:30am-11:30am

Topic	Time
Welcome & Introductions	10 minutes
STR Pause Discussion & Next Steps	15 minutes
Discussion of Ordinance 84- Enforcement Section	75 minutes
Future Agenda Discussion	5 minutes
Public Comment	15 minutes
Total	120 minutes

Virtual Link for Public Meetings

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

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

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR TILLAMOOK COUNTY, OREGON

In the Matter of Temporarily)	ORDER
Suspending the Processing and)	#22- <u>033</u>
Issuance of New Short Term Rental)	
Permits in Unincorporated Tillamook)	
County)	

This matter came before the Tillamook County Board of Commissioners on May 25, 2022 at the request of Sarah Absher, Tillamook County Department of Community Development Director.

The Board of Commissioners being fully apprised of the representations of the above-named person, and the records and files herein, finds as follows:

1. The community livability impacts from short term rentals (STRs) on unincorporated communities within Tillamook County have increased significantly in recent years.
2. The Board of Commissioners has received input from community members in various parts of unincorporated Tillamook County regarding the health, safety and quality of life concerns related to the operation of STRs.
3. The Board of Commissioners has also received input from STR owners and operators regarding the role that STRs play in support of the tourism economy in Tillamook County.
4. The application of exiting ordinances, regulations and other applicable laws are inadequate to address community concerns and livability issues related to new STR permitting.
5. County staff and the Tillamook County Short Term Rental Advisory Committee are prepared to study livability issues to address community concerns related to STRs in unincorporated areas and make recommendations to the Board of Commissioners for ordinance #84 amendments to address community concerns and mitigate livability issues.
6. The Board of Commissioners desires to temporarily suspend the issuance of new short term rental permits and any processing of short term rental applications for new permits while the County works to identify strategies to mitigate the livability impacts of STRs in unincorporated areas.

7. This temporary suspension of new short term rental permits and applications would apply to all areas of unincorporated Tillamook County and the Urban Growth Boundaries, but shall not apply within the boundaries of any incorporated city.

NOW, THEREFORE, IT IS HEREBY ORDERED THAT:

8. Tillamook County hereby temporarily suspends (a) the issuance of any new short term rental permits and (b) the acceptance and processing of applications for new short term rental permits. This temporary suspension shall take effect on July 1, 2022, and terminate on July 1, 2023 unless further extended by action of the Board of Commissioners or until the County adopts and implements amendments to County Ordinance 84, whichever happens first.
9. This temporary suspension of new short term rental permits and applications shall apply to all areas of unincorporated Tillamook County and the Urban Growth Boundaries, but shall not apply within the boundaries of any incorporated city.
10. This temporary suspension does not apply to renewals or transfers of existing short term rental permits, or to short term rental permit applications filed with Tillamook County Community Development before July 1, 2022.
11. This temporary suspension does not apply to real properties that are pending sale and in escrow on July 1, 2022. For said properties, once the buyer has become the legal owner, they may file an application for a new short term rental permit and Tillamook County Department of Community Development may process said application in the normal course of business.
12. County staff and the Tillamook County Short Term Rental Advisory Committee shall study livability issues to address community concerns related to STRs in unincorporated areas and make recommendations to the Board of Commissioners for ordinance amendments to address community concerns and mitigate livability issues.

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Dated this 25th day of May, 2022.

THE BOARD OF COMMISSIONERS
FOR TILLAMOOK COUNTY, OREGON



David Yamamoto, Chair

Aye	Nay	Abstain/Absent
<u> <i>o</i> </u>	<u> </u>	<u> / </u>



Erin D. Skaar, Vice-Chair

<u> <i>✓</i> </u>	<u> </u>	<u> / </u>
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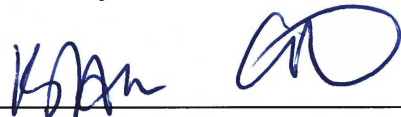


Mary Faith Bell, Commissioner

<u> <i>o</i> </u>	<u> </u>	<u> / </u>
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ATTEST: Tassi O'Neil
County Clerk

APPROVED AS TO FORM:

By: 

Special Deputy



William K. Sargent, County Counsel



Lynn Tone

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

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

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

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

Dear Commissioners,

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

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

Thank you for your consideration.

John R. Osburn & Kathryn Koepke

[REDACTED]
37305 1st St. Nehalem

Lynn Tone

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

From: Begonia Zack [bzbeck2@yahoo.com]
Sent: Monday, May 23, 2022 12:01 PM
To: Public Comments <publiccomments@co.tillamook.or.us>; Sarah Absher <sabsher@co.tillamook.or.us>
Subject: EXTERNAL: STRs

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

Dear Commissioners, Sarah Absher and STR Committee,

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

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

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

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

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

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

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

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

Thank you for your efforts,
Barbara Rippey

Lynn Tone

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

Hello Lynn,

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

Sincerely,



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

From: Michael Booker <doc-holladay@earthlink.net>
Sent: Wednesday, May 18, 2022 6:20 PM
To: Sarah Absher <sabsher@co.tillamook.or.us>
Subject: EXTERNAL: STR Advisory Committee comments

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

Dear Ms Absher and STR Advisory Committee,

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

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

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

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

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

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

Thank you,

Michael Booker

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

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

Some basic information regarding Neahkahnie:

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

Comments on STR issues:

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

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

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

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

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

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

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

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

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

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

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

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

5. Public access of STR permit information

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

6. Safety Considerations for STR Guests

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

7. Enforcement of Regulations

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

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

8. Neighborhood Livability

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

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

David Boone

Daveboone01@gmail.com

Lynn Tone

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

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

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

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

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

Larry & Debbie Kiser

Lynn Tone

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

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

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

Sarah:

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

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

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

Thanks for your consideration.

Marc C. Johnson
[REDACTED]
[REDACTED]
Manzanita, OR 97130

[REDACTED]
8750 Braeridge Drive

Marc C. Johnson, Author

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

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

Lynn Tone

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

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

From: Jill Carter <jcarter1217@gmail.com>
Sent: Monday, May 23, 2022 2:33 PM
To: David Yamamoto <dyamamoto@co.tillamook.or.us>; Sarah Absher <sabsher@co.tillamook.or.us>
Subject: EXTERNAL: Tillamook County short term rental ordinance

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

To: Commissioner David Yamamoto

From: Darryl Carter / Neahkahnie

Dear David,

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

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

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

Best regards,

Darryl

Sent from my iPad

May 23, 2022

To: Tillamook County Board of Commissioners

Re: A pause on short-term rental permits

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

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

My concerns about short-term rentals are:

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

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

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

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

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

Sincerely,
Terri Desaro

T.DESARO@GMAIL.COM

Lynn Tone

From: Dave Holt <daveholt52@gmail.com>
Sent: Friday, May 20, 2022 1:57 PM
To: Public Comments; Sarah Absher
Subject: EXTERNAL: STR comments and questions for the County Commissioners and STR Advisory Committee

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

Tillamook County Commissioners Yamamoto, Bell and Skaar

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

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

How it happened...

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Sincerely,
Dave Holt
Neahkahnie resident

Lynn Tone

From: Linda Cook [lindaphoto43@gmail.com >]
Sent: Saturday, May 21, 2022 4:04 PM
To: Public Comments
Subject: EXTERNAL: May 24 Board Meeting of Commissioners RE: STRs

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

Dear Tillamook County Commissioners,

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

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

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

Thank you for this opportunity,

Linda Cook

Mailing address:

[REDACTED]

Nehalem

Physical address is in Neahkahnie

Lynn Tone

From: Paula Sansum <psansum@gmail.com>
Sent: Saturday, May 21, 2022 1:06 PM
To: Public Comments
Subject: EXTERNAL: STRs in Tillamook County

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

County Commissioners,

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

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

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

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

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

Last August, we were instructed to forego

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

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

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

Sincerely,

Paula & Robb Sansum

37325 3rd St.

Neahkahnie

Lynn Tone

From: Judith Jones [redacted] judithcj1@gmail.com
Sent: Saturday, May 21, 2022 10:54 AM
To: Public Comments
Subject: EXTERNAL: Short term rentals

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

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

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

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

Lynn Tone

From: Michael Maginnis <mmaginnis007@gmail.com>
Sent: Saturday, May 21, 2022 6:44 AM
To: Public Comments; Sarah Absher
Subject: EXTERNAL: STRs

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

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

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

Please pause the issuance of permits while regulations are reviewed.

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

We need a limit on the maximum number of occupants.

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

Thank you, Michael Maginnis and Tela Skinner

Lynn Tone

From: Christopher Johnson <cmj11235@gmail.com>
Sent: Sunday, May 22, 2022 7:47 PM
To: Public Comments
Subject: EXTERNAL: issuance of short-term rental permits in Tillamook County

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

DATE: May 22, 2022

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

RE: Issuance of STR permits in Tillamook County

Dear Commissioners:

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

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

Christopher Johnson
37395 Second Street, Neahkahnie Beach
Nehalem, OR 97131.

Lynn Tone

From: Terri Maragos <helidon@nehalemtel.net>
Sent: Sunday, May 22, 2022 6:09 PM
To: Public Comments; Sarah Absher
Subject: EXTERNAL: Short-Term Rentals in Unincorporated Tillamook County

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

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

I have lived at 37235 2nd St in Neahkahnie since 2004. My husband and I found a lot and built our retirement home there. The peaceful neighborhood has changed so much with all the short-term rental houses now.

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

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

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

Sincerely yours - Anne "Terri" Maragos

Lynn Tone

From: Elaine <ejhanby@nehalemtel.net>
Sent: Sunday, May 22, 2022 11:54 AM
To: Public Comments
Cc: Sarah Absher
Subject: EXTERNAL: 2022 STR Permits, unincorporated Tillamook County

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

Attention: Mary Faith Bell
David Yamamoto
Erin Skaar

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

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

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

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

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

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

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

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

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

Thank you,
Elaine Hanby

785 Twana Trace
Nehalem, OR

Lynn Tone

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

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

To whom it may concern:

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

Sincerely,

Manfred Baetscher
37360 2nd Street
Nehalem, OR 97131

Lynn Tone

From: Dianne Bloom <dannerbloom@gmail.com>
Sent: Sunday, May 22, 2022 7:55 AM
To: Public Comments
Subject: EXTERNAL: Pending decision re Short Term Rentals in Tillamook County

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

Dear County Commissioners,

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

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

Respectfully,

Dianne R Bloom
37430 3RD ST
Nehalem OR 97131

Lynn Tone

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

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

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

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

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

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

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

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

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

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

Regards,

Barry Marshall

Lynn Tone

From: Becky Berg <beckyberg1911@gmail.com>
Sent: Saturday, May 21, 2022 5:29 PM
To: Public Comments
Subject: EXTERNAL: Short Term Rentals, Neahkahnie, Tillamook Co.

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

For circulation to Three Commissioners and Sarah Absher

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

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

John M. Bloom
37430 3 St
Nehalem, OR 97131

Tillamook County Commissioners
Short Term Rental Committee
Tillamook, OR

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

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

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

Respectfully,

Jack Bloom

Lynn Tone

From: Michelle Vinciguerra <maybeach@yahoo.com>
Sent: Saturday, May 21, 2022 12:08 PM
To: Sarah Absher; Public Comments
Subject: EXTERNAL: Please pause the issuance of new STR permits in Tillamook County!

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

Dear Sarah,

Dear Commissioners,

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

Sincerely,

Dr. and Mrs Anthony Vinciguerra

Lynn Tone

From: Elizabeth ARCH [elizabeth.arch@gmail.com]
Sent: Saturday, May 21, 2022 10:48 AM
To: Public Comments
Subject: EXTERNAL: Pause in issuing new STR permits

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

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

Thank you,

Elizabeth Arch

57737 Treasure Hunter Lane Neahkahnie

Lynn Tone

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

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

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

Respectfully,
Mike

Mike Cook
37345 First St
Nehalem (Neahkahnie) 97131
503-368-3048



Virus-free. www.avg.com

May 22, 2022

John Hanby, Full-time NKN Resident

hanby@nehalem.net

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

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

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

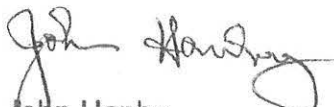
As we look around us, we note that incorporated communities in our region and adjacent counties are placing limitations on STRs. There's a reason for this. They recognize that insufficiently regulated STRs erode the character and livability of the communities. The issue is then compounded in Tillamook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

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

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

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

Respectfully submitted,


John Hanby

Commissioner Yamamoto
Commissioner Skaar
Commissioner Bell
Director Absher

May 20, 2022

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

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

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

I urge the Board of Commissioners to:

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

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

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

Thank you

Mark Roberts

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

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

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

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

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

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

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

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

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

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

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

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

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

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

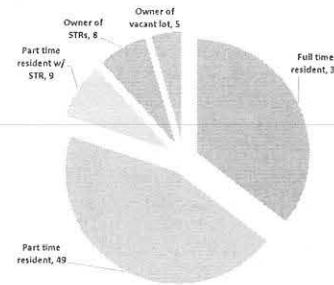
Most full-time residents agree there are serious or some problems with current levels of short-term rentals. Perhaps unsurprisingly, only those who have a direct, financial interest in short term rentals have no problems with short term rentals.

Neahkahnie Community Survey



January/February 2022

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



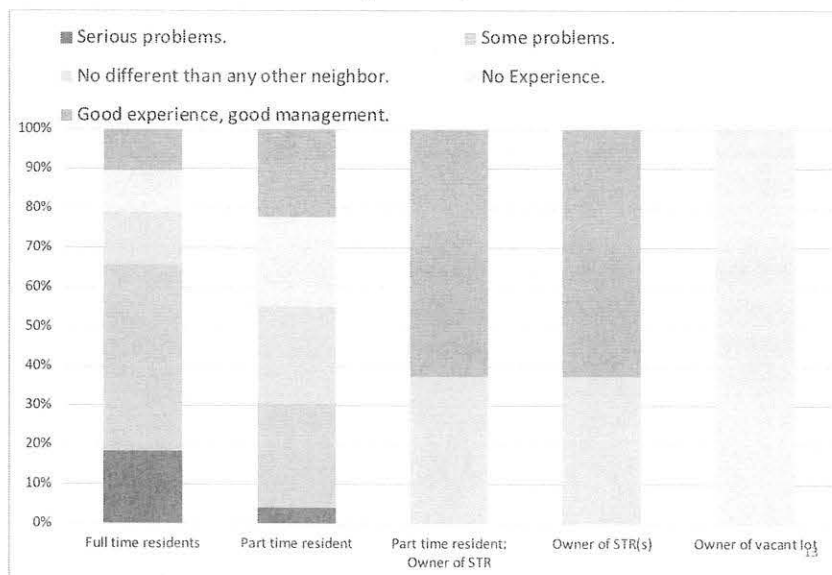
For perspective, the Neahkahnie Water District estimates* that:

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

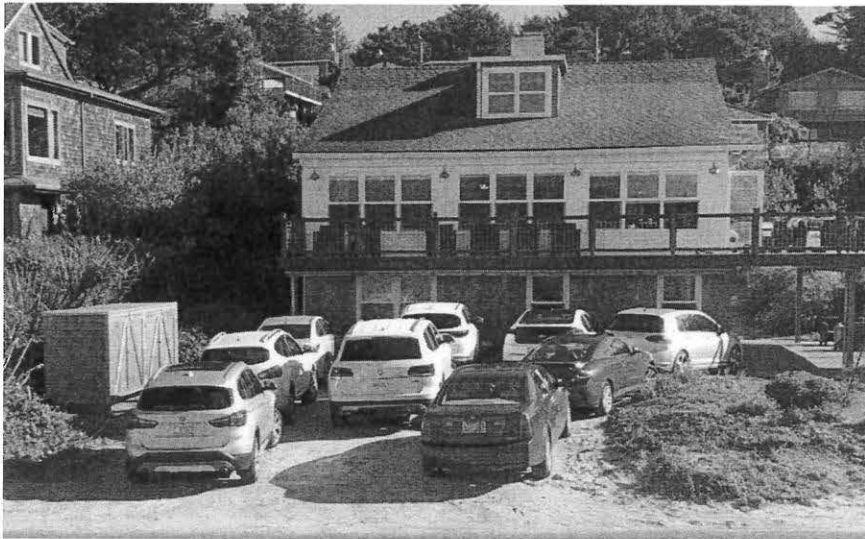
1

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

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



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



**Residence
or Boutique Hotel?**

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

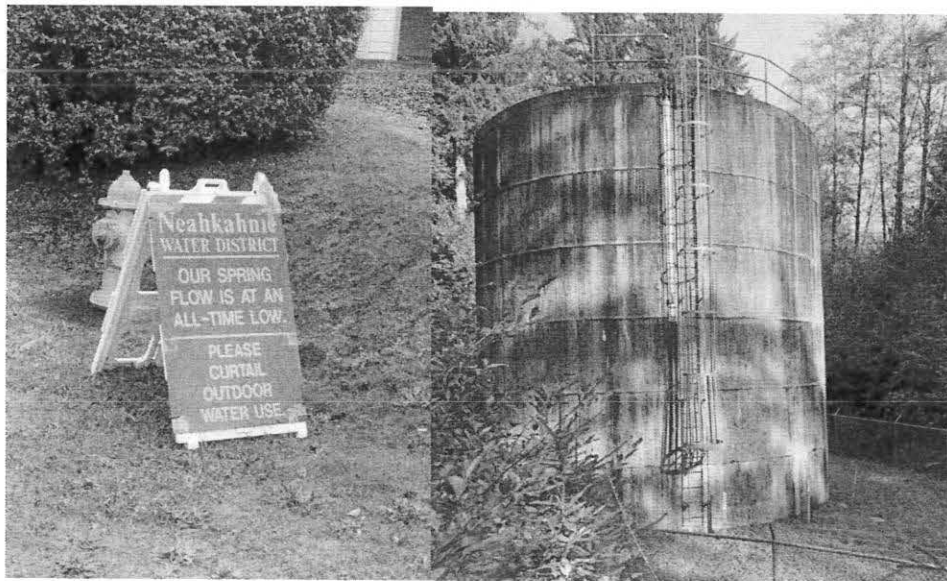
It is nearly fully booked thru December

Yes, it is zoned residential NK-7.5

Safety is becoming a more recognized issue:

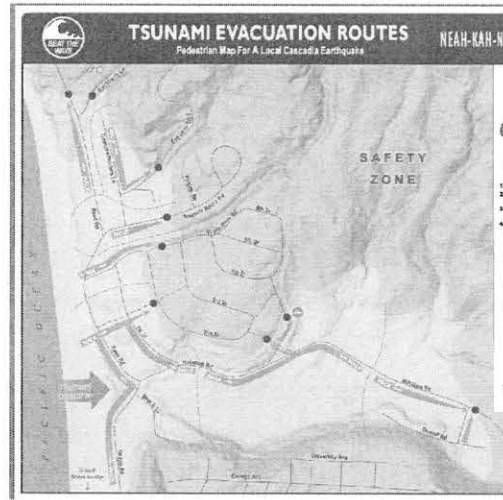
-the Neahkahnie Water District is studying whether their ‘fire flow’ oriented storage tank is refilling during the peak tourist/summer months. Their initial data suggests that the tank is NOT refilling such that fire-fighting capacity is diminished, now.

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



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

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



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

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



**EARTHQUAKE AND TSUNAMI
COMMUNITY DISASTER CACHE
Planning Guide**
May 2021



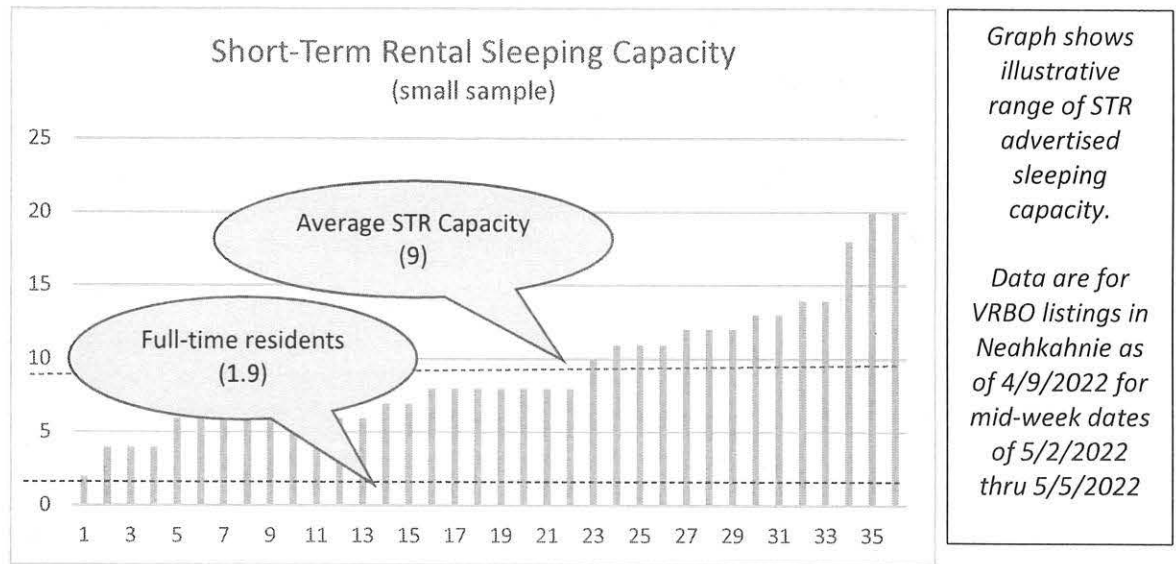
Abstract
A Community Disaster Cache is a stock of supplies designed to support a local population in its response to a disaster. Developing a successful and sustainable Community Disaster Cache involves a four-step planning process: 1) Design, 2) Implementation, 3) Maintenance, and 4) Deployment. Each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



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

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

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

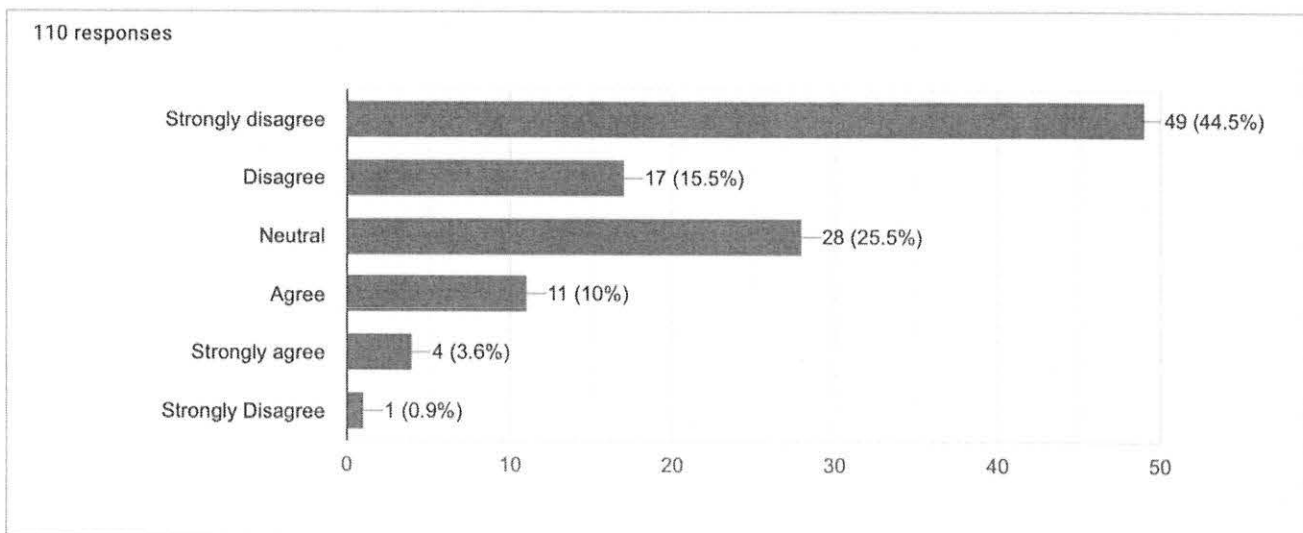


Short-term rentals sleeping 18 to 20, with as many as nine cars all coming and going in close temporal proximity to each other, compound an already fraught situation on highway 101. (Parking along the beach road during the summer season is already hazardous. There are NO sidewalks in Neahkahnie. I doubt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

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

The recent Community Survey of Neahkahnie property owners asked:

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



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

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

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

Mark Roberts

Lynn Tone

From: Barbarry [bbusybees@yahoo.com]
Sent: Sunday, May 22, 2022 11:48 AM
To: Public Comments
Subject: EXTERNAL: short term rentals

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

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

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

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

On Saturday, May 21, 2022, 08:53:35 PM PDT, Barbarry [bbusybees@yahoo.com] wrote:

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

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

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

Short Term Rental permits should have expiration dates, and not pass to new owners. Houses should have a limit on the number of renters...these are neighborhood houses and not hotels or multifamily units. The impacts on residents should be softened.

This has gotten out of control for a long time and is accelerating to even worse levels. Please wake up to this issue and stop the acceleration for now until reasonable rules can be implemented.

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

Barry Marshall

Lynn Tone

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

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

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

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

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

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

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

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

Thank you for considering my comments.

Craig Nern

8065 Kahnie Trail Loop

Nehalem, OR 91731

Lynn Tone

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

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

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

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

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

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

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

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

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

Sincerely yours - Anne "Terri" Maragos

Lynn Tone

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

From: Teresa Taylor <taylorfe.123@gmail.com>
Sent: Sunday, May 22, 2022 1:11 PM
To: Sarah Absher <sabsher@co.tillamook.or.us>
Subject: EXTERNAL: Tillamook County Ordinance 84 / STRs

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

Attention Tillamook County Commissioners:

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

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

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

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

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

Sincerely

Teresa Taylor
Neahkahnie resident

Lynn Tone

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

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

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

Attention: Mary Faith Bell
David Yamamoto
Erin Skaar

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

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

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

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

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

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

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

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

Thank you,
Elaine Hanby

7785 Twana Trace

Nehalem, OR

Lynn Tone

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

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

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

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

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

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

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

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

My name is Michael Booker and my address is 185 Blackberry Lane, Nehalem, OR 97131. I am a registered voter in Tillamook County. I would like to petition the Board to vote "yes" on taking a pause regarding new Short Term Rental applications. Other coastal counties have taken action on this issue and I believe it would be in Tillamook County's best interest to take time to study the issues and to learn from the Clatsop and Lincoln County experience that a pause would allow. The STR Advisory Committee needs time and the issues with STRs have been magnified by the action taken by

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

Thank you for your time and consideration.

Michael Booker

Lynn Tone

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

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

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

Dear Ms Absher and STR Advisory Committee,

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

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

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

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

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

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

Thank you,

Michael Booker

Lynn Tone

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

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

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

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

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

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

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

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

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

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

Thank you,

Susan Ritz Williams

7450 3rd Street

Neahkahnie

Lynn Tone

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

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

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To the Tillamook County Board of Commissioners—

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

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

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

Bruce Bishop
37305 First Street
Neahkahnie, Oregon 97131

Lynn Tone

From: gail young <gailmyoung@me.com>
Sent: Thursday, May 19, 2022 11:03 AM
To: Public Comments; Sarah Absher
Subject: EXTERNAL: A public comment

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

Tillamook County Commissioners Bell, Skaar and Yamamoto -

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

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

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

Gail and Richard Young

Lynn Tone

From: Jeff Welty <raleighworld@earthlink.net>
Sent: Thursday, May 19, 2022 7:29 PM
To: Public Comments
Subject: EXTERNAL: Comments for 25May22 BOCC Meeting

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

Greetings,

My name is Jeff Welty and my spouse and I own a property in Neahkahnie Beach (3185 Blackberry Ln, Nehalem, OR 97131). I believe that it would be prudent for the Board to vote "yes" to pause the acceptance of new Short Term Rental Applications while it considers the ramifications of further growth in this sector.

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

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

Jeff Welty

raleighworld@earthlink.net

Lynn Tone

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

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

To the Tillamook County Board of Commissioners—

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

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

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

Bruce Bishop
[REDACTED]
Neahkahnie, Oregon 97131

Lynn Tone

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

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

Honorable Board of Commissioners of Tillamook County:

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

Nancy Duran

[REDACTED]
37305 First Avenue

[REDACTED]
503-201-2362

Lynn Tone

From: Frantz Coe <coastercoe@gmail.com>
Sent: Thursday, May 19, 2022 5:04 PM
To: Public Comments
Subject: EXTERNAL: STR permits

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

David Yamam, Erin Skaar, Mary Faith Bell

Dear Commissioners,

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

Permits are hard to get back once they are issued.

Frantz and Laurie Coe

37295 1st street

Lynn Tone

From: susan goelz <sgoelz@gmail.com>
Sent: Thursday, May 19, 2022 10:28 PM
To: Public Comments
Subject: EXTERNAL: Neahkahne Short term rentals

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

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

Sincerely
Susan Goelz

36380 2nd St. Nehalem/Neahkahnie

Lynn Tone

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

Importance: High

From: [REDACTED] <kcj3pdx@gmail.com>
Sent: Friday, May 20, 2022 9:26 AM
To: [REDACTED]
Cc: Sarah Absher <sabsher@co.tillamook.or.us>
Subject: EXTERNAL: comments on STR issues_ "pause" on new short term rentals
Importance: High

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

To the STR Advisory Committee and Tillamook BOCC:

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

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

Thank you.

Ken Jones

[REDACTED]
503-970-5256

May 18, 2022

Tillamook County Commissioners,

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

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

Other observations:

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

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

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

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

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

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

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

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

Bob Joseph

Lynn Tone

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

From: Dave Holt <daveholt52@gmail.com>
Sent: Friday, May 20, 2022 1:57 PM
To: Public Comments <publiccomments@co.tillamook.or.us>; Sarah Absher <sabsher@co.tillamook.or.us>
Subject: EXTERNAL: STR comments and questions for the County Commissioners and STR Advisory Committee

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

Tillamook County Commissioners Yamamoto, Bell and Skaar

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

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

How it happened...

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

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

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

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

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

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

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

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

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

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

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

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

84

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

Sincerely,
Dave Holt
Neahkahnie resident

Lynn Tone

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

--Original Message-----

From: Michael Maginnis <mmaginnis007@gmail.com>
Sent: Saturday, May 21, 2022 6:44 AM
To: Public Comments <publiccomments@co.tillamook.or.us>; Sarah Absher <sabsher@co.tillamook.or.us>
Subject: EXTERNAL: STRs

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

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

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

Please pause the issuance of permits while regulations are reviewed.

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

We need a limit on the maximum number of occupants.

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

Thank you, Michael Maginnis and Tela Skinner

Lynn Tone

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

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

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

Begin forwarded message:

From: Elizabeth ARCH <elizabeth.arch@gmail.com>
Date: May 21, 2022 at 10:47:37 AM PDT
To: publiccomments@co.tillamook.or.us
Subject: Pause in issuing new STR permits

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

Thank you,
Elizabeth Arch

37737 Treasure Hunter Lane Neahkahnie

Lynn Tone

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

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

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

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

Dear Sarah,

Dear Commissioners,

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

Sincerely,

Dr. and Mrs Anthony Vinciguerra

Lynn Tone

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

From: Judith Jones <[REDACTED]>
Sent: Saturday, May 21, 2022 11:02 AM
To: Sarah Absher <sabsher@co.tillamook.or.us>
Cc: Neah Kahnle <nkncac@gmail.com>; Jacki Hinton <hintonjacki56@gmail.com>
Subject: EXTERNAL: Fwd: Short term rentals

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

Begin forwarded message:

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

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

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

John M. Bloom
[REDACTED]
Nehalem, OR 97131

Tillamook County Commissioners
Short Term Rental Committee
Tillamook, OR

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

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

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

Respectfully,

Jack Bloom

Lynn Tone

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

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

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

Dear Sara Absher and Short Term Rental Committee,

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

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

Respectfully,

Dianne R Bloom
37430 3RD ST
Nehalem OR 97131

March 23, 2022

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

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

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

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

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

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

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

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

Thank you,

Mike Woodin and Amy Bell

~~woodin@comcast.net; amybell@comcast.net~~

Date Deadline Noon May 24, 2022 1 of 2

From: Sarah Arbiser
Tillamook County
Planning.

Dave Benz <dave.r.benz@gmail.com>



Form submission from: Public Comment Registration

2 messages

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

Wed, May 18, 2022 at 1:43 PM

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

Dave Benz <dave.r.benz@gmail.com>
To: Neah Kahnle <KNOAC@gmail.com>
Cc: Amy VanDyke <amy@ssvr.com>

Wed, May 18, 2022 at 1:58 PM

May 18, 2022

Karen,

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

- I am most interested in stating a few key bits of information.
- A. I as an owner want to be represented by my comments and or cite on changes. However as a non resident, one of many in Neahkanie, how does my vote count. On my street in Neahkanie not o e person is a resident of Tillamook County, but three of the four owners have owned a home on my street for minimum 20 years.
- B. Complaints about liter are partly a result of only two (2) ^{WASTE} ~~Easter~~ containers along Manzanita and Neahkanie beaches. One smal 1 foot diameter x 3 foot high waste container, is at end of Laneda and the other at Neahkanie. These are for pet waste only. More are needed.
- C. Manzanita State Park has booked by May 1, solid every day June, July August this year. EVERY person camping at Manzanita State Park is a Short Term Renter, who brings cans, liter waster to the area. These hundreds of people daily use Manzanita and Neahkanie Beaches. If STR's are going to be capped, limited etc., then the hundreds using this park and motels must be limited also!

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

Sincerely,

David R and Jean N Benz

[redacted]
[Quoted text hidden]
[redacted]

David R Benz



Dave Benz [redacted]

NEAHKANIE STR PROPOSAL IDEA'S

1 message

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

Tue, May 17, 2022 at 5:56 PM

May 17, 2022

For: Karen Babbitt and Sarah Absher,

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

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

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

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

Homes sold:
02/27/2019 to 02/27/2020 total of 16 homes
02/27/2020 to 02/27/2022 total of 9 homes

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

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

Population of permanent vs non permanent owners
A discrepancy exists between almost any records including US Census Block Group.
Also of the non permanent resident how many are registered voters in Oregon.

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

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

Sincere Personal regards,
Jean & David Benz
[redacted]
Nehalem/Neahkanie, OR 97131
[redacted]

Date Deadline - Now May 24 2022

P 1 of 2

Gmail - Form submission from: Public Comment Registration

5/20/22, 9:43 AM

From: Karen Babbitt



Dave Benz <[redacted]>

Form submission from: Public Comment Registration

2 messages

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

Wed, May 18, 2022 at 1:43 PM

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

Dave Benz <dave.r.benz@gmail.com>
To: Neah Kahnier <NKNCAC@gmail.com>
Cc: Amy VanDyke <amy@ssvr.com>

Wed, May 18, 2022 at 1:58 PM

May 18, 2022

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

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

Sincerely,

David R and Jean N Benz

Owners- 8194 Neahkanie Rd

[Quoted text hidden]

[redacted]

PROR



Dave Benz <[redacted]>

NEAHKANIE STR PROPOSAL IDEA'S

1 message

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

Tue, May 17, 2022 at 5:56 PM

May 17, 2022

For: Karen Babbitt and Sarah Absher,

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

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

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

Population of permanent vs non permanent owners
A discrepancy exists between almost any records including US Census Block Group.
Also of the non permanent resident how many are registered voters in Oregon.

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

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

Sincere Personal regards,
Jean & David Benz
[redacted]
Nehalem/Neahkanie, OR 97131
[redacted]
[redacted]

Lynn Tone

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

From: Laurie McCray [mailto:mccrayla7@yahoo.com]
Sent: Tuesday, May 24, 2022 9:59 AM
To: Sarah Absher <sabsher@co.tillamook.or.us>
Subject: EXTERNAL: Short Term Rental Issues in Neahkahnie, Tillamook County

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

Regarding STRs in Neahkahnie/ unincorporated Tillamook County:

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

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

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

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

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

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

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

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

Thank you,

Laurie McCray

37365 3rd St

Nehalem, Oregon 97131

Lynn Tone

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

Good Morning Lynn,

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

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

Sarah

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

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

Commissioners,

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

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

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

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

Guy Sievert
Neskowin

Lynn Tone

From: Public Comments
Sent: Tuesday, May 24, 2022 2:13 PM
To: Lynn Tone
Subject: FW: EXTERNAL: Please consider an immediate moratorium on the further issuance of short term rental permits

The below comment came in right at noon. Can you please add to your packet and I will make sure it is included in the packets that you dropped off for the Commissioners?

Thanks,
Isabel



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

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From: Pam Greene <pam.s.greene@gmail.com>
Sent: Tuesday, May 24, 2022 11:59 AM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: Please consider an immediate moratorium on the further issuance of short term rental permits

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

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

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

1. It is imperative that we as a county place an immediate moratorium on the further issuance of short term rental permits while reasonable guidelines and rules can be established for the true benefit of all. There is a need for a **'pause'** on issuance of permits while the process of reviewing and revising STR regulations continues. Why? Because certain Tillamook County communities are already well beyond a reasonable percentage of homes used for STR business purposes. Neahkahnie (NKN) is one of them.
2. There is a need for a **reasonable cap** on the number of STRs permitted — NOT unlimited #'s as allowed under the current regulations.

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

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

STRs are miniature motel businesses.

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

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

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

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

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

4.B There is a need for **termination of STR permits when property ownership changes** — NOT the automatic transfer of STR permit along with the property forever as provided under the current regulations.

Why? Because we need to draw up new guidelines for a fair and equitable way to rotate the benefits of running an STR to all property owners, not just a select few who capitalized early. Circumstances for property owners change, and **every one of us should have a fair shot at applying for an STR permit**, perhaps through a 3-4 year permit rotation with a lottery draw. This will stimulate the building trades and economy for all homes, while reducing the incentive for property speculators to play monopoly with the fabric of our communities.

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

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

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

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

Respectfully submitted,

Pam Greene

Neahkahnne homeowner and resident.

Dear Ms Absher, Director, Community Development and Short-Term Rental Committee,

My name is Mark Roberts, a full-time resident of Neahkahnie. I'm a retired economist with 35-years of experience in forecasting, financial management, and strategic planning ... and am active in Neahkahnie/Manzanita nonprofit organizations.

I also have direct experience with short-term rentals (STRs) – I live across the street from one and, as a frequent walker and resident of this community, have ample opportunity to view and experience community/renter interactions as a resident.

I also use short-term rentals – when traveling, I like to book with STRs where I'm going. I say this to indicate I'm not "anti" short-term rentals but rather an advocate for effective and thoughtful management of short-term rentals and their impact and interaction with the larger community.

Given the Short-Term Rental Committee's review of the Tillamook County Ordinance governing Short-Term Rentals, I'll limit my current remarks to this review:

Comment #1 – Section 3

The "Purpose" of this Ordinance is specific: "regulate short term rentals in order to enhance public safety and livability within Tillamook County".

Note that the Purpose does not say anything about convenience, expense, not wanting to, not good for business, enable new investors to afford real estate investments, etc.

That is, this Ordinance speaks to safety and livability within Tillamook County – not STRs owners preferences or economic situation. Too, it doesn't say, "...anything goes because we're all making money and that is obviously good for the County."

Concerns associated with other than safety and livability in Tillamook County are, as the saying goes, 'good to know' ... but are NOT pertinent with the application of this Ordinance in its regulatory role.

With Ordinances and other laws, it is what is written rather than one's own preferences or ideas that is relevant.

Comment #2 – Section 5 Definitions

There is a key word here in this 'regulatory' Ordinance ... and that word is "shall".

"Shall" is specifically defined as "mandatory and not directory".

We're not playing with words – this **regulatory** Ordinance specifies a variety of terms and conditions that are mandatory ... for the safety and livability within Tillamook County.

Again, Sections and topics included in this Ordinance are mandatory ... and not subject to being put off until consensus is achieved, or negotiations are completed.

Frankly, the Director of Community Development is tasked with implementing this regulatory Ordinance with or without consensus ... and she must do so for the safety and livability of Tillamook County – not the convenience or financial preferences of current STR owners.

Comment #3 Definition 6(b)(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.” (*emphasis added*)

My comment is that this means what it says – the “Contact Person” is either the owner or the owner’s designated agent. Period. The owner may choose to designate their cleaning person as their Agent, authorized to act for the owner. I recommend some careful reflection on this designation ... but this is a key role in subsequent Ordinance sections and the Owner may make such designation ... but must abide by this designation.

Comment #4 Section 6 Standards

Not to be a ‘wise guy’, but this Standards section needs some added standards of its own.

I recommend a model, written statement (pamphlet?) describing and detailing these Standards written collectively by the Subcommittee and approved by the Director of Community Development with 80% support of industry representatives and 80% of community representatives. (I can’t help but notice that the Subcommittee is ‘over-weight’ with industry representatives i.e. nearly 50% whereas the share of STRs has reached as high as 23% so far, in the County.) Since achieving this level of Subcommittee agreement could take forever, a potential incentive for completion would be the cessation of issuing new STR permits (and renewals?) until this key, I’ll add, mandatory (“*All short term rentals shall comply with the following standards.*”) regulatory guidance necessary for the regulation for the safety and living conditions in Tillamook County, is completed.

Section 6(a)(A)

Specifically, the term “unreasonable” needs further characterization and or illustration. What is “...unreasonable noise disruptive to neighbors during this time.”?

We know this issue of noise and disruption is likely the single most contentious issue associated with STRs. This is a “livability” issue ... so its regulation and treatment is mandatory.

“Reasonable noise” may be one thing to 20- to 40-something aged renters who want to be on vacation at their special STR time at the beach ... versus we full-time, yes, retired 70+ people who have a different definition of “reasonable noise”.

Here's my definition: "If I can hear you during quiet hours while standing on my property, you are too, unreasonably, loud." I welcome the Subcommittee's definition.

Section 6(a)(C)

"The contact person shall attempt to contact a renter" (emphasis added)

Uh, 'attempt' isn't good enough. This provides WAY too much latitude to the offending party- i.e. Having a great time? Don't answer the phone! Party on!

We've got excellent cell phone coverage here in Neahkahnie ... and most of Tillamook County. No cell phone coverage? Install a phone inside the house. This is a public safety and livability issue.

All renters, owners, and contact people know, in advance, the requirements to be reachable.

Frankly, there is nothing more maddening than 'unreasonable noise disruptive to neighbors' during this (quiet) time. And, likely, nothing more dangerous for personal safety and livability than a neighbor personally confronting a renter regarding 'unreasonable noise'. Finally, it ought not be a resident's job to supervise, advise, or correct the behavior of another, temporary, renter.

Section 6(a)(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 rental."

This information is mandatory (*shall be posted*) and a critical quality that this information should also be readable. I've attached at the back of these comments examples of permits with the required information ... and these examples demonstrate that while "visible", the signage is either so small and/or illegible that it is a mockery of meeting the forthright communication intention of this Standard. It is not fair or safe to require neighbors to closely approach an occupied rental to gain this information.

Example or model signage with more finely crafted definition of standards are needed to meet this signage requirement. We should be specific regarding the basic, legible signage which can be read by a person with 20/20 corrected vision while standing on the street looking toward the front entrance of the rental.

Section 6(a)(G) thru Section 6(a)(P)(4)

These are very important safety-oriented standards ... which I yield to others' interpretation and choices regarding these parameters.

Personally, I believe having 'sleeping capacity' as high as are currently being permitted is inherently unsafe.

The vast majority of the current housing stock being used for STRs was built for families of two, three, four, five, or maybe even six family members (or close guests) ... who were deeply familiar with the home in which they lived or frequently visited.

The current standard enables 'packing in' ("sleeps up to 14, 16, 18, even 20!) significantly more people who are unfamiliar with the structure ... and what might this mean during a potential emergency?

Section 6(a)(T)

The math behind this Standard eludes me – I can rarely make sense of it. However, I do know and believe the number of cars parked at STRs is one of the biggest issues in coastal communities.

Back to the quaint old days when families lived in houses, the typical household might have had one ... maybe two cars. Perhaps they might have a weekend guest or two ... such that on rare occasions there might be four cars, max, at a house.

Today, in the post-resident, but zoned residential area, the Sleeping Area calculations of cars needs clarity ... and a specified maximum per STR. STRs that sleep 20 need an expressed maximum.

Finally, community members who volunteer as Board members to manage community infrastructure such as water, fire, and waste management have noticed that a house built for two, four, or maybe six individuals performs very differently with substantially different use patterns when occupied by four, six, eight, ten, fourteen, let alone twenty individuals. New community investments in adequate infrastructure are now being evaluated ... including who pays for this incremental investment. More to come on this issue.

Section 6(a)(X)

This Standard is TOTALLY inadequate.

It is not IF but WHEN the next tsunami inundation occurs.

Hopefully the next Cascadia earthquake and tsunami is in the far-off future ... but you know, I buy fire insurance every year ... and I'm not upset that my house has never caught fire. I'll keep buying fire insurance.

Likewise, prudent investments concerning 'high consequence, low probability' events requires thinking, planning, and making expenditures ahead of need. The 'need' will arise with only a 15-minute warning – the earthquake. The cost of planning ahead is low compared to the absence of planning. 'Got insurance?'

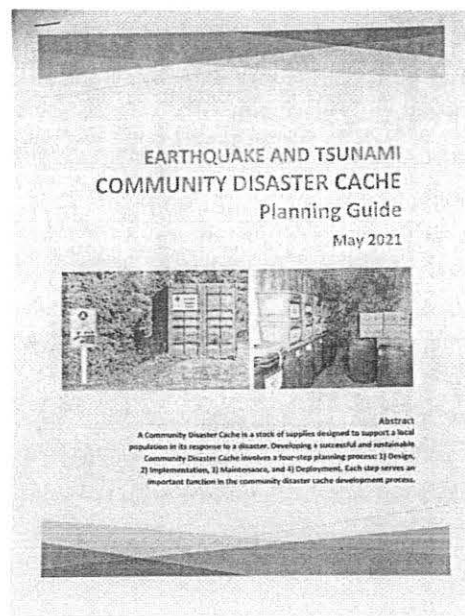
What is the County and STR industry plan for the safety of the STR community and other tourists encouraged to come to the coast via TLT-based promotions?

We'll have a 15-minute head start on providing for the needs of STR parties and other tourists for the subsequent 21- or more days, if they survive the tsunami. Food, shelter, medical care, and more when the Cascadia earthquake occurs with zero warning.

Residents have the knowledge to make informed choices – I've got my 'Go Bag' ... and since I want to eat for the subsequent 21-days or more, I've also got freeze-dried food (I have to replace it every 30-years, so I don't stress about expiration dates), fuel, water filter, and other supplies as well. I've got a neighbor's food supply, too, who has a house in the inundation zone. I practice my 'Yellow Radio' drills with the Emergency Volunteer Corp of Nehalem Bay every Thursday evening at 6 pm. I'll practice the emergency evacuation drills to my 'neighborhood pod' designated spot.

I have NOT made plans for the STR house across the street nor the STR down the street, let alone tourists parked along the beach road.

DOGAMI recommends Community Disaster Caches via a published planning guide, published May 2021.



My recommendation is that Community Development takes the lead with other community emergency groups ... and either uses funds from the existing TLT monies ... or boosts the tax rate a smidge, to fund the NECESSARY emergency caches sized to the relevant rental and visitor community. These caches could be located in many areas – in Neahkahnie, the Neahkahnie Water District has multiple locations where caches are well above the tsunami inundation zone.

If we must use TLT funds to promote tourism at the coast, the least we must do is use TLT funds to save tourist lives once they are unfortunate enough to be here when 'the BIG One occurs'.

Section 8 Fees Established

"The fees established by this Section shall be reviewed annually and, if necessary, increased by Board Order in amounts sufficient to reimburse the County's costs for administering the short term rental program, except that:

(A) An increase in the annual short term rental license fee shall not exceed five percent (5%) annually.”

I've previously objected to this 5% increase limitation. The bargain between STRs and the County was that this program would not be subsidized by the County taxpayer. First, the costs of this relatively new program are still being learned ... and adjusting the costs to correctly administer the program are still being ascertained by the Director of Community Development. Second, the 5% limitation of these costs may prevent any necessary adjustment to correctly recover the actual costs of correctly administering the program and or any increase brought about by inflation of relevant costs in excess of 5%.

Added comment, as an economist ...

One thing I've heard repeatedly regarding short term rentals is that they've enabled people who are otherwise not able to afford beach property ... to afford this property via the ability to rent it out to help with the mortgage or other expenses.

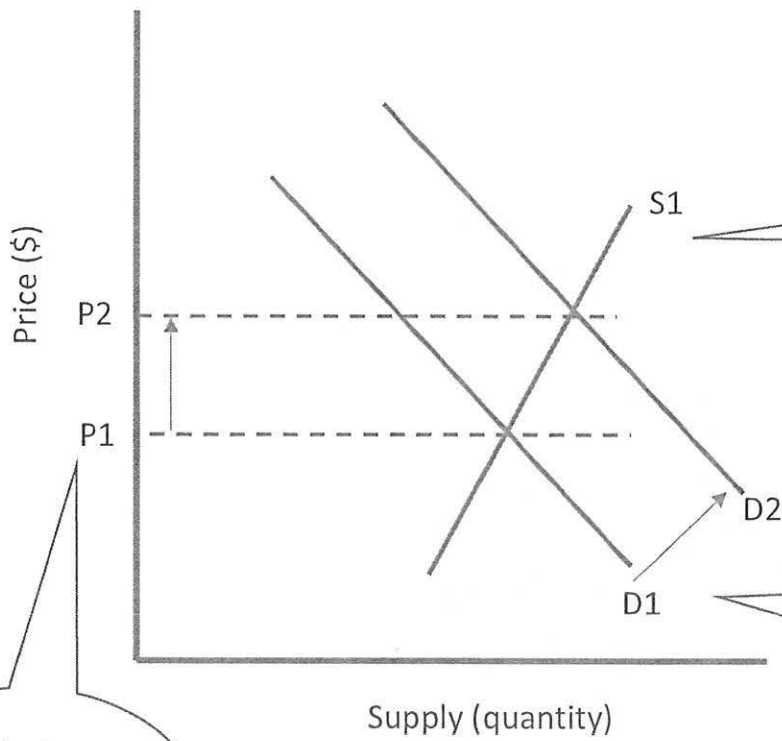
This is great news for these individuals ... though the next thought ought to be, what does this do to or for the larger community?

The short answer is that it clearly increases the price of housing throughout the (relevant) community! The theory is illustrated below, but it stands to reason that if you increase the number and financing of potential buyers, the new demand will bid up the cost of the items (houses) of interest.

Economists consider this type of question using graphs to illustrate the concept of changes in supply and demand for a good or service. Also, economists isolate the question by freezing every other aspect of our very complex economy – that is, assume 'everything else is frozen or not changing' i.e. *ceteris paribus* – other things being equal.

Why does this increase in income (STR rents) increase property prices? This new found source of income (rental income), in economic-speak, “shifts” the Demand Curve to the right for beach housing resulting in increased prices for housing. (See <https://www.thebalance.com/shift-in-demand-curve-when-price-doesn-t-matter-3305720>)

See illustration below:

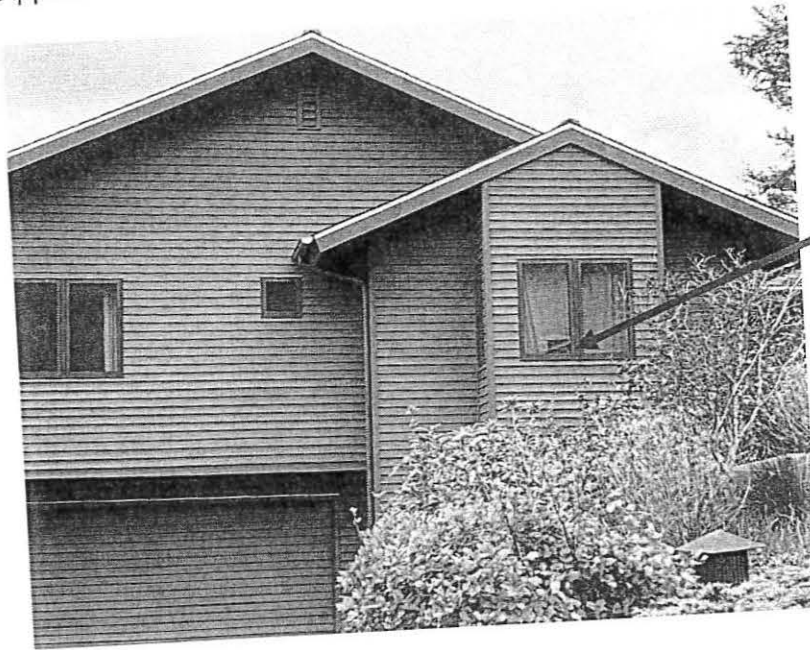


Second – In the short term, the Supply of housing is fixed

First - New short term rental income expands pool of qualified buyers ...shifting the Demand Curve to the right from D1 to D2

Third – Given increased Demand and fixed Supply, a new, higher Price, P2, results

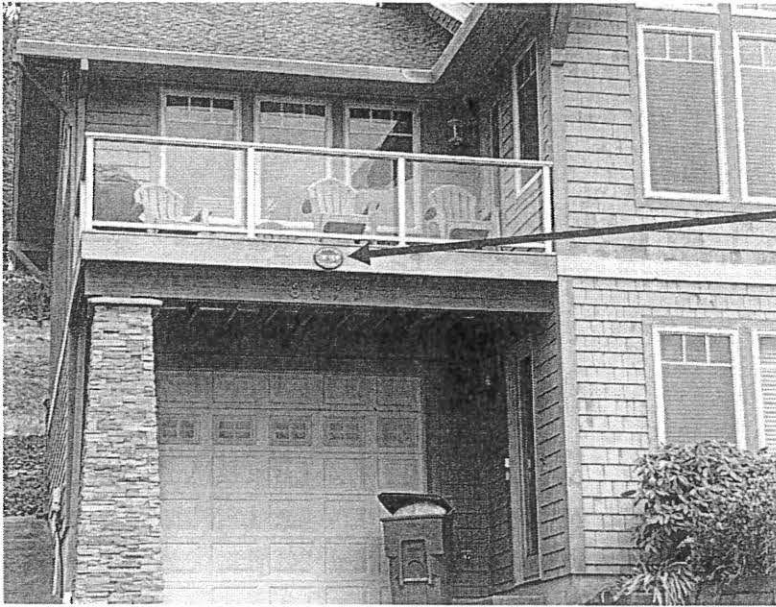
Appendix – Examples of Signage



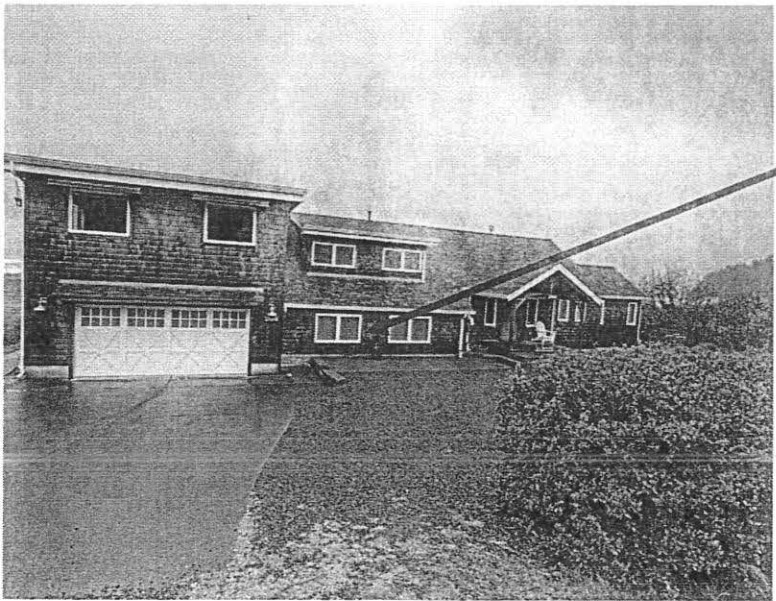
Impossible to read from street



Readable from 3' to 4'



Most people
need a
telephoto
lens to read



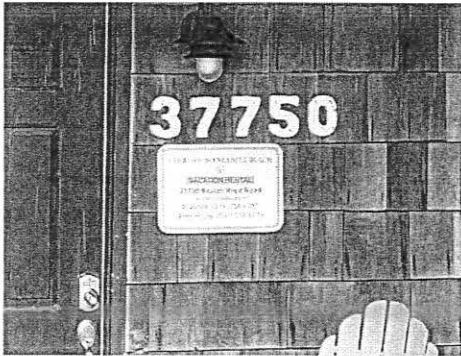
It is almost
visible;
certainly not
readable



While not
legible from
the street, it
otherwise is a
good sign



It is almost
visible; nearly
readable



Lynn Tone

From: Oceanside NA <oceansidefriends@gmail.com>
Sent: Monday, May 2, 2022 11:35 PM
To: Sarah Absher; Lynn Tone
Subject: EXTERNAL: STR Meeting Tuesday

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

Sarah and Lynn -

I am out of state and won't be able to make the meeting Tuesday. I understand that the committee is evaluating the enforcement provisions of the ordinance and would appreciate it if you would share the gist of this concept with the committee in abbreviated form and/or forward this email to committee members for consideration.

Most of the residents I've interacted with as President of our community association do not oppose short term rentals per se. They mainly object to discourteous conduct by STR customers that the STR owners themselves would not tolerate if it occurred in the neighborhoods near their own primary residences. If the conduct issue were effectively addressed, the push to cap or ban short term rentals would lose a lot of its momentum.

To be clear, I realize that STR visitors do not cause all of the problems attributed to tourists by full time residents, but that is not a reason to avoid addressing the ones that they do.

That said, I believe the current complaint and response procedures outlined in the ordinance are sufficient for the most part. Bolstering them will never make more than a marginal difference until there is an effective enforcement response when residents attempt to make use of those procedures. Currently, the quality and speed of a response depends entirely on the individual STR owner or management company to whom a problem is reported by a resident. A credible, uniform system for receiving and responding to complaints is needed to make the current procedures work as they were intended.

We all know that the Sheriff's department cannot and should not devote its resources to addressing issues like unruly pets, illegal fireworks, late night noise or illegal parking in all of the unincorporated areas where they occur. Instead, I suggest that the county or visitor's association construct a pilot program that would assemble a trained group of CIVIL response personnel (a county "Courtesy Corps"?) and assign them to patrol problem areas during peak visitor periods. This would be comparable to the "Clean and Safe" program in downtown Portland, where merchants have donated to a nonprofit fund that hires private patrols of problem areas like Pioneer Square. When I explored this concept with Undersheriff Kelly in connection with introducing it in Oceanside several years ago, he saw no immediate problems with the concept for his office and volunteered that the private tourist development at Sunriver, Oregon, near Bend operates a private patrol based on similar principles.

Under this proposal, the county would publish a single telephone number or email address for complaints that would then be routed to the local Courtesy Corps representative. They would then visit the problem location, alert the visitors of the complaint and warn that further complaints might result in a citation.

The main practical issues with this are:

1. Funding. The pilot program and any expansion should be funded from the Short Term Rental Operator's Fee. Currently, 25% of the fee goes to "law enforcement" with no direct correlation to law enforcement needs related

to short term rentals. Under this proposal, the ordinance would be amended to direct that such funds be utilized directly to address problems created by the same enterprise that is generating this revenue, i.e. short term rentals.

2. Management/Liability. I doubt the Department of Community Development would or could muster the resources to manage this - especially the liability issues. My suggestion would be to form a group comparable to the new parking enforcement entity recently formed in Pacific City/Woods. It would be important, however, to take the steps necessary to bring and insure the "Corps" under the county's Tort Claims Act purview.

This is as far as I can take the idea. It is one of the ideas being proposed for Oceanside in the event it incorporates, but it seems at least potentially feasible for incorporated communities as well.

Respectfully submitted,

Jerry Keene

3.

Short-Term Rental Program Enforcement Discussion

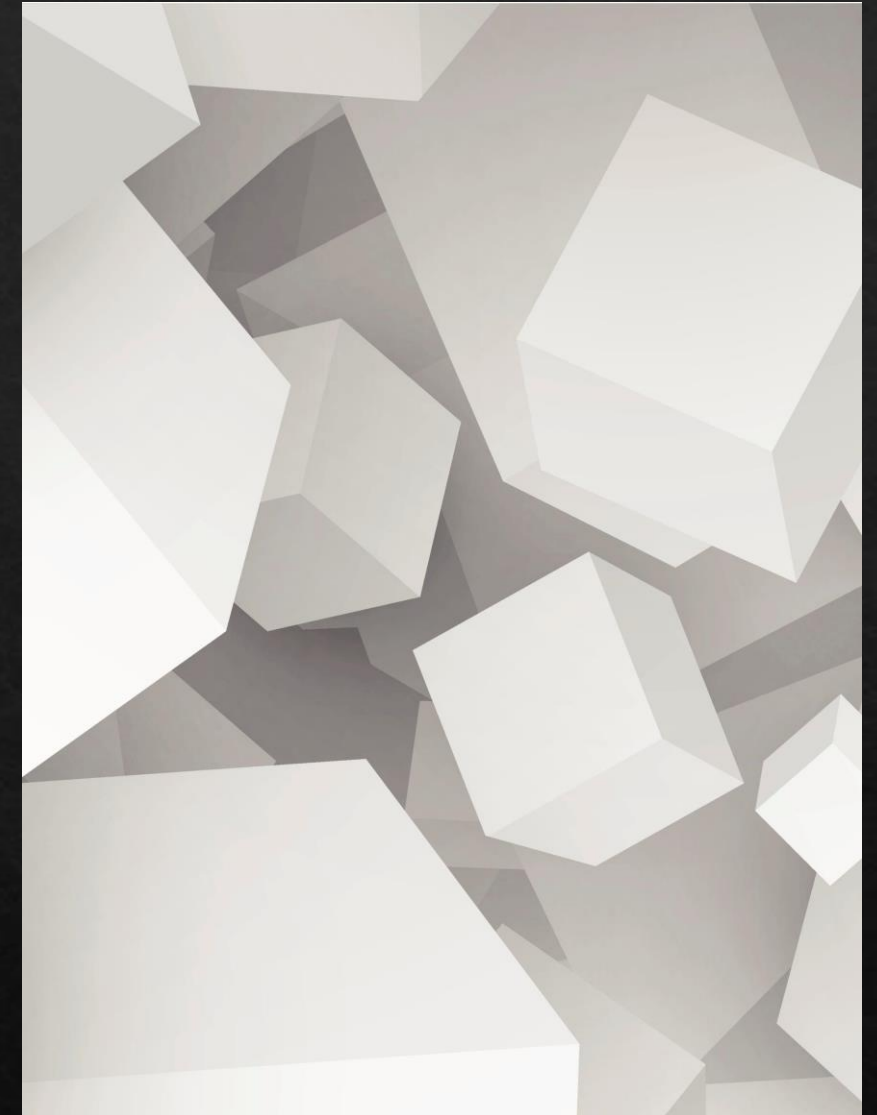
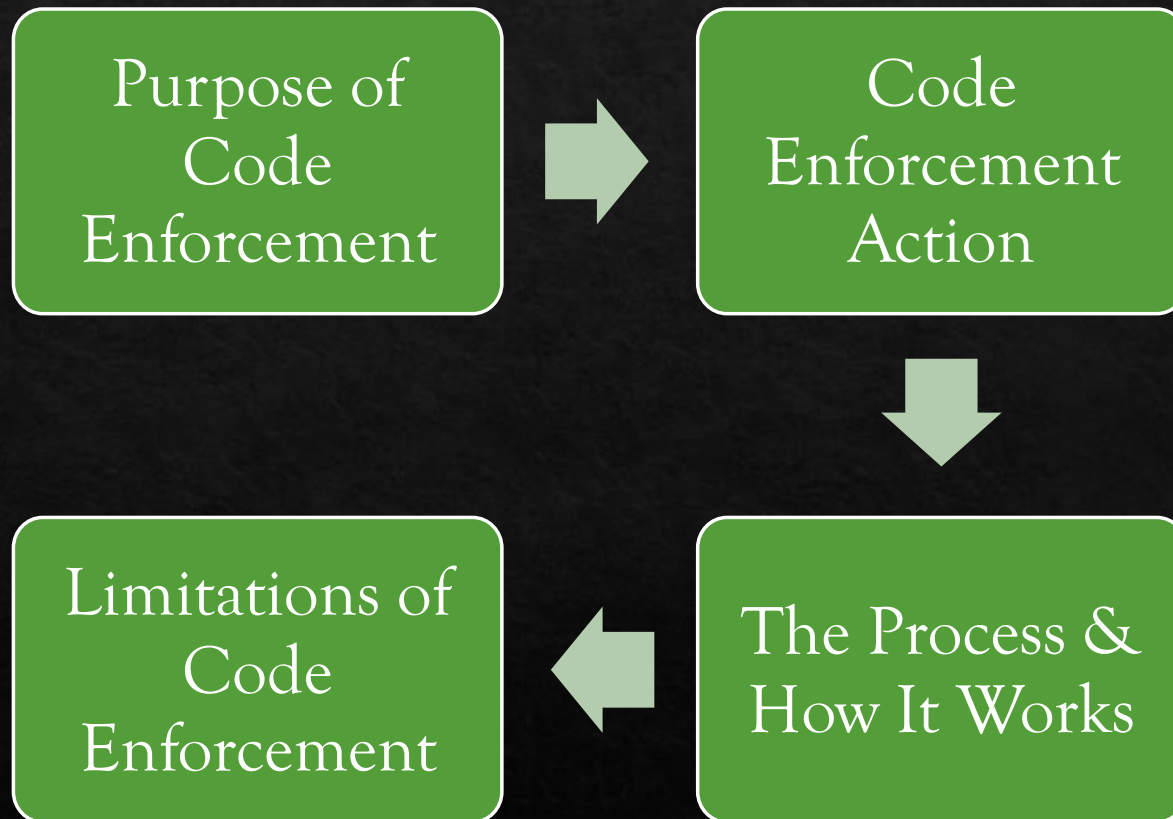
Tillamook County Sheriff Josh Brown

Tillamook County Undersheriff Kelly

Tillamook County Counsel

Sarah Absher, Director, Community Development

KEY AREAS OF DISCUSSION



PURPOSE
OF
CODE
ENFORCEMENT

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



CODE COMPLIANCE

OUTCOME OF CODE ENFORCEMENT
ACTION

EXAMPLES OF ENFORCEMENT ACTION

VIOLATION LETTER

CITATION ISSUANCE

COURT or HEARING PROCEEDINGS

COMPLAINTS



NOISE



PARKING



TRAFFIC



PET WASTE

GARBAGE

COMPLAINTS
VIOLATIONS
&
CIVIL MATTERS

PROCESS FOR COMPLAINTS

Communication
with Contact Person.

Contact Person
Required to Respond
within 20 Minutes

Failure of Action:
Complaining Party
Reports to
Department.

Complaint is Logged.

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

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

2020 Code Enforcement Location & Amount
4 - Central County
3 - South County
1 - North County

2022 Code Enforcement Location & Amount
1 - Cental County
1 - North County

2021 Code Enforcement Location & Amount
8 - South County
3 - North County
2 - Central County

NATURE OF COMPLAINTS

CIVIL COMPLAINTS

NOISE
DOG/PET TRESPASSING
GUESTS TRESSPASSING

2020

COMPLAINTS

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

2021

COMPLAINTS

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

DEPARTMENT ACTIONS



Compliance

Letter Issued
Violation Remedied
Log Updated



Non-Compliance

Final Warning Letter
Citation
Action

BASIS FOR ACTION



BURDEN OF
PROOF



EVIDENCE



“3 STRIKES
RULE”

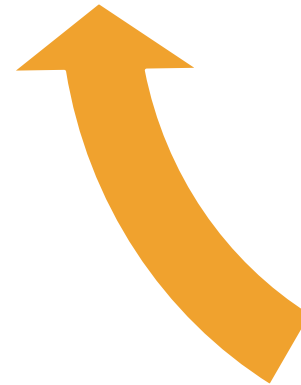


APPLICATION OF
REGULATIONS

WHAT'S WORKING?

EFFECTIVE
VACATION
RENTAL
MANAGEMENT

CONTACT
PERSON
SIGNAGE



HELLO
NEIGHBOR





Q & A

May 3, 2022 Meeting Agenda

9:30am-11:30am

Topic	Time
Welcome & Introductions	10 minutes
Discussion of April 27, 2022, Board of County Commissioner Meeting	15 minutes
Code Enforcement Presentation	75 minutes
Future Agenda Discussion	5 minutes
Public Comment	15 minutes
Total	120 minutes

Virtual Link for Public Meetings

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

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



TILLAMOOK COUNTY BOARD OF COMMISSIONERS NOTICE OF MEETING AGENDAS

BOARD OF COMMISSIONERS

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

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

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

CONTACT

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

COMMUNITY UPDATE MEETING

Tuesday, April 26, 2022 at 8:00 a.m.
Teleconference and KTIL-FM at 95.9

BOARD MEETING

Wednesday, April 27, 2022 at 9:00 a.m.
Commissioners' Meeting Rooms A & B
County Courthouse, Teleconference, and Live Video at tctvonline.com

JOIN THE BOARD OF COMMISSIONERS' MEETINGS

The board is committed to community participation and provides opportunity for public attendance during meetings via in-person and teleconference. Teleconference options are listen-only. Due to Oregon COVID-19 recommendations for public gatherings, the maximum capacity of the board meeting room is limited to 12 persons, not including staff and commissioners.

- **Community Update Meetings: Tuesdays at 8:00 a.m.**
 - Teleconference: Dial 971-254-3149, Conference ID: 736 023 979#
 - Radio: KTEL-FM at 95.9

- **Board Meetings: Wednesdays at 9:00 a.m.**
 - County Courthouse: Commissioner's Meeting Rooms A & B, 201 Laurel Avenue, Tillamook
 - Teleconference: Dial 971-254-3149, Conference ID: 736 023 979#
 - Live Video: tctvonline.com

MEETING INFORMATION AND RULES

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

PUBLIC COMMENT

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

In-Person Procedures

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

Virtual Procedures

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

Written Procedures

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

AGENDAS

COMMUNITY UPDATE

CALL TO ORDER: Tuesday, April 26, 2022 8:00 a.m.

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

ADJOURN

MEETING

CALL TO ORDER: Wednesday, April 27, 2022 9:00 a.m.

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

CONSENT CALENDAR

5. New Winery 1st Location Liquor License Application for Buddha Kat Winery and Off-Premises Application for Barview Jetty

LEGISLATIVE – ADMINISTRATIVE

6. Discussion and Consideration of an [Oregon Department of Justice](#) Crime Victim and Survivor Services Division 2021-2023 Children’s Advocacy Center Fund Grant Application/Matt Kelly, Undersheriff
7. Discussion and Consideration of a Contract for Goods with [Axon Enterprise Inc.](#) for Body Cameras in the Sheriff’s Office/Matt Kelly, Undersheriff
8. Discussion and Consideration of a Contract for Goods with [Sysorex Government Services, Inc.](#) for a Body Scanner in the Sheriff’s Office/Josh Brown, Sheriff
9. Discussion and Consideration of a Resolution in the Matter of Proclaiming May 5th 2022 as a “[Day of Prayer](#)” in [Tillamook County](#)/Linda Hanratty, Tillamook County Wide Prayer Team
10. Discussion and Consideration of a Personnel Requisition for a New Regular Full-Time Registered Environmental Health Specialist 1 or 2 in the Health and Human Services Department/Marlene Putman, Administrator, Health and Human Services
11. Discussion and Consideration of Amendment #1 to the Letter of Agreement Between [Columbia Pacific Coordinated Care Organization](#) and Tillamook County Community Health Center/Marlene Putman, Administrator, Health and Human Services
12. Discussion and Consideration of a Non-Prevailing Wage Rate Contract for Construction with [Olson Asphalt Maintenance, LLC.](#) for the Netarts Landing Boat Launch Parking Area Repair Project/JoAnn Woelfle, Director, Parks Department
13. Discussion and Consideration of a Grant Application Resolution to Comply with ORS Requirements for Participation in the [County Assessment Function Funding Assistance Grant \(CAFFA\)](#) for FY 2022-23/Denise Vandecoevering, County Assessor

14. Discussion and Consideration of House Bill 4123 (2022 Regular Session) General Fund Grant Agreement Number 107-2022-4123-7 with the [Oregon Department of Administrative Services](#) to Establish a Coordinated Homeless Response System in Tillamook County/Commissioner Erin Skaar
15. Discussion and Consideration of Modification #2 to Personal Service Agreement #4799 with [Tillamook Motor Company](#) for Motor Pool Repair and Maintenance Services/Rachel Hagerty, Chief of Staff
16. Discussion and Consideration of Amendment #1 to #6409 Tillamook County Transient Lodging Tax (TLT) Tourism-Related Facilities Community Grant Program Grant Agreement #2019-P-5 with [Nestucca Valley Community Alliance](#)/Rachel Hagerty, Chief of Staff
17. Discussion and Consideration of an Order in the Matter of Amending the Fee Schedule for [Onsite Sanitation Fees in the Department of Community Development](#)/Sarah Absher, Director, Community Development
18. Discussion and Consideration of an Order in the Matter of Amending the Fee Schedule for [the Department of Community Development](#)/Sarah Absher, Director, Community Development
19. Status of Short-Term Vacation Rentals in the Unincorporated Areas in Tillamook County/Sarah Absher, Director, Community Development

10:30 a.m.

20. **Second Public Hearing:** Discussion Concerning [Legislative Amendment Requests](#) #851-21-000442-PLNG: TCLUO Section 3.530: Beach and Dune Overlay (BD) Zone and Tillamook County Comprehensive Plan Goal 18: Beach and Dune Element; #851-21-000441-PLNG: TCLUO Section 4.130: Development Requirements for Geologic Hazard Areas and Tillamook County Comprehensive Plan Goal 7: Hazards Element; and #851-21-000440-PLNG TCLUO Section 3.530: Flood Hazard Overlay (FH) Zone. Actions are Initiated by the Tillamook County Department of Community Development as Part of a Long-Range Planning Project to Update Various Hazard Elements of the Tillamook County Comprehensive Plan and Tillamook County Land Use Ordinance Along with an Amendment to the Comprehensive Plan Map and Zoning Map to Update Mapping Identifying Areas Within the Beach and Dune Overlay Zone/Sarah Absher, Director, Community Development
21. Consideration of [Legislative Amendment Requests](#) #851-21-000442-PLNG: TCLUO Section 3.530: Beach and Dune Overlay (BD) Zone and Tillamook County Comprehensive Plan Goal 18: Beach and Dune Element; #851-21-000441-PLNG: TCLUO Section 4.130: Development Requirements for Geologic Hazard Areas and Tillamook County Comprehensive Plan Goal 7: Hazards Element; and #851-21-000440-PLNG TCLUO Section 3.530: Flood Hazard Overlay (FH) Zone. Actions are Initiated by the Tillamook County Department of Community Development as Part of a Long-Range Planning Project to Update Various Hazard Elements of the Tillamook County Comprehensive Plan and Tillamook County Land Use Ordinance Along with an Amendment to the Comprehensive Plan Map and Zoning Map to Update Mapping Identifying Areas Within the Beach and Dune Overlay Zone/Sarah Absher, Director, Community Development

22. Board Concerns – Non-Agenda Items

23. Board Announcements

ADJOURN

OTHER MEETINGS AND ANNOUNCEMENTS

The Commissioners will hold a virtual public hearing on **Monday, April 25, 2022** at **8:30 a.m.** to hear an appeal of the Planning Commission's decision to approve Conditional Use request #851-21-000416-PLNG to establish a 19-site recreational campground on an approximately 18-acre portion of a 58.51-acre parcel in Tierra Del Mar. The teleconference number is 1-971-254-3149, Conference ID: 887 242 77#

The Compensation Board for Tillamook County will hold a meeting on **Tuesday, April 26, 2022** at **1:30 p.m.** The teleconference number is 1 971-254-3149, Conference ID: 976 694 511#

The Commissioners will hold a Board Briefing on **Wednesday, April 27, 2022** at **2:00 p.m.** to discuss weekly commissioner updates. The meeting will be held at the Courthouse in the Nestucca Room, 201 Laurel Avenue, Tillamook, Oregon. The teleconference number is 1-971-254-3149, Conference ID: 736 023 979#.

Beginning **Wednesday, May 4, 2022**, the Board of Commissioners will temporarily hold their weekly board meetings in the Nehalem Room, which is located in the basement of the courthouse, 201 Laurel Avenue, Tillamook. The temporary meeting room location will be in effect for the next several months.

BOARD OF COMMISSIONERS' BOARD MEETING

Wednesday, April 27, 2022

	Present	Absent		Present	Absent
Mary Faith Bell	✓	_____	Rachel Hagerty	✓	_____
David Yamamoto	✓	_____	Joel Stevens	✓	_____
Erin Skaar	✓	_____			

PLEASE PRINT

<u>Name</u>	<u>Email or Address</u>	<u>Item of Interest</u>
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Linda Hanratty	linda.hanratty4@gmail.com	Day of Prayer
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Jerry Keene	jerrykeene@aol.com	STRs
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Tech Lavidette	tech.lavidette@gmail.com	Carceral system
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Brad Boice	Brad Boice	Tillamook land issue
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Debbie Boman	debra.boman@gmail.com	STR / Measure 56
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Sarah Abshee	DAD	
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(Please use reverse if necessary)

TILLAMOOK COUNTY BOARD OF COMMISSIONERS' MEETING
WEDNESDAY, APRIL 27, 2022

PUBLIC COMMENT SIGN-IN SHEET

PLEASE PRINT

NAME	AREA OF RESIDENCE	NAME OF ORGANIZATION (IF ANY)	AGENDA ITEM
None			

STATUS OF SHORT-TERM RENTALS IN TILLAMOOK COUNTY UNINCORPORATED COMMUNITIES



2018 SCOPE OF STUDY

OCEANSIDE

NETARTS

PACIFIC CITY/WOODS

NESKOWIN

2021 SCOPE OF STUDY

NEAHKAHIE

BARVIEW/TWIN ROCKS/WATSECO

OCEANSIDE

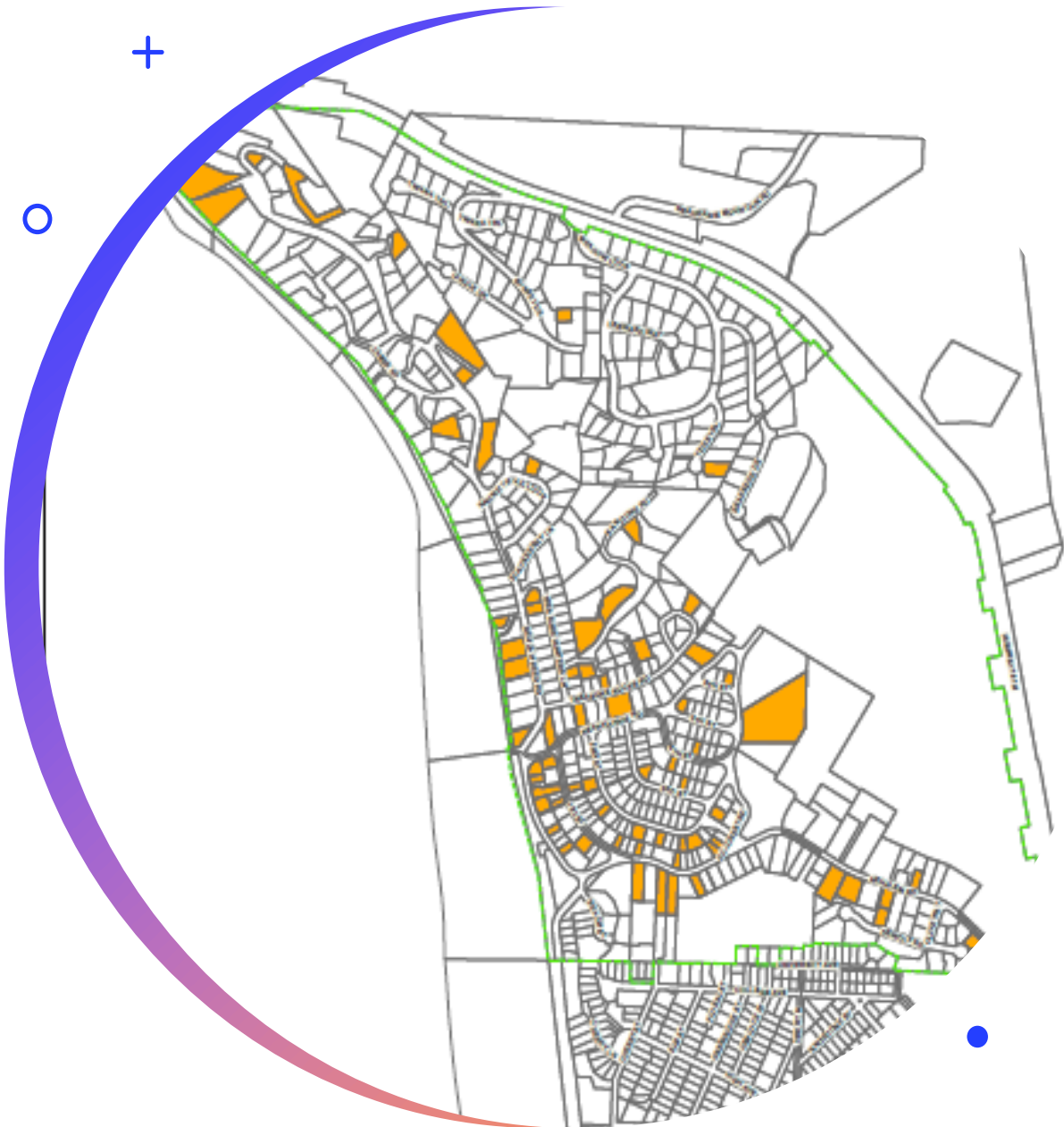
NETARTS

CAPE MEARES

PACIFIC CITY/WOODS

NESKOWIN





NEAHHKAHNIE

18%

- RESIDENTIAL IMPROVEMENTS
AT VALUE > \$50K
- 385
- SHORT-TERM RENTALS
- 69

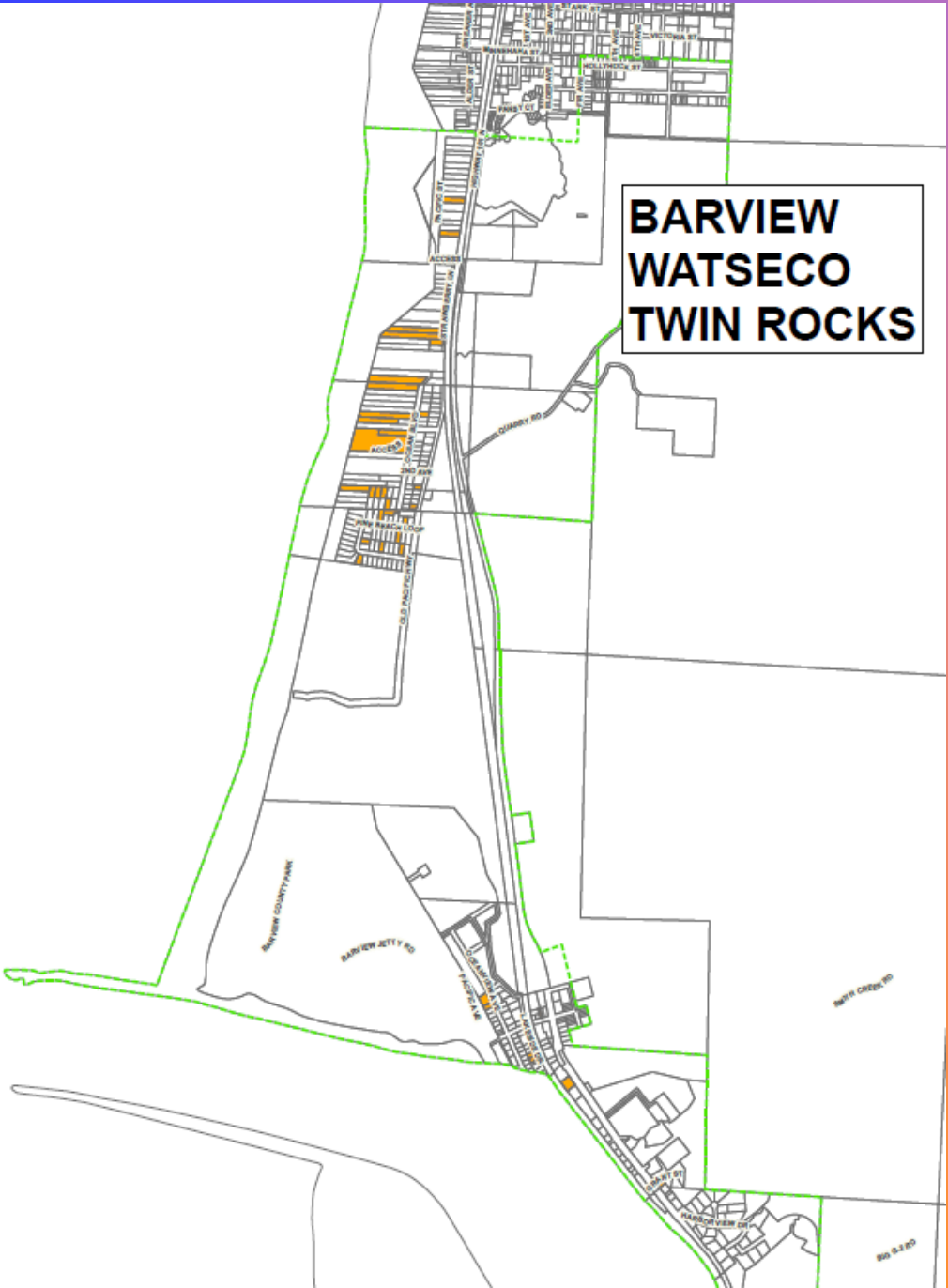
BARVIEW TWIN ROCKS WATSECO 16%

RESIDENTIAL IMPROVEMENTS AT
VALUE > \$50K

234

SHORT-TERM RENTALS

37



OCEANSIDE

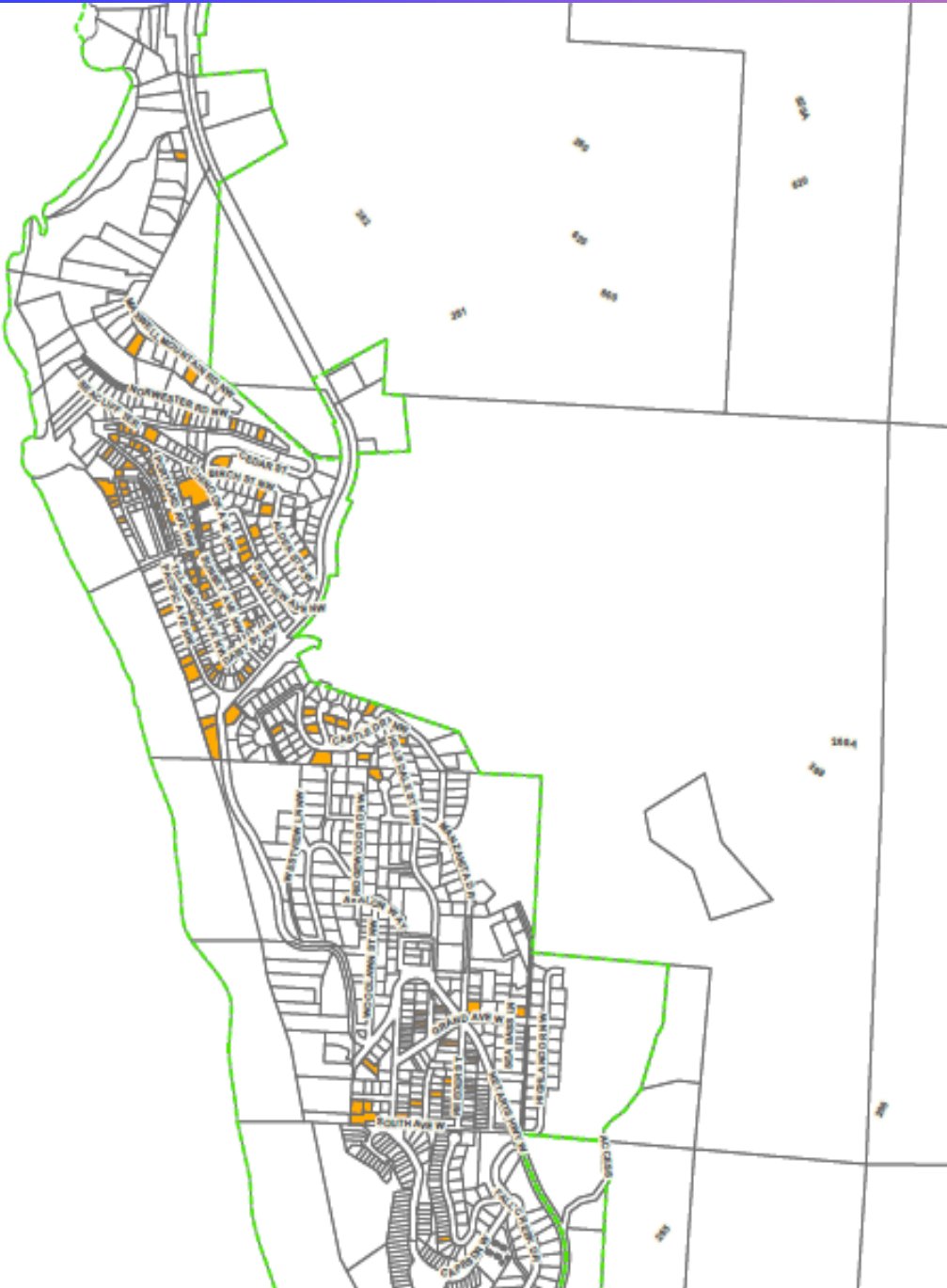
16%

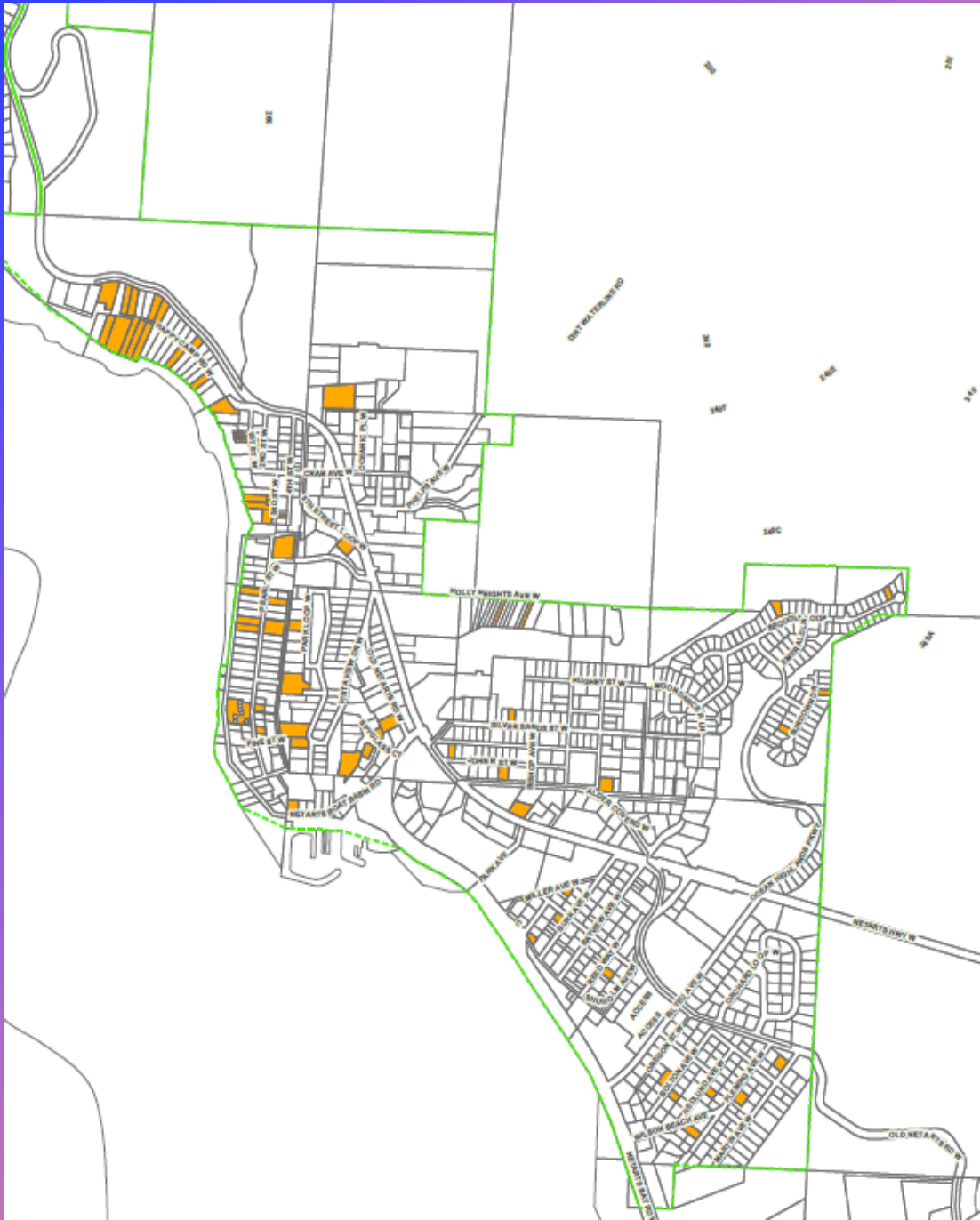
RESIDENTIAL IMPROVEMENTS AT
VALUE > \$50K

672

SHORT-TERM RENTALS

109





NETARTS

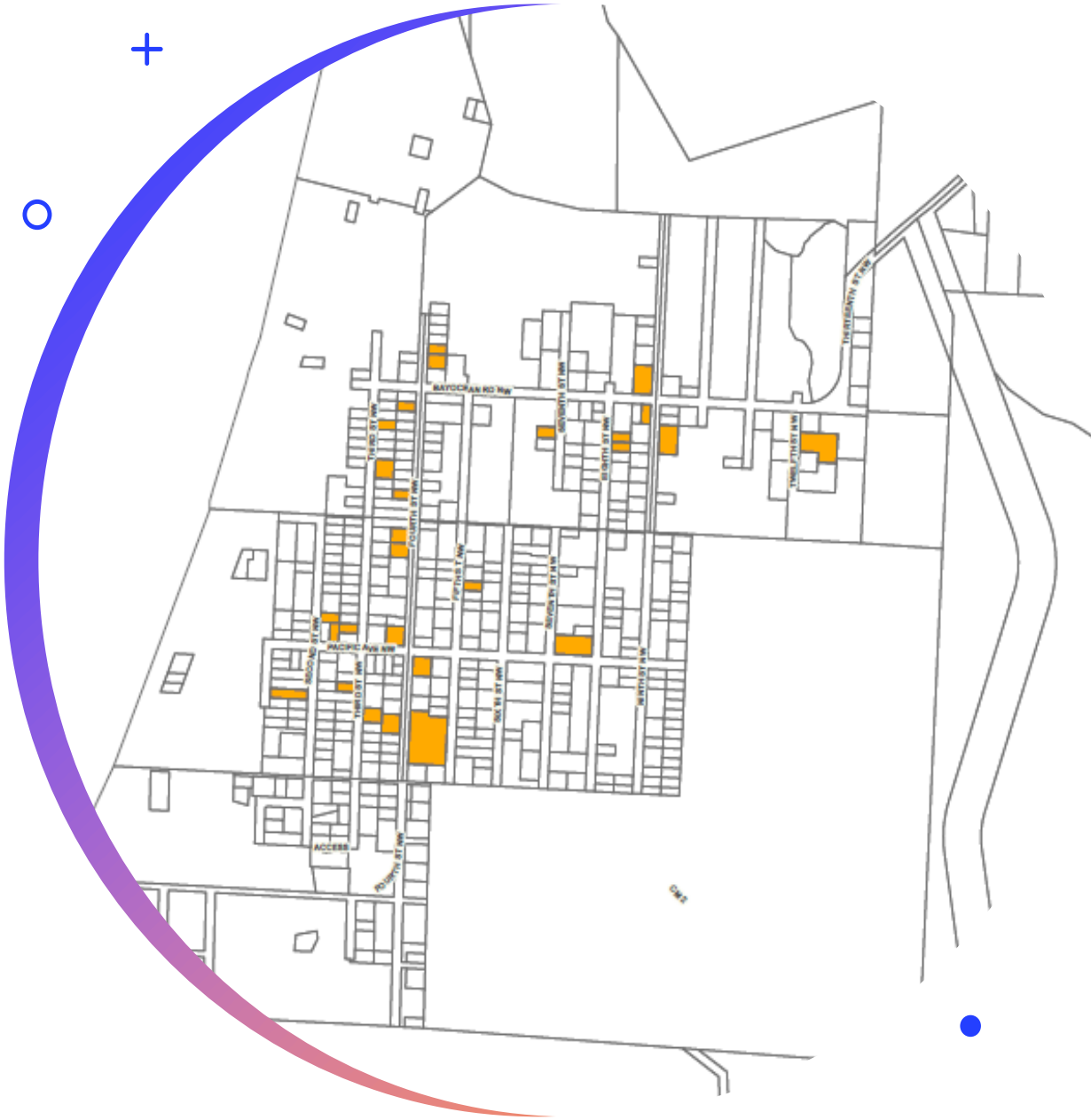
12%

RESIDENTIAL IMPROVEMENTS AT
VALUE > \$50K

609

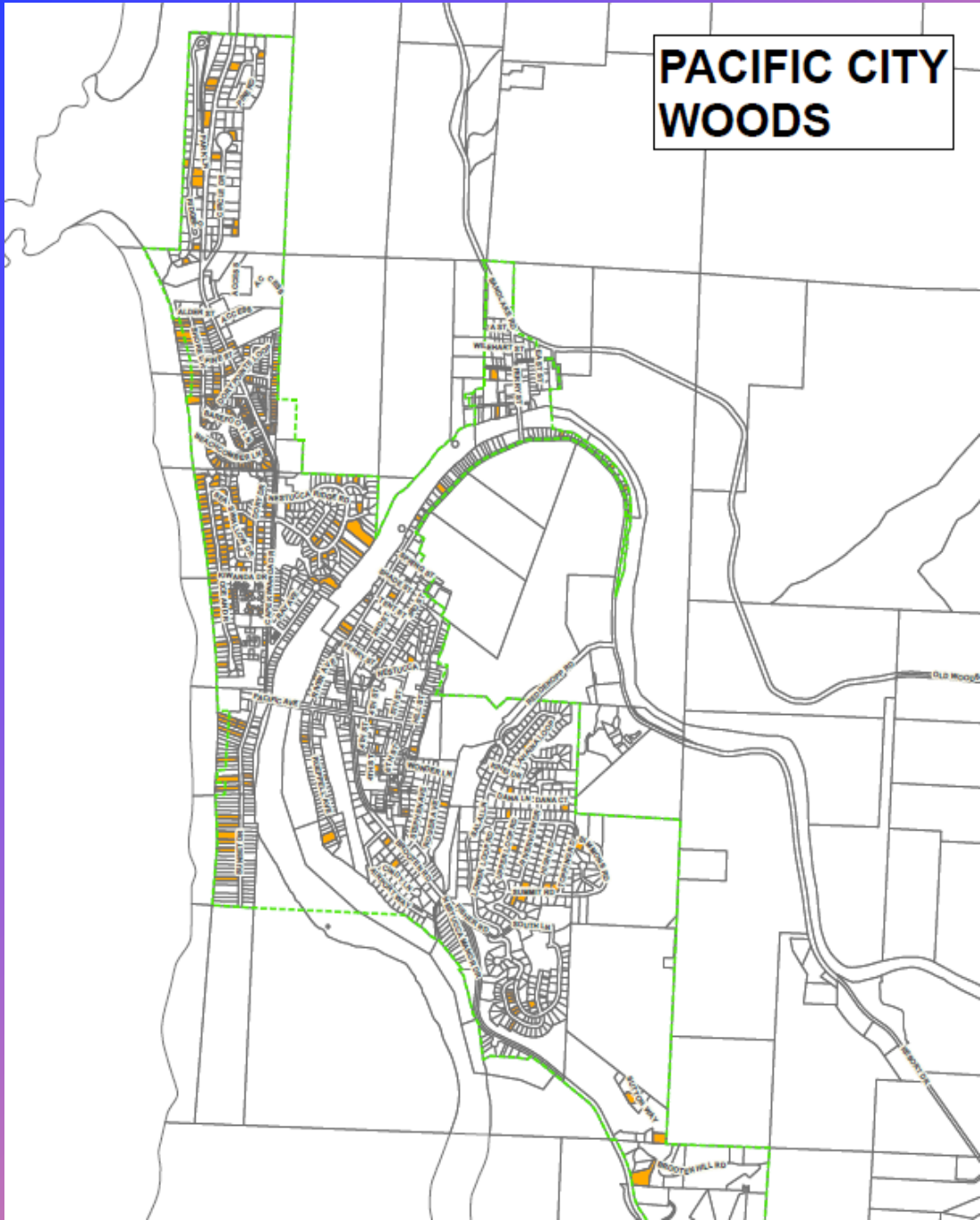
SHORT-TERM RENTALS

75



CAPE MEARES 13%

- RESIDENTIAL IMPROVEMENTS
AT VALUE > \$50K
- 205
- SHORT-TERM RENTALS
- 27



PACIFIC CITY/WOODS

22%

RESIDENTIAL IMPROVEMENTS AT
VALUE > \$50K

1288

SHORT-TERM RENTALS

278

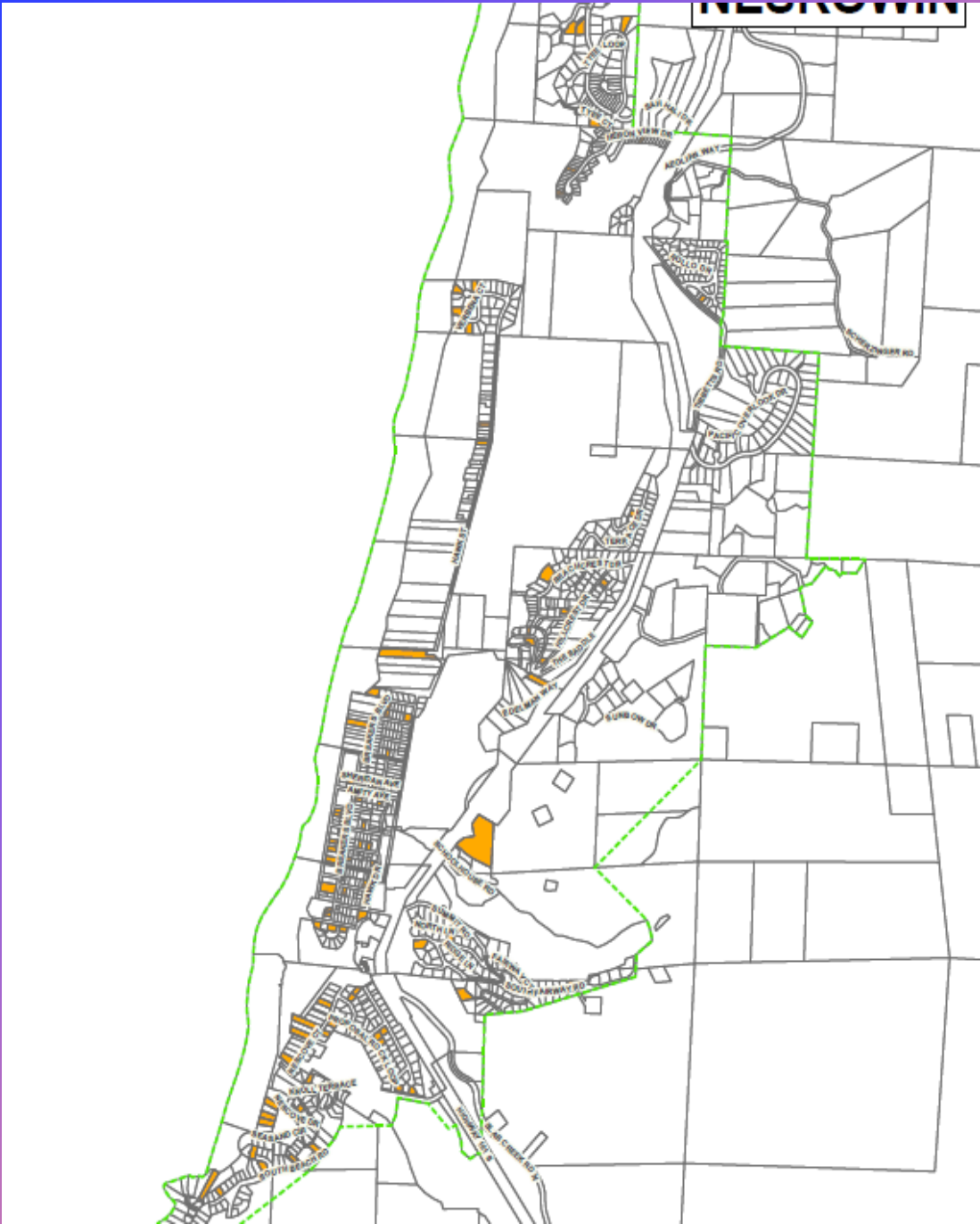
COMPARISON BY LOCATION

NORTH PACIFIC AVE. BRIDGE



SOUTH PACIFIC AVE. BRIDGE





NEKOWIN

16%

RESIDENTIAL IMPROVEMENTS AT
VALUE > \$50K

874

SHORT-TERM RENTALS

138

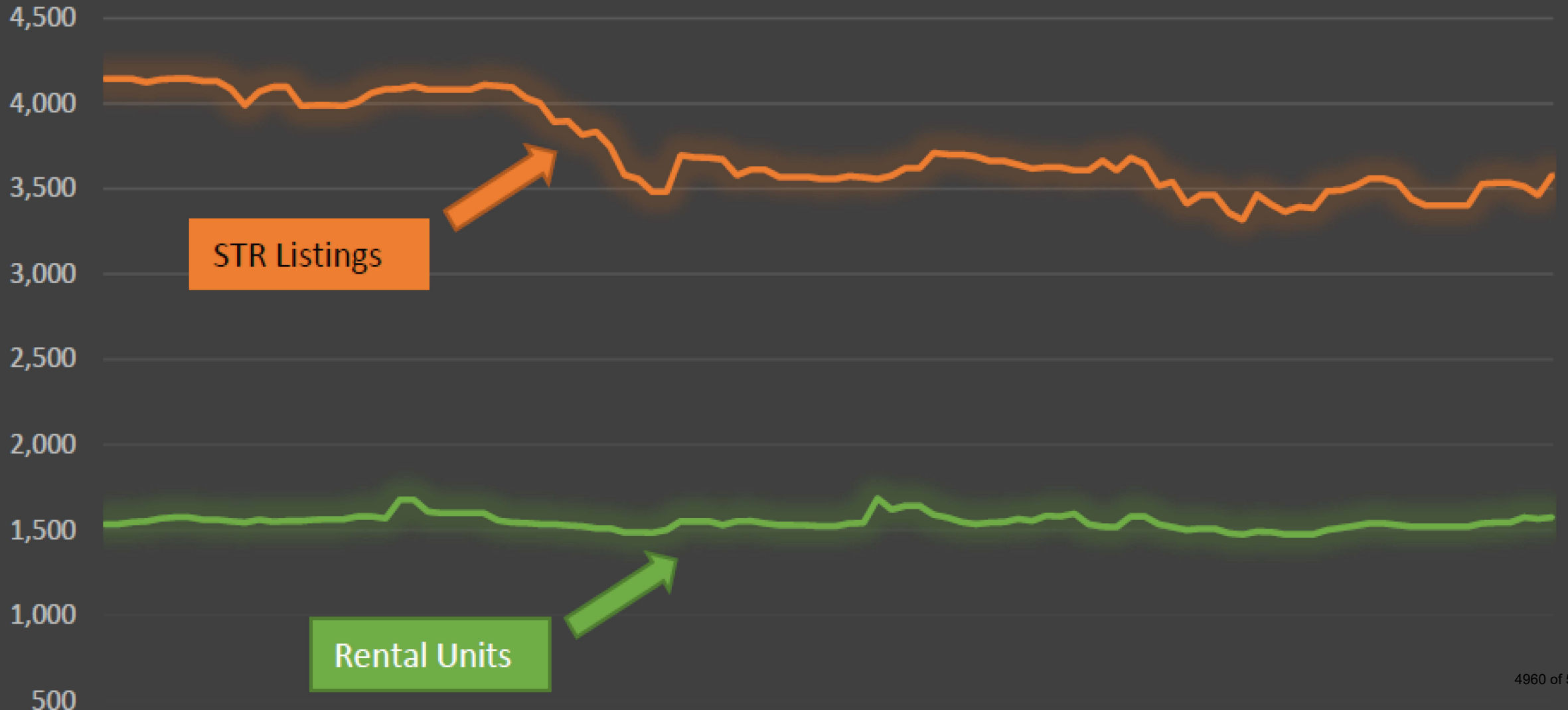
Unincorporated Community	# of Improved Properties	# of Short-Term Rentals	Percentage
Oceanside	743	95	13%
Netarts	695	65	10%
Pacific City/Woods	1274	226	18%
Neskowin	870	103	12%

2018 STR NUMBERS BY UNINCORPORATED COMMUNITY

2018/2021 COMPARISON

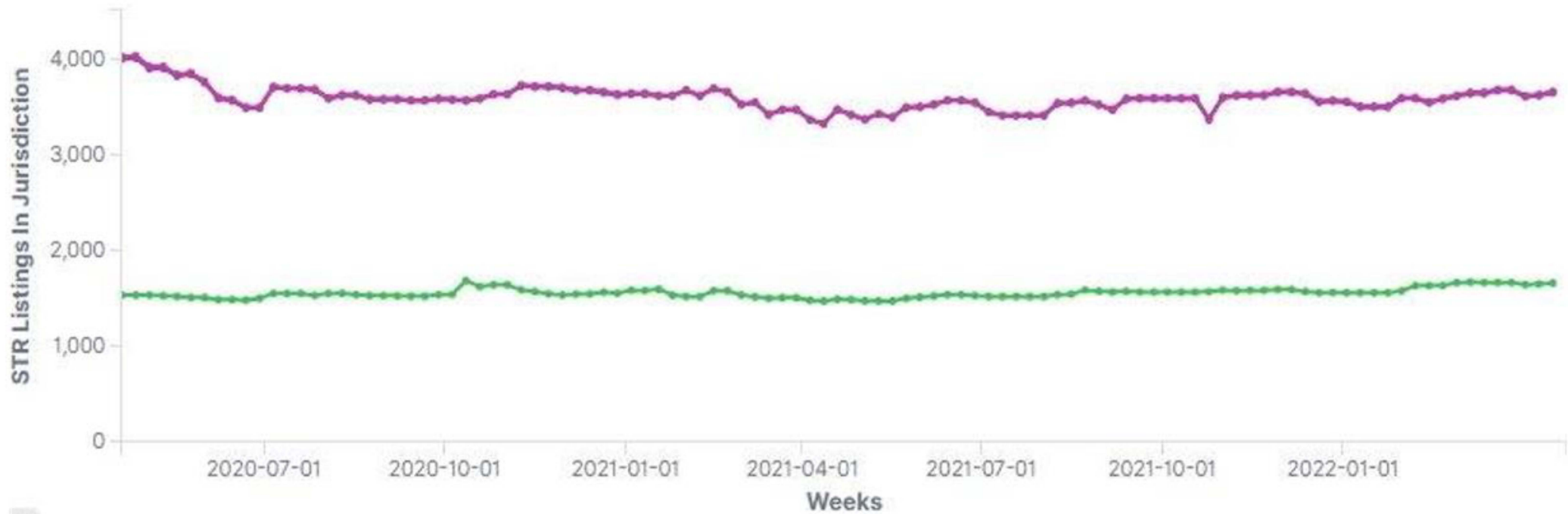
UNINCORPORATED COMMUNITY	OCEANSIDE	NETARTS	PACIFIC CITY/WOODS	NESKOWIN
2018	95	65	226	103
2021	109	75	278	138
INCREASE	14	10	52	35

Number of STR Listings and Rental Units County-Wide



Rental Units and Listings Over Time ^①

● STR Listings ● Total Listings ● STR Rental Units



II

STR ADVISORY COMMITTEE



First Quarter Update

COMMITTEE DISCUSSIONS



INTERESTS OF STR COMMITTEE

LIVABILITY

PUBLIC SAFETY

ECONOMICS

REGULATION

RELATIONSHIPS

PROPERTY RIGHTS

MANY INTERESTS OVERLAP



Community interests

LIVABILITY

**REGULATION &
ENFORCEMENT**

ECONOMICS

**PUBLIC
SAFETY**

**COMMUNITY
RELATIONSHIPS**

**PROPERTY
RIGHTS**

LIVABILITY- STR PROGRAM



BETTER ENFORCEMENT
OF REGULATIONS



PROGRAM CONSISTENCY



FAIR & REASONABLE
RULES



COMMUNITY
PARTICIPATION IN RULE
MAKING



STR OWNER
PARTICIPATION IN RULE
MAKING



ESTABLISH LIMITS ON #
OF STRs IN
COMMUNITIES

TOP 3 INTERESTS

ENFORCEMENT
31%

SAFETY
15%

LIVABILITY
42%

STR ADVISORY COMMITTEE



APRIL 5, 2022

INTERESTS ACTIVITIES



INTERESTS OF STR COMMITTEE

LIVABILITY

PUBLIC SAFETY

ECONOMICS

REGULATION

RELATIONSHIPS

PROPERTY RIGHTS

LIVABILITY- STR PROGRAM



BETTER ENFORCEMENT
OF REGULATIONS



PROGRAM CONSISTENCY



FAIR & REASONABLE
RULES



COMMUNITY
PARTICIPATION IN RULE
MAKING



STR OWNER
PARTICIPATION IN RULE
MAKING



ESTABLISH LIMITS ON #
OF STRs IN
COMMUNITIES

LIVABILITY- COMMUNITY



DEVELOP POSITIVE
RELATIONSHIPS
BETWEEN STR OWNERS
& RESIDENTS



RECONCILE COMMUNITY
CONFLICTS



PARTICIPATION IN
COMMUNITY ISSUES



COMMUNITY INPUT &
LOCALLY DRIVEN
SOLUTIONS



PRESERVATION OF
COMMUNITIES &
NEIGHBORHOODS



SUPPORT COMMUNITY
INTERESTS

LIVABILITY- COMMUNITY

- **SUPPORT LAND USE REGULATIONS**
- **HOUSING**
- **SUPPORT ECONOMIC INTERESTS**
- **SUPPORT LOCAL INVESTMENTS**

PUBLIC SAFETY



EMERGENCY
PROVISIONS



SAFETY FOR VISITORS



SAFETY FOR NEIGHBORS



PARKING



ROAD QUALITY



BETTER ENFORCEMENT
FOR THOSE WHO
VIOLATE REGULATIONS

BUSINESS & ECONOMICS



TLT TECH SUPPORT



ACCESS TO AFFORDABLE HOUSING



VACATION RENTAL IS FAMILY BUSINESS



TLT FUNDING FOR COMMUNITY PROJECTS & PUBLIC SAFETY-
COMMUNITY-BASED ALLOCATION OF FUNDING



HOUSING FOR LOCAL EMPLOYMENT



REAL ESTATE & STR PROGRAM RELATIONSHIP

MANY INTERESTS OVERLAP





IDENTIFICATION OF COMMUNITY INTERESTS

**WHAT MATTERS TO THE COMMUNITIES OR ORGANIZATIONS STR
ADVISORY COMMITTEE MEMBERS REPRESENT?**

Community interests

LIVABILITY

**REGULATION &
ENFORCEMENT**

ECONOMICS

**PUBLIC
SAFETY**

**COMMUNITY
RELATIONSHIPS**

**PROPERTY
RIGHTS**

WHAT MATTERS



EQUAL RESPECT FOR
LOCALS & VISITORS



COMMUNITY
PARTICIPATION IN
FORMULATION OF CAP



PARKING, NOISE & OVER-
CROWDING



PRESERVATION &
BALANCE OF PROPERTY
RIGHTS



MAKE SURE EVERYONE
FEELS WELCOME & SAFE



PUBLIC SAFETY

WHAT MATTERS



EMERGENCY
PREPAREDNESS-
DISASTER NOTIFICATION



SUPPORT OF STR
OWNERS WHO DO IT
RIGHT



BETTER CODE
ENFORCEMENT



ADDRESS COMMON
COMPLAINTS



PRESERVE PUBLIC
ACCESS TO COASTAL
COMMUNITIES



BRIDGE GAP BETWEEN
FULL-TIME RESIDENTS,
STR OWNERS & GUESTS

TOP 3 INTERESTS

ENFORCEMENT
31%

SAFETY
15%

LIVABILITY
42%

COMMITTEE GOALS

DEVELOP CONSISTENCY WITH REGULATIONS

CREATE APPROPRIATE RULES & ENFORCE THEM

PROMOTE LIVABILITY IN COMMUNITIES

SUPPORT COMMUNITY INTERESTS

DEVELOP A DEEPER UNDERSTANDING OF THE ECONOMIC ROLE OF STRs in TILLAMOOK COUNTY

PUBLIC SAFETY

EMERGENCY PREPAREDNESS

FUNDING SOURCES FOR STR PROGRAM
SUPPORT & COMMUNITY LIVABILITY

STR OPERATOR LICENSE FEE:

- FUNDING FOR HOUSING
- FUNDING FOR PUBLIC SAFETY
- FUNDING SUPPORT FOR STR PROGRAM

Committee Position	Member
South County Member	Scott Nienkamp
South County Member	Mike Saxton
Neahkahnie	Karen Babbitt
Barview/Twin Rocks/Watseco	Vacant
Oceanside	Terri Warren
Netarts	Bruce Lovelin
Pacific City/Woods	Vacant
Neskowin	Hilary Gibson
North County Member	Jim Haley
Central County Member	Jerry Keene
South Co. Vac. Rental Management	Nicole Twigg
Central Co. Vac. Rental Management	Vacant
North Co. Vac. Rental Management	Amy VanDyke
Real Estate	Pam Zielinski
Economic Development	Alexis Tate
Tourism Industry	Julie Hurliman
Public Safety	Fire Chief Tim Carpenter
Member at Large	Gus Meyer

CU
2:55pm

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR TILLAMOOK COUNTY, OREGON

APR 19 2019
TASSI O'NEIL
COUNTY CLERK

In the Matter of Regulating Short Term)
Rentals, Establishing Standards and) ORDINANCE #84
Fees, Providing for a Permit, and) Amendment #1
Creating Penalties for Violations of)
This Ordinance)

The Board of Commissioners for Tillamook County ORDAINS as follows:

Section 1. Title

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

Section 2. Authority

This Ordinance is enacted pursuant to ORS 203.035.

Section 3. Purpose

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

Section 4. Applicability

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

Section 5. Definitions

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

- (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.
- (B) "Dwelling Unit". One (1) or more rooms occupied, designed or intended for occupancy as separate living quarters and containing three (3) or more of the following:
- Refrigeration
 - Cooking facility (including cooking stove, hot plate, range hood, microwave oven or similar facility)
 - Dishwashing machine
 - Sink intended for meal preparation (not including a wet bar)
 - Garbage disposal
 - Toilet
- (C) "Onsite Wastewater Treatment System". Means any existing treatment and dispersal system of residential wastewater.
- (D) "Owner". The owner or owners of a short term rental.
- (E) "Permit". A Short Term Rental Permit.
- (F) "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.
- (G) "Rental". An agreement granting the use of a dwelling unit to a person with monetary compensation. Use of a dwelling unit by a recorded owner or other person or persons without monetary compensation shall not be considered to be a rental under this Ordinance.
- (H) "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 rental or is an occupant in a short term rental.
- (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.

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

Section 6. Standards

- (a) All 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.
 - (B) The contact person shall notify every renter, in writing, of the quiet times.
 - (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.
 - (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 rental. The required signage must be maintained in compliance with this Ordinance in perpetuity, or until the dwelling is no longer being utilized as a short term rental.
 - (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.
 - (F) The owner shall provide covered garbage containers that can be secured. The contact person shall notify guests that all garbage must be kept in secured containers provided for that purpose. As required by Tillamook County Ordinance

#4, garbage shall be removed by the local franchised garbage hauler a minimum of one (1) time per week unless arrangements are made with the local franchised garbage hauler to suspend or modify service during the times when the short term rental is not rented. Rentals located outside of a franchise area shall meet the provisions of Section 9(e). The contact person shall provide guests with information about recycling opportunities.

- (G) At least one (1) functioning fire extinguisher shall be accessibly located within the dwelling unit.
- (H) All plug-ins and light switches shall have face plates.
- (I) The electrical panel shall have all circuits labeled.
- (J) Ground Fault Circuit Interrupter (GFCI) protected receptacles shall be provided at outdoor locations and at kitchen and bathroom sinks.
- (K) 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.
- (L) A combination carbon monoxide/smoke detector device shall be placed and maintained on each floor of a short term rental and within 15-feet of each sleeping area.
- (M) All fireplaces, fireplace inserts, and other fuel burning heat sources shall be properly installed and vented.
- (N) 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.
- (O) All interior and exterior guardrails, such as deck railings, must be able to withstand a two hundred pound (200#) impact force.
- (P) 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.

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.
 - (3) Every sleeping area in a short 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 term rental. Such a non-compliant sleeping area shall not be included in the maximum occupancy calculation for the short 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 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.
- (Q) 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.
- (R) Short Term Rental Served by Sewer: The maximum occupancy for a short 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 rental.

- (S) Short Term Rental with Onsite Sanitation: The maximum occupancy for a short term rental unit shall not exceed the capacity of the Onsite Wastewater Treatment System. 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 short term rental.
- (T) There shall be one (1) parking space available for each approved sleeping area in a short term rental, plus one (1) additional parking space. 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 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 exceed the allowable on street parking for each short term rental property. Renters may be cited and fined under existing State law or this Ordinance in the event they park illegally.
- (U) The contact person shall notify every renter in writing of the required off-street parking and other parking spaces available to serve the 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.
- (W) 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.
- (X) 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.

- (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 re-inspections due to incomplete items will be subject to the re-inspection 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.

Section 7. Short Term Rental Permit Required and Revocation

- (a) All short term rentals shall comply with the following requirements. Any owner or contact person who violates any requirements or allows any requirements 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.
- (b) Any owner shall obtain a permit prior to using the dwelling unit as a short term rental. Upon notification of the permit requirement by the Tillamook County Department of Community Development, continuing or subsequent instances of renting or advertising as a short term rental without a permit shall be 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 permit shall not be issued until fines related to a violation of this Ordinance and outstanding Transient Lodging Taxes for the subject property are paid in full.
- (c) The owner of each existing short term rental shall apply for and pay the appropriate fee for a Short Term Rental Permit. Within thirty (30) days of applying for the Short Term Rental Permit, it is the contact person's responsibility to contact the Tillamook County Department of Community Development to schedule an inspection and ensure that entry to the structure can be granted by a person eighteen (18) years of age or above. When a call for inspection is received by the Tillamook County Department of Community Development, the inspection will be performed before the end of the next working day.

- (d) A permit shall not be issued until a short term rental passes inspection. Once a permit is issued, a permit shall be valid for one (1) year from the date issued.
- (e) In any case where an inspection is not approved by the County Inspector, the County Inspector shall allow thirty (30) days for minor repairs or sixty (60) days for major repairs, at the completion of which the owner or agent must call the Tillamook County Department of Community Development for a re-inspection. The re-inspection fee adopted in the Community Development fee schedule may apply. If the repairs identified in the original inspection are not rectified at the time of re-inspection, the permit application shall be invalidated, and the contact person must reapply and pay the requisite application and inspection fees.
- (f) All Short Term Rental Permits shall be renewed annually by the end of the month of their application anniversary date and are subject to the annual fee.
 - (A) A permitted rental shall not be required to pass a new inspection when a permit is renewed, except in the following cases:
 - (1) there has been a fire, flood or other event that caused substantial damage to the structure;
 - (2) the permit was revoked;
 - (3) there has been an addition or substantial modification to the structure; or
 - (4) the three (3) year inspection is required.
 - (B) Billing notice will be sent to the owner in the month prior to the permit renewal date. Such payment will be due by the last business day of the anniversary month.
 - (C) If notice under subsection 7(e)(B) is provided to the owner and the payment is not received by the renewal date, a notice that the Tillamook County Department of Community Development intends to terminate the permit shall be sent to the contact person (if applicable) and owner. This notice shall allow an additional thirty (30) days to comply with renewal provisions and shall specify that failure to comply will result in expiration of the permit.
- (f) The Short Term Rental Permit is transferable to a new owner, so long as the owner of record submits a Short Term Rental Permit

application and agrees in writing, to comply with the requirements of this Ordinance. Notification of ownership change shall be made to the Tillamook County Department of Community Development within thirty (30) days of change.

- (g) Revocation of Permit
 - (A) Violating any provision in this Ordinance, as well as non-compliance with any term or condition of a Short Term Rental permit, including non-compliance with Tillamook County Ordinances #74 and #75: Tillamook County Transient Lodging Tax (TLT), or violating any County or State law, may result in revocation of permit, denial of an application to renew a permit, enforcement and penalties as outlined in this Ordinance. Permits that are terminated for non-renewal or non-payment shall not be considered a revocation of a permit.
 - (B) In the sole discretion of the County Building Official, where a Building Code or Ordinance violation exists at a short term rental that presents an immediate serious fire or life safety risk, the County Building Official may immediately revoke the Short Term Rental Permit as an emergency revocation. The County Building Official shall provide written documentation (in layman's terms) of the violation and reason for revocation prior to leaving the inspection site.
 - (C) Upon an emergency revocation, the short term rental shall not be rented or used as a short term rental.
 - (D) At any time following the emergency revocation of a Short Term Rental Permit pursuant to this subsection, the County Building Official may reinstate the permit upon a re-inspection by the County Building Official verifying that the subject Building Code or Ordinance violation has been corrected or a new Short Term Rental Permit is obtained.
- (h) If an application for a permit or the renewal of a permit is denied, or a permit is revoked, the owner may appeal to the Board of County Commissioners by written notice delivered to the Tillamook County Department of Community Development within thirty (30) days of denial or revocation.
- (i) The provisions of this Section are in addition to and not in lieu of any other enforcement and penalties contained in this Ordinance or other County Ordinance or State law.

Section 8. Fees Established

- (a) At the time an owner submits an application for a Short Term Rental Permit, the owner shall pay to the County a Two Hundred Fifty Dollar (\$250) license fee as well as a One Hundred Dollar (\$100) Dollar inspection fee for the services of a County Inspector for the initial certification required by subsection 9(a)(B) of this Ordinance.
- (b) An owner shall pay the Special Inspection fee established by the Tillamook County Department of Community Development for each re-inspection.
- (c) An owner shall pay a Two Hundred Fifty Dollar (\$250) renewal fee on the anniversary date of the Short Term Rental Permit.
- (d) The fees established by this Section shall be reviewed annually and, if necessary, increased by Board Order in amounts sufficient to reimburse the County's costs for administering the short term rental program, except that:
 - (A) Any increase in the annual short term rental license fee shall not exceed five percent (5%) annually; and
 - (B) The County's fee charged to short term rentals for inspections or re-inspections shall not be more than amounts charged for other building inspections.

Section 9. Short Term Rental Permit Application Requirements

- (a) An application packet for a Short Term Rental Permit shall be completed and submitted to the Tillamook County Department of Community Development by the owner of the short term rental on forms provided by the Tillamook County Department of Community Development and shall include, or be followed by, the following information:
 - (A) A list of all property owners of the short term rental including names, address and telephone numbers. Property ownership for the purposes of this Ordinance shall consist of those persons listed on the Tillamook County tax records.
 - (B) Certification by the County Building Official or their designee which includes the following:
 - (1) That, based on an inspection, the short term rental complies with Standards found in subsection 6(a) of this Ordinance;

- (2) The maximum occupancy for the short term rental as defined by subsection 6(a)(Q and R) of this Ordinance; and
 - (3) A site plan depicting the dimensions and location of the available parking spaces as required by subsection 6(a)(S) of this Ordinance.
- (C) The name, address and telephone numbers of the contact person who shall be responsible and authorized to respond to complaints concerning the use of the short term rental.
 - (D) Proof of liability insurance coverage on the short term rental.
 - (E) Proof of garbage service from the local franchised garbage hauler if rental is located within a franchise service area as outlined in Section 6(a)(E). Rentals outside of a franchise service area and where no franchise exists shall provide written confirmation at the time of short term rental permit application submittal of proposed method of garbage disposal at the time of permit application submittal.
 - (F) Completed Transient Lodging Tax Registration Form (Tillamook County Ordinance #75).

Section 10. Continuation of a Short Term Rental

- (A) All short term rentals shall be subject to re-inspection by the Tillamook County Building Official every three (3) years from the date of initial permit approval. The three (3) year re-inspection cycle shall commence upon date of adoption of this Ordinance with the re-inspection cycle of a short term rental determined from the date of initial permit approval.
- (B) The fee for a three (3) year re-inspection fee shall be the Special Inspection fee established by the Tillamook County Department of Community Development.

Section 11. Complaints

All complaints regarding short term rentals shall proceed as follows:

- (a) The complaining party shall, unless the situation justifies an immediate call to law enforcement, first attempt to communicate with the contact person designated on the permit and describe the problem.

- (b) The contact person shall respond to the complaint within the 20 minute response period and make reasonable efforts to remedy any situation that is out of compliance with this Ordinance within a reasonable timeframe.
- (c) If the contact person fails to take timely action to resolve the complaint or the complaint is not resolved satisfactorily, then the complaining party may report such failure with their contact information by any means of communication to the Director of the Tillamook County Department of Community Development. The Director shall log the complaint and contact the complaining party to assist in preparation of a written report documenting the circumstances of the complaint in writing, including available evidence regarding failure to resolve the complaint. The report shall be signed by the complaining party and a copy shall be provided to the owner and contact person. The owner and contact person may file a written response within 10 business days from the date of the Director's report. The Director shall provide a written response with a determination whether the complaint is a violation and such determination will be provided to the property owner, vacation rental management company (if applicable), complaining party, and subdivision homeowner's association (if applicable). A record of signed reports, determinations and any written responses shall be maintained by the Department and may be used in any enforcement action under this Ordinance, including but not limited to the issuance of a citation, the revocation of a permit or the denial of a request for renewal of a permit.
- (d) The provisions of this Section are in addition to and not in lieu of any other enforcement and penalties contained in this Ordinance or other County Ordinance or State law.

Section 12. Compliance, Hearings, and Arbitration

- (a) Compliance
 - (A) Owners of short term rental units shall obey all applicable Ordinances of the County, as well as all County and State laws.
 - (B) Three (3) or more violations of this Ordinance related to the same short term rental within one (1) year or if there have been three (3) or more violations of other County Ordinances related to the same short term rental within one (1) year, may result in revocation of the permit or the denial or an application to renew a permit. Violations include but are not limited to non-compliance of the requirements of this Ordinance. Failure to comply with Transient Lodging Tax

Ordinances #74 and #75 will also result in an immediate violation.

- (C) Written notice of closure or discontinuation of a short term rental shall be submitted to the Tillamook County Department of Community Development in writing.
- (D) Failure to renew a Short Term Rental Permit within the 30-days of the permit renewal date will result in permit expiration. Re-activation of a Short Term Rental Permit is considered to be a new permit and must comply with current requirements and fees.

(b) Hearings

- (A) If a hearing before the Tillamook County Board of Commissioners is to be conducted for appeal of a revoked or denied Short Term Rental Permit, the hearing shall be scheduled at the earliest possible date and the Director of Community Development shall provide thirty (30) days written notice to all relevant parties of the time, date and place of the hearing, reason for the hearing, and a description of the allegations upon which resulted in revocation or denial of the permit shall be furnished in written form to the Board of County Commissioners and relevant parties at least seven days prior to the date of the hearing. At the hearing, each party shall present such witnesses, testimony and other evidence as that party deems relevant to the issue(s). At the conclusion of the hearing process, the Board of County Commissioners shall either deny the appeal and uphold the Department of Community Development's decision to revoke or deny a permit, reinstate the permit, rule that the permit shall be approved, continue the hearing to a date and time certain where a decision will be rendered, or take the matter under advisement and issue a written decision.

(c) Arbitration

- (A) When a permit is revoked or denied, and after completing an appeal to the Tillamook County Board of Commissioners, the owner may demand review by arbitration as permitted by Oregon law. Except as a Court may otherwise determine, the decision of the arbitrator or arbitrators shall be final and binding upon all parties to the dispute, including the owner, the County and any citizen complainant. The non-prevailing party shall pay the costs of the arbitrator, but each party

shall be responsible for their own attorney fees or other costs of arbitration.

- (d) The provisions of this Section are in addition to and not in lieu of any other enforcement and penalties contained in this Ordinance or other County Ordinance or State law.

Section 13. Enforcement, Penalties

(a) Enforcement

- (A) It shall be the duty of the Director of the Tillamook County Department of Community Development to supervise the administration of this Ordinance, except as otherwise specified in this Ordinance. This Ordinance may be enforced by a member or designee of the Tillamook County Department of Community Development or a member of the Tillamook County Sheriff's Office.
- (B) Whomever issues a citation shall be responsible for representing the County and prosecuting the citation in court, unless the defendant hires an attorney, then the Tillamook County Counsel shall represent the County in court.

(b) Penalties

- (A) Any owner, contact person, or renter who violates any part of this Ordinance is subject to citation and fines.
- (B) Violations of this Ordinance shall be deemed to be a violation and shall be punishable upon conviction by a minimum fine of \$250 per day and a maximum fine of \$1,000 per day, with a total fine not to exceed \$3,000 for each citation.
- (C) Each day of violation of any part of this Ordinance constitutes a separate offense and is separately punishable, but may be joined in a single prosecution.
- (D) The penalties in this Section are in addition to and not in lieu of any other authorized actions the County may take under other Sections of this Ordinance, and any criminal prosecution or penalties as provided by County or State law.

Section 14. Severability

If any section, subsection, provision, clause or paragraph of this Ordinance shall be adjudged or declared by any Court of competent jurisdiction to be unconstitutional or invalid, such judgment shall not affect the validity or the remaining portions of this Ordinance and it is hereby expressly declared that every other section, subsection, provision, clause or paragraph of this Ordinance, irrespective of the portion thereby declared to be unconstitutional or invalid, be valid.

Section 15. Repeal of Conflicting Ordinances

Any portions of any other Ordinance previously enacted by this County, which are inconsistent with the provisions of this Ordinance, are hereby repealed.

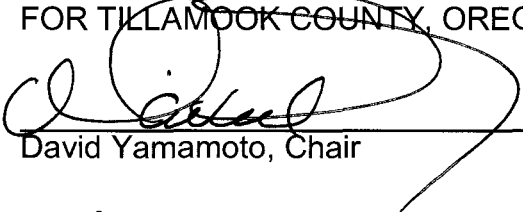
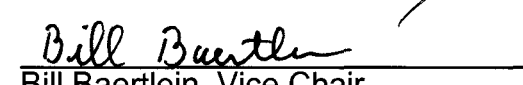

Section 16. Effective Date

The Board of Commissioners finds that the enactment of this Ordinance is necessary for the public health, safety and general welfare, that an emergency exists and this Ordinance shall take effect immediately upon passage by the Board of County Commissioners.

Date of First Reading: March 27, 2019.
Date of Second Reading: April 15, 2019.

ADOPTED this 17th day of April, 2019.

BOARD OF COUNTY COMMISSIONERS
FOR TILLAMOOK COUNTY, OREGON

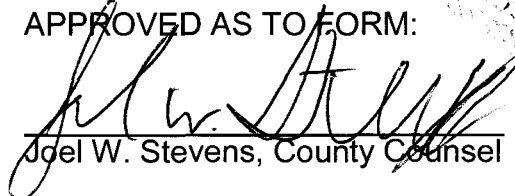
	Aye	Nay	Abstain/Absent
 _____ David Yamamoto, Chair	<u> 2 </u>	<u> — </u>	<u> 1 </u>
 _____ Bill Baertlein, Vice Chair	<u> ✓ </u>	<u> — </u>	<u> 1 </u>
 _____ Mary Faith Bell, Commissioner	<u> 8 </u>	<u> — </u>	<u> 1 </u>

ATTEST: Tassi O'Neil, County Clerk

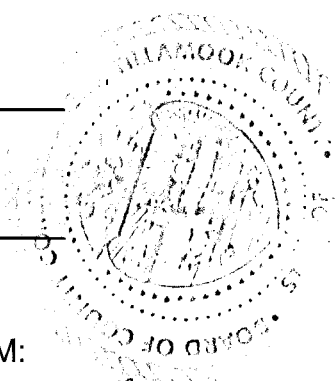
By: 

Isabel Gilda, Special Deputy

APPROVED AS TO FORM:



Joel W. Stevens, County Counsel





Land of Cheese, Trees and Ocean Breeze

Tillamook County Short Term Rental Committee Report

Report Prepared by: Sarah Absher, CFM, Director
Date: December 13, 2018

A handwritten signature in blue ink, appearing to be 'SAB', is written over a blue circular stamp or seal.

Introduction & Background: In 2009, the Tillamook County Commissioners adopted a countywide ordinance to regulate the use of private homes as short-term rentals (“STRs”) in the unincorporated areas of Tillamook County. From 2009 to 2010, over 347 Short-Term Rental permits were issued for rentals located in the unincorporated areas of Tillamook County. A steady increase in the number of permits issued remained from 2011 to 2015 except for 2013 where a substantially lower number of permits were issued.

Since 2015 there has been rapid growth in the number of Short-Term Rental permits issued in the unincorporated areas of Tillamook County, where the number of permits issued in 2015 more than doubled the number issued in 2014 (34 permits issued in 2014 to 73 permits issued in 2015) and to date over 123 new Short-Term Rental permits have been issued for the 2018 calendar year. To date, 827 active Short-Term Rental permits have been issued for properties within the unincorporated areas of Tillamook County.

The Tillamook County Short Term Rental Committee was formed by the Tillamook County Board of Commissioners on July 18, 2018 at the request of the Department of Community Development in response to the rapid growth and increase in the number of Short-Term Rentals within the unincorporated areas of Tillamook County and also in response to concerns related to short-term rentals raised by unincorporated community residents. The Board found that the significant number of short-term rental properties in the unincorporated communities of Tillamook County to be a concern to many community members and desired to establish a committee to advise and recommend solutions to issues related to short-term rental properties in the unincorporated communities of Tillamook County.

The Short Term Rental Committee has been tasked with providing the Board of County Commissioners with recommendations of actions that can take place to help maintain a balance between short-term rentals and full-time residents within the unincorporated areas of Tillamook County. The Committee consists of nine members representing north, central and south county, the vacation rental management community, the real estate community, economic development, public safety and one member at-large. A copy of the Board Order has been included as “Exhibit A”.

Process:

The committee held a kick-off meeting on August 13, 2018 and held additional meetings on September 4th and 25th, October 15th, November 6th and November 20th, and December 10th. All meetings were publicly noticed and held at the Tillamook Library, the Port of Tillamook Bay, and the Tillamook County Courthouse. Notice of each meeting, meeting materials and meeting summary documents have been posted on the Community Development website for public access and review. These meetings have been well attended by the public and public participation has been welcomed.

The kick-off meeting included a conversation about roles and responsibilities, as well as expectations of the committee members. The committee identified a series of goals and future meeting dates were established.

The committee desired to create a process that was thoughtful, educational and relied on “factual” information in addition to anecdotal information. A copy of the meeting summary reflecting these conversations is included as “Exhibit B”.

Subsequent meetings held on September 4th through November 6th consisted of review of Tillamook County Ordinance #84 that regulates short-term rentals within the unincorporated areas of Tillamook County and panel discussions. Meeting summaries of the discussions related to review of Ordinance #84 and the panel discussions are included as exhibits with this report. Below is a brief description of each of the panels. Copies of the questions provided to each panel member are also included in “Exhibit B” of this report.

Panel 1: Municipalities. The first panel consisted representatives from the City of Seaside, Cannon Beach, Manzanita, Lincoln City and Newport to visit with the Short Term Rental Committee about their Short-Term Rental programs. Questions were prepared and sent to each panelist so that they could speak specifically about how their Short-Term Rental programs have evolved, the challenges presented as a result of allowing short-term rentals in their communities, and the positives/negative affects short-term rentals have had in their communities. In preparation for the meeting and panel discussion, Short Term Rental Committee members were given copies of each of these cities short-term rental ordinances for review.

Panel 2: Community, Public Safety & Housing. The second panel consisted of representatives from unincorporated communities, Erin Skaar from C.A.R.E., local fire chiefs and Chris Laity, Tillamook County Public Works Director. Each panel member was encouraged visit about their professional or community experiences with short-term rentals in their respective communities. A series of questions was provided to panel members in preparation for this discussion.

Panel 3: Vacation Rentals, Tourism & Economic Sustainability. The third panel consisted of representatives from vacation rental agencies, Nan Devlin from Visit Tillamook Coast, Justin Aufdermauer from the Tillamook Chamber, a policy analyst from Airbnb, and business owners that rely heavily on the tourism industry. As with Panels 1 and 2, a series of questions were prepared and provided to each panel member in preparation for the panel discussion.

Community Surveys & Townhall Meetings.

Two townhall meetings were held on Saturday, November 3 in Oceanside and Rockaway Beach respectively. These townhall meetings were hosted by the Oceanside Neighborhood Association (Oceanside Citizen Advisory Committee also known as the Oceanside CAC) and the Barview/Twin Rocks/Watseco Citizen Advisory Committee (CAC) specifically to discuss short-term rentals within the unincorporated areas of central and north Tillamook County. Both townhall meetings were well attended and surveys were also distributed at these meetings to help gather community input regarding short-term rentals. (Copies of the surveys were also emailed by the Oceanside Neighborhood Association to their membership and interested party email distribution list.)

Robust conversations surrounding the negative and positive impacts of short-term rentals took place at both townhall meetings. The biggest concerns raised included lack of enforcement, lack of response from rental owners when issues arise, noise, parking, solid waste, pet waste, fire concerns related to fireworks, and over-crowding of rentals.

Included in this report is a copy of the Oceanside Neighborhood Association’s (ONA) report of the townhall meeting that took place in Oceanside and tabulated results and findings from the distributed community survey. Copies of the survey have also been distributed to the Neskowin and Pacific City Citizen Advisory Committees (CACs) and responses continue to be received by the Department. While only the survey results from the Oceanside townhall and ONA membership email distribution list are included, it is reasonable conclude that the survey results tabulated by the Oceanside Neighborhood Association and reflected in the attached report resonate throughout the unincorporated areas of Tillamook County. This conclusion is based upon concerns and complaints received by the Department related to short-term rentals located throughout the unincorporated areas of the County.

Findings & Conclusions:

Concentration of Permitted Short-Term Rentals within Unincorporated Communities. Based upon County records, the percentage of Short-Term Rentals within the unincorporated communities of Oceanside, Netarts, Pacific City/Woods and Neskowin are as follows:

Unincorporated Community	# of Improved Properties	# of Short-Term Rentals	Percentage
Oceanside	743	95	13%
Netarts	695	65	10%
Pacific City/Woods	1274	226	18%
Neskowin	870	103	12%

In addition to the information provided above, GIS mapping exercises that depict the areas of concentration of permitted short-term rentals is included with this report. The mapping exercise also includes depiction of the location of short-term rentals within the unincorporated Community of Neahkahnie which indicate that the percentage of short-term rentals within this community is consistent with the percentages determined in the four sampled unincorporated communities identified above.

The maps indicate that the concentration of rentals appears to be closest to bodies of water, properties that have view corridors to the ocean and Netarts Bay, and largely within higher cost housing markets.

Affordable Housing Stock & Short-Term Rentals.

The Tillamook County housing study titled “Creating a Healthy Housing Market for Tillamook County” states that land scarcity, low-wage economy and seasonal housing are the three factors that have resulted in limited household

mobility and low turnover rates. The study also identifies two distinct housing markets within Tillamook County: a coastal market where homes sold are priced well above \$200,000 and an interior market concentrated largely around Tillamook and other cities where homes are sold, by and large, for less than \$200,000.

In review of real market values (RMV) per County Assessor records for properties with issued short-term rental permits, 60 of the 827 short-term rental properties, roughly 7%, were identified with an RMV of less than \$200,000. The 61 properties are located throughout the County and the majority are in oceanfront communities identified in the housing study as being located within the “coastal market”.

In a more conservative approach, review of assessed values (AV) for permitted short-term rental properties was also completed. Based on County Assessor records, 122 of the 827 short-term rental properties, roughly 15%, were identified with an AV of less than \$200,000.

Both percentages are significantly lower when applying a \$160,000 threshold for property values in relation to what could be “affordable housing” based upon the median gross income for households in Tillamook County of \$42,581 per year. Based upon the RMV of short-term rental properties, 31 properties or roughly 4% of the 827 properties fell at or below this threshold. Based upon the AV of short-term rental properties, 69 properties or roughly 8% fell at or were below this threshold.

Neighborhood Concerns.

The Short-Term Rental Committee spent a significant amount of time focused on addressing neighborhood concerns. As mentioned earlier in this report, concerns raised and reflected in the surveys included lack of enforcement, lack of response from rental owners when issues arise, noise, parking, solid waste, pet waste, fire concerns related to fireworks, and over-crowding of rentals. Based upon the surveys received, parking, noise, unsafe visitor activities (fireworks, on-site fires, etc.), unruly pets and pet waste, as well as ineffectual or unresponsive complaint procedures were ranked highest. Other concerns included lack of garbage management and degradation in the quality of livability in neighborhoods.

Note: When discussing neighborhood concerns, part of this process included identifying what issues exist solely as a result of short-term rentals and what issues may exist irrespective of the presence of short-term rentals in communities. For example, there are several contributing factors to the parking challenges in Pacific City/Woods. Likewise, unsafe visitor activities and lack of garbage management are not limited to visitors staying in short-term rentals.

Preservation of Multi-Family Housing Stock for Long-Term Rentals.

The committee recognizes the importance of multi-family housing stock for availability of long-term rentals. While not able to reach a unanimous decision, the committee had three proposals for Board consideration. The least favorable option was to prohibit short-term rentals within a multi-family dwelling. Another option for consideration is to allow only one dwelling unit within a multi-family dwelling to be permitted as a short-term rental. The third and most favorable option amongst committee members present was to prohibit short-term rentals in multi-family dwellings consisting of 3 or more units.

Emergency Preparedness.

Another concern raised by community members and by members of the Short-Term Rental Committee is the lack of emergency preparedness of short-term rental properties and guests. It is recognized by all that in the event of an earthquake, tsunami or other hazard, vacationers will not be prepared. The committee visited about a requirement for posting of evacuation route maps and storing “go bags” in rentals. The committee concluded that educating

visitors needs to be a priority and when preparing for a natural disaster, communities should consider storing and stocking additional supplies for vacationers.

Proposed Actions.

The committee unanimously agreed that three actions should be taken immediately:

- Require short-term rental owners and vacation management companies to post contact information on the exterior of the short-term rental and eliminate the option to notice neighbors of a rental by mail. (This proposed action item is supported by local emergency responders who like neighbors, oftentimes do not know who to contact in the event of an issue or emergency.)
- Mandate the posting of emergency procedures and evacuation routes in short-term rentals. (The Department is working with DOGAMI on creating easy to read evacuation maps that can be posted in short-term rentals.)
- Design and enforce accountability measures for unresolved conduct or license compliance measures.

Based upon the municipality and public safety panel discussions as well as testimony received, the committee also unanimously agreed that the reinspection interval should be shortened to every three (3) years instead of every five (5) years as currently required.

Enforcement.

The overwhelming conclusion and consensus by the committee and community members is that the Department must engage in active enforcement of Ordinance #84, the County ordinance that regulates short-term rentals. While enforcement provisions are outlined in Ordinance #84, due to lack of staffing and other limitations, the Department has not followed through with enforcement actions necessary to help resolve concerns raised by neighbors and ordinance violations.

During the 2018-2019 Tillamook County budget hearings, the Department proposed the hiring of a code enforcement officer through the Tillamook County Sheriff's Office to assist in short-term rental code enforcement. Due to hiring limitations, this position remains unfilled. The Department recognizes that enforcement is a key part of an effective short-term rental program and an immediate solution to enhance this part of the program must be the top priority moving forward.

The committee discussed the current code enforcement provisions contained within Ordinance #84 at the December 10th meeting. Two notable comments were made by committee members during discussion. One comment was perhaps the Board should consider reducing the number of violations from three to one or two prior to consideration of permit revocation. The second comment was that the Board should consider alternative measures to permit revocation for violations.

Taking all of the comments and suggestions into account, the Department has explored an alternative approach to hiring a code enforcement officer and will be prepared to present details of an enhanced enforcement program to the Board of County Commissioners at the December 18th workshop.

Short-Term & Long-Term Action Discussion.

The committee has identified a series of proposed actions that can be taken immediately in response to community concerns received that will also enhance management of the short-term rental program. These immediate actions are reflected in the recommended amendments to Tillamook County Ordinance #84. A draft copy of those amendments is included with this report.

Long term actions include continued monitoring of the growth in the number of permitted short-term rentals within the unincorporated areas of Tillamook County. With recent implementation of STR Helper, a vacation/short-term rental nationwide software program that identifies unpermitted rentals, the Department expects the number of short-term rentals to increase as unpermitted rentals are permitted and accounted for.

The committee would also like to continue discussion and audit of Ordinance #84, with focus on definitions related to maximum occupancy and sleeping areas, as well as parking provisions. While a cap may not be recommended by the committee at this time, it is recognized that there may be an overcrowding issue in neighborhoods due to the high maximum occupancy numbers of guests allowed in rentals. In addition to parking issues that may be attributed to high maximum occupancy allowances, concerns continue to be raised about the adequacy of public utility facilities needed to serve short-term rentals with high maximum occupancy allowances.

Closing Comments.

It has been my pleasure to serve as the Board as the liaison to the Short-Term Rental Committee. I am proud to share that this has been a transparent, collaborative, and educational process.

I would like to personally thank the committee members and community members who have given so much of their time to serve on the committee and participate in this process. Public comments shared with the committee have been extremely valuable throughout the process and are greatly appreciated. Several panelists traveled substantial distances to participate in our panel discussions and we greatly appreciate their willingness to share information and experiences with the committee.

I feel the Short-Term Rental committee is of great value to the County and I would like to request that the Short-Term Rental Committee remain a functioning committee, and continue to assist the Department in monitoring the growth of short-term rentals as well as continued review of Ordinance #84. I would like to propose that the committee continue to meet on a regular basis to continue work on the long-term action items and provide the Board of County Commissioners with recommendations for continued ordinance amendments where deemed appropriate for Board consideration.

Exhibits.

- A. Tillamook County Board Order #18-070
- B. STR Committee Meeting Summaries
- C. GIS Mapping for Unincorporated Communities
- D. STR Permits- Yearly Increases
- E. Percentage of STRs by Location
- F. Oceanside Neighborhood Association Short-Term Rental Survey & Findings
- G. Draft Recommendations to Tillamook County Ordinance #84

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR TILLAMOOK COUNTY, OREGON

In the Matter of the Formation of the) ORDER
Tillamook County Short-Term Rental) #18- 070
Committee and Appointment of Members)

This matter came before the Tillamook County Board of Commissioners on July 18, 2018 at the request of Sarah Absher, Director of the Department of Community Development. The Board of Commissioners, being fully apprised of the representations of the above-named person, finds as follows:

1. The Board has found the significant number of short-term rental properties in the unincorporated communities of Tillamook County to be a concern to many community members.
2. The Board wishes to establish a committee to advise and recommend solutions to issues related to short-term rental properties in the unincorporated communities of Tillamook County.
3. The purpose of the committee shall be to provide the Board of Commissioners with recommendations of actions that can take place to help maintain a balance between short-term rentals and full-time residents in the unincorporated areas of Tillamook County.
4. This Committee shall be a nine (9) member committee composed of:
 - Two (2) community members from South County
 - One (1) community member from North County
 - One (1) community member from Central County
 - One (1) member representing the vacation rental management community
 - One (1) member representing the real estate community
 - One (1) member representing economic development
 - One (1) member representing public safety
 - One (1) member at large
5. Nanci Sheeron and Scott Nienkamp are qualified and willing to serve on the Short-Term Rental Committee as community members to represent South County.
6. Jim Haley is qualified and willing to serve on the Short-Term Rental Committee as a community member to represent North County.
7. Jerry Keene is qualified and willing to serve on the Short-Term Rental Committee as a community member to represent Central County.

EXHIBIT A

8. Nicole Twigg is qualified and willing to serve on the Short-Term Rental Committee to represent the vacation rental management community.
9. Pam Zielinski is qualified and willing to serve on the Short-Term Rental Committee to represent the real estate community.
10. Aaron Palter is qualified and willing to serve on the Short-Term Rental Committee to represent economic development in Tillamook County.
11. Tim Carpenter is qualified and willing to serve on the Short-Term Rental Committee to represent public safety.
12. Gus Meyer is qualified and willing to serve on the Short-Term Rental Committee as a member at large.

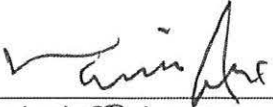
NOW, THEREFORE, IT IS HEREBY ORDERED THAT:

13. The Tillamook County Board of Commissioners approves the formation of the Tillamook County Short-Term Rental Committee.
14. Nanci Sheeron and Scott Nienkamp be and hereby are appointed to the Short-Term Rental Committee as community members to represent South County.
15. Jim Haley be and hereby is appointed to the Short-Term Rental Committee as a community member to represent North County.
16. Jerry Keene be and hereby is appointed to the Short-Term Rental Committee as a community member to represent Central County.
17. Nicole Twigg be and hereby is appointed to the Short-Term Rental Committee to represent the vacation rental management community.
18. Pam Zielinski be and hereby is appointed to the Short-Term Rental Committee to represent the real estate community.
19. Aaron Palter be and hereby is appointed to the Short-Term Rental Committee to represent economic development.
20. Tim Carpenter be and hereby is appointed to the Short-Term Rental Committee to represent public safety.
21. Gus Meyer be and hereby is appointed to the Short-Term Rental Committee as a member at large.
22. All Committee members shall serve at the pleasure of the Board of Commissioners.

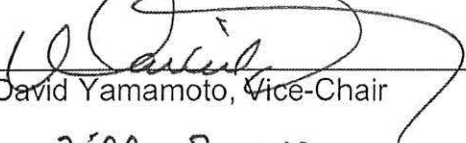
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Dated this 18th day of July, 2018.

THE BOARD OF COMMISSIONERS
FOR TILLAMOOK COUNTY, OREGON



Tim Josi, Chair



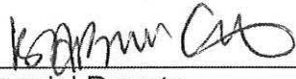
David Yamamoto, Vice-Chair



Bill Baertlein, Commissioner

Aye Nay Abstain/Absent

ATTEST: Tassi O'Neil
County Clerk

By: 

Special Deputy

APPROVED AS TO FORM:



William K. Sargent, County Counsel



STR Committee Meeting

August 13, 2018

Meeting Summary

I. INTRODUCTIONS & EXPECTATIONS

Sarah Absher – Sarah is the Director of Community Development. She started working in the department in 2000 was there when program was initiated. Her background is in land use planning & cartography. Sarah has been the Director for approximately one year.

Scott Nienkamp – Scott is a retired fire fighter and moved to the county in 2010 from St. Louis, Missouri. He has limited experience with STR's but is eager to learn. He has concerns about the STR program getting out of hand. He's curious why a business license is not required. *(Business licenses are currently not required for unincorporated Tillamook County).

Aaron Palter – Aaron has lived in the county since 1999 and is the economic development representative for this committee. He served on the Tillamook Revitalization Project and is the Project Coordinator for the Port of Tillamook Bay for the past 9 years. Aaron also served on the Tillamook Planning Commission for 4 years. He has concerns more than expectations. He cautioned on being thoughtful as opposed to thoughtless in the development process. He wants to represent the vocal minority and wants absolute transparency.

Gus Meyer – Gus is originally from Tillamook County and is here for balance. He has seen our county go from heavy forest industry to light forest industry and now to tourism. Finding a balance of social economics with the difficulties of getting there; he wants to find out what he can do to help with economic development in an atmosphere of change. There's an interconnection between business, housing and short-term rentals. Some concerns are 1) complaints & liability 2) shortage of affordable housing 3) Enforcement in cities is better than in unincorporated areas and 4) businesses are having trouble finding seasonal work. Gus is also on the County Road Advisory Committee.

Tim Carpenter – Tim moved to the county in 1976 and is the Fire Chief for the Netarts Oceanside Fire District. He is chair person for the Coastal Fire Chief Caucus (an arm of the Oregon Fire Chief's Association); this topic comes up at their meetings regularly. His main objective in wanting to help modify the

ordinance is from a public safety perspective. Hotels & Motels are held to a higher standard in regards to fire and safety. The Ordinance addresses some of his concerns but would like to see stronger enforcement. He is concerned about the change in communities with fewer full time residents and more short-term rentals. Feels the change of housing is contributing to the lack of volunteer fire fighters. Would like to see something positive for everyone. The most desirable places (proximity to the ocean, etc.) are being used as STR's and as they get too full in those areas, we will begin to see them pop up more and more in "less desirable" areas inland. Tim was also on the committee that developed the short term rental ordinance and is eager to be on this committee as well.

Pam Zielinski – Pam is on the committee as the representative for the Real Estate community. She's owned STR's over the years and cares about the community greatly. She would like to see more enforcement, especially with repeat offenders but suggested a "grievance process" rather than straight to fines. She would like to see a trade association to help neighbors live in harmony with vacation rentals. Pam would not like to see a requirement for a business license when operating a short term rental as this is not a commercial use. Feels the impact on real estate, housing & the economy. Would like to see workforce housing & ADU's. Pam attended every public hearing and committee meeting for the short term rental ordinance and was on the Housing Study committee.

Nicole Twigg – Nicole is the vacation rental representative and wants a very straight-forward approach. She owns/manages a vacation rental company for over 10 years full time. They currently have about 23 employees, five years ago they had 4 employees. She mentioned the changes to the ordinance in Lincoln City and the confusion all the changes created. She would like to preserve owners' rights as well as control the nuisances. Would like to see more enforcement. Streamline between TLT & STR's. Nicole feels she follows the rules when others aren't and would like to see that change. **(STR Helper is a program that will search for rentals not complying with the ordinance.)

Jerry Keene – Jerry is on the committee to represent the central portion of the county. Jerry is a nearly retired attorney and is the President of the Oceanside Neighborhood Association. He felt compelled to be on this committee due to the changes in our communities. Oceanside is the 2nd largest contributor to the TLT tax. He would like to see this committee be cognizant of "Talking vs. talking to". Authoritative statistics & credibility. Feels this can be broken down to 1) character of communities/penetration of communities by STR's 2) conduct & accountability and 3) health and safety. Also has concerns about tsunami awareness for vacationers.

Jim Haley – Jim is on the committed to represent the northern portion of the county. He would like to see a reasonable & rational approach between municipalities & unincorporated Tillamook County. He hopes to see unincorporated areas of the county be modeled after the municipalities in regard to short term rentals; owners of STR's are required to obtain a business license from the City of Rockaway Beach. He feels STR's are motels and feels people do not respect the communities. He does see excessive occupancy & vehicles in his neighborhood. Trash receptacles have been a problem in his neighborhood too. Jim feels government intrusion has caused more problems in creating more regulations.

Nanci Sheeran– Absent

II. COMMITTEE PROCESS & OBJECTIVES/ROLES & RESPONSIBILITIES/ SHORT TERM RENTAL PROGRAM DISCUSSION

- Our goal was to create a balanced group consisting of individuals with various diverse backgrounds to help us through this process.
- Our goal will be to develop a program other municipalities can adopt if they choose. There is a need for short term amendments by December, however this committee can go beyond December as the Tillamook County Commissioners did not assign a sunset date for the committee. Multi-Family Dwellings & Accessory Dwelling Units are not eligible to be a short term rental.
- Short Term Rental Helper is a nationwide company assisting in locating vacation rentals. The program searches Craig's List, Airbnb, VRBO, Vacasa, etc. for rental advertising. The initial scrape located 1,800 properties being advertised without the necessary permit. Airbnb/VRBO are only required to submit payment rather than declaring which specific properties are being rented and by whom and when. They manage many different properties and often pay with one check and no detailed breakdown. We know there are violators in the county who are not complying with Ordinance #84; STR Helper will assist us with compliance.
 - Jerry asked for a comparison spreadsheet illustrating change from year to year
 - Gus is concerned the program hasn't been properly "debugged". However, this is not a brand-new software program.

- Enforcement was raised as a concern by all members present. There is funding for a code enforcement officer, however the Sheriff's department is currently understaffed and cannot supply us with a code enforcement officer while they are under staffed.
- The "Beat the Wave" map is a color-coded tsunami evacuation map. We will most likely require this map to be in all vacation rentals.
- Sarah would like to have panels attend 3 meetings to answer questions and provide insight from their perspective.
 - Panel 1: Community, Public Safety & Housing.
 - Panel 2: Municipalities.
 - Panel 3: Vacation Rentals, Tourism & Economic Sustainability.
- A specific and necessary change to the wording of the ordinance is in relation to the sanitation system at Sahhali Shores at Neskowin. This is a community system, and due to the size, is overseen by DEQ. Wording can be changed to refer to "single septic/single property".

III. ORDINANCE #84 REVIEW

Tabled for the next meeting.

IV. FUTURE MEETING DATES – All from 9:00 a.m. to 11:00 a.m. as follows:

- 1) September 4, 2018- Tillamook County Library Main Branch, Tillamook
- 2) September 25, 2018- Tillamook County Library Main Branch, Tillamook
- 3) October 15, 2018 (Jim will be absent)- Tillamook County Library Main Branch, Tillamook
- 4) November 6 2018- Tillamook County Courthouse
- 5) November 20, 2018- Tillamook County Library Main Branch, Tillamook

V. ADJOURN

STR Committee Meeting

September 4, 2018

Meeting Summary

I. Roll Call

- 1) Tim Carpenter
- 2) Gus Meyer
- 3) Pam Zielinski
- 4) Scott Nienkamp
- 5) Jerry Keene
- 6) Aaron Palter
- 7) Nicole Twigg
- 8) Jim Haley
- 9) Nanci Sheeran
- 10) Sarah Absher
- 11) Robert Buckingham

II. DISCUSSION OF SHORT TERM RENTAL ORDINANCE #84

The purpose of the review is to clarify misunderstandings on the subject before we begin proposing changes.

Sections 1-4

Pam noted this ordinance does not pertain to condos. Sarah confirmed that condominiums and motels are exempt.

Jim noted that perhaps changing the verbiage from Vacation Rental to Short Term Rental could be misleading to people.

Section 5

(5)(G) – Jim suggests defining “monetary considering” to include the word barter.

Pam – How people would estimate for lodging tax.

Gus – How would it be enforced?

Sarah – We often receive calls from people turning their neighbors in.

Tim – We need to protect family sharing of their vacation homes.

(J) – Jim feels the word “risk” isn’t a violation.

Jerry – “risk” defines conduct and feels it’s not confusing.

Sarah asked Tim, who was part of the original committee. Tim said they were simply word-smithing at the time. Sarah asked Tim to research regulations for a possible edit to that definition.

(b)(B) – Pam asked about basement conversions and if those conversions are a dwelling unit when it could be in violation of the zoning ordinance.

Sarah explained a guest house with no cooking facility is allowed under Article 4 of the Tillamook County Land Use Ordinance. She also explained that if a basement is converted to living space but does not include cooking facilities then it's not considered a dwelling unit and would not qualify for as a short term rental. She added that a separate entrance with separate cooking facilities would be considered a duplex, etc. and would have to comply with zoning ordinances and a microwave and a hot plate constitute as a cooking device even though it's not hard-wired.

- (L) – Jim would like to see this ordinance dealing with maximum occupancy with square footage as opposed to number the home sleeps.
 - Tim – feels section (O)(3) relates to that issue.
 - Gus – Why aren't RV's counted?
 - Pam – Camping isn't allowed on property in most zones.
 - Jerry – They're not allowed, so the ordinance doesn't need to elaborate.

Section 6

- (a)(A) – What ordinance does Sheriff Andy Long use when enforcing noise complaints?
 - Jim pointed to the “good neighbor” guidelines from the City of Seaside.
- (D)(3) – Pam asked if the notification process ends with the mailing of notices, or if there is more an owner needs to do when they receive returned mail.
 - Sarah – notification ends with the signed affidavit of mailing.
 - Pam – Is there already, or could we create a database of all short term rentals?
 - Sarah – County council has advised against such a public list to protect empty vacation homes.
 - Tim would prefer signs on the home over mailing notices. A sign has the contact information visibly available on the home.
- (E) – Jim states that garbage is an issue on his street. Some owners have large enough receptacles but if the property is rented multiple times in a week and trash pick-up is only once a week then trash ends up all over his block. Could we adjust the number of receptacles to match the # of occupants, or perhaps to also coincide with the number of trash pick-up each week?
 - Scott – Owners who also manage their own properties are often the offenders. Management companies do not want the negative implications.
 - Pam – perhaps add the word “adequate”
- (F) – Gus feels one fire extinguisher is not enough.
- (O)(3) – Jim mentioned the cross referencing isn't correct.
 - Sarah acknowledged those discrepancies will be fixed as part of this process.
 - Jim – Are sleeper sofas being considered during inspections? Are those “sleeping areas”? Nonconforming rooms are required to have a locking

door.

(P) – Jim feels the word “permissive” should be replaced.

(S) – Gus feels on street parking is a problem.

Nicole – should be based on maximum occupancy, rather than basing parking spaces on the number the home sleeps?

Jim – Is there is a guide where owners can confirm how many parking spaces they should have based on the size of their septic system. We define the minimum required but should we have a maximum vehicle allowed as well?

Sarah asked Tim if there are thresholds for occupancy based on fire and safety.

Tim – Fire & safety ordinances aren’t the same for residences as they are for commercial businesses. They cannot inspect a private home unless they’re invited.

Jim – Could this be a condition of having the license?

Sarah – Short term rentals are required to be inspected by a County building inspector however there is no requirement for a fire inspection by the local fire jurisdiction.

Section 7

Permits that are in good standing and paid in full are transferrable.

Pam asked if once the B.O.C.C. denies a permit, do the owners have any other options?

Sarah – Their next option would be circuit court.

(e)(B)(1) – Gus would like the word substantial to be defined.

(d) – Pam raised the concern of requiring major repairs to be completed within 60 days. Contractors are all busy and expecting repairs to be done in 60 days is not reasonable.

Section 8

(a) – Aaron asked if fees are covering the County’s costs.

Sarah – in most cases yes. On average, the fees are accurate for staff time, etc.

Section 9

(A) – Jim asked if this can be re-worded to ask for a functioning or valid address?

Nicole feels the county should send the notices for owners.

Aaron – Proof of mailing from the USPS? Would cost owner more money.

(G) – Jim feels this is insufficient due to the experience he’s had in Rockaway Beach.

Section 10

(A) Aaron – Reword to say, “not less than every (5) years”?

Section 11

Jim – Anybody can complain. The complaint would need to be reviewed for validity.

Section 12 – (no comments, questions or concerns were raised.)

Section 13 – Gus mentioned Ordinance #35 does not exist. It was never signed.

Section 14 – (no comments, questions or concerns were raised.)

Section 15 – Aaron feels the ordinance should refer to the building code rather than stating the verbiage of the code. Codes change periodically, and we wouldn't need to update the ordinance if the ordinance referred to the building code number.

Sarah – it's better to spell it out for owners rather than relying on the owner to research and interpret but she will visit with County Counsel.

****To revisit in future meetings****

- Exemption of condominiums and further discussion of whether a Short Term Rental Permit should be required.
- Incorporation of language prohibiting the use of multi-family dwellings and accessory dwelling units as Short Term Rentals.
- Noise Ordinances – Is there a Noise Ordinance and how is it enforced by the Tillamook County Sheriff's Office?
- Consideration of garbage/solid waste requirements based on maximum occupancy vs. # it sleeps.
- Consideration of parking requirements based on maximum occupancy vs. # it sleeps.
- Consideration of requiring notice of new Short Term Rentals to be sent by Tillamook County DCD or remove notification requirements and only require posting of a sign with contact information on the rental property.

III. PUBLIC COMMENT

Tom Dotson – Passing on public comments at this time.

April Dragoo – April encourages inviting the public or holding town-hall style meeting.

Regarding notification, she would prefer signage over mailing notices.

April would not like to see inspections more frequently than every 5 years.

IV. FUTURE AGENDA ITEMS

- a. City panel discussion on September 25, 2018 at the main branch of the Tillamook County Library. Committee members are encouraged to bring a list of items they'd like to see incorporated or changed.

V. ADJOURN

STR Committee Meeting

September 25, 2018

Meeting Summary

I. ROLL CALL

- | | |
|------------------------------|-----------------------|
| 1) Sarah Absher | 14) Judy Wilson |
| 2) Jerry Taylor-Manzanita | 15) Cynthia Alamillo |
| 3) Mark Barnes-Cannon Beach | 16) Bill Baertlein |
| 4) Weston Fritz-Lincoln City | 17) David Graves |
| 5) Derrick Tokos-Newport | 18) Ron Young |
| 6) Robert Buckingham | 19) Tim Dotson |
| 7) Jim Haley | 20) April Drago |
| 8) Nicole Twigg | 21) Barbara Ramirez |
| 9) Aaron Palter | 22) Melissa Rayo |
| 10) Pam Zielinski | 23) Tom Steibler |
| 11) Jerry Keane | 24) Joni Sauer-Folger |
| 12) Tim Carpenter | 25) Melissa |
| 13) Gus Meyer | 26) Barbara Ramirez |

II. PANEL DISCUSSION

Jerry Taylor – City Manager, City of Manzanita

- Manzanita is a residential community with limited commercial zones for hotels so they were open to short term rentals. A survey was conducted, and they acknowledge some didn't self-report.
- STR program dates to 1994.
- 17.5% cap in lowest density residential zones
- Incorporated into the ordinance in 1995.
- The area surrounding the golf course was added to the cap pool in 2006.
- In 2010 the regulations were removed from the zoning ordinance and became ordinance # 1003.
- 3 years ago they started enforcement and use the Civil Infractions Ordinance.
- A signed voluntary compliance agreement will be accepted in lieu of fines, or a reduction of fines.
- The MCA# (permit number) is required to be on all advertising.
- Local contacts must return the call within 30 minutes.
- They have not addressed Bed and Breakfast type operations at this time.

Specific questions addressed (questions listed on page 5)

- 1) Condominiums are allowed as an STR, however one license per owner. Each spouse may own one separately. An owner couldn't also be a member of an LLC, it's one or the other.
- 2) They use the state definition of "Rent" as any consideration, donations, etc.
- 3) 2 people per sleeping unit + 4.
- 4) Applies to all owners & renters. Is the noise unreasonable for neighborhood livability?
- 6) Garbage has not been a big problem.
- 9) 2 off street parking spaces are required just as a home. They feel a public street is a public street.

Mark Barnes – Planning Director, Cannon Beach

- Their STR program has been in effect since the early 1980's. They are currently undergoing an amendment process.
- Their biggest allies have been members of the STR Management industry; they meet semi-regularly in informal settings.
- They count days rather than nights.
- Regular inspections are conducted every 5 years; when renewing licenses.
- 14-day permit; rented to 1 party every 14 days - No cap
- Grandfather's permits & the lottery permits have a 200 permit cap.
- Owners must submit their booking calendars to be analyzed for compliance.
- Goal is compliance rather than punishment.
- The number of bedrooms equals the number of parking spaces required; people are removing their landscaping for additional parking spaces.
- The full roster of STR's with contact phone numbers are listed on their website; they do not require signage or notification.
- One license per owner, similar to Manzanita's program. However, they aren't as strict when it comes to an LLC.

Weston Fritz – Assistant Planner/Vacation Rental Dwelling Program Coordinator, Lincoln City

- Currently there are 540 STR's.
- There are two zones where STR's are allowed, in addition to commercial zones.
- The R1.5 zone has reached the cap
- No cap in commercial zones
- A 30-night accessory business license can be obtained; however these haven't been as appealing to owners.
- STR licensing and land use are tied together.
- Not transferrable to new owner; new owner – new license.

- Transferring to new owners is allowed in the Road's End area. This area was annexed from the county and can transfer licenses to a new owner. This area solely requires a business license, there are no ordinances regulating STR's in the Road's End area.
- Condominiums are not excluded from STR's.
- 3 people per bedroom + 1, no separate allowances for children.
- 1 parking space is required for each bedroom, with a two parking space minimum requirement.
- No on street parking is allowed, except for the Road's End area.
- Monitoring is complaint driven.
- 50% of the front yard must be landscaped.
- Signage is required with a local representative's phone number listed.
- Full STR list is available to the public, however contact numbers are not posted publicly on the website.
- Trash receptacles are to be of "sufficient size". Any owner with multiple complaints will be required to add multiple receptacles, or a larger one.
- A pattern of negligence could result in fines or a revocation of the license.
- Licenses must be renewed annually and will be subject to a 3-year inspection cycle.
- They have a waiting list and is considered first come, first served.
- One license per owner in a residential zone. However, multiple licenses are allowed in commercial zones.
- The finance department/water department

Derrick Tokos - Community Development Director, City of Newport

- The City of Newport is not as reliant on tourism as other coastal communities in Oregon.
- They are on the tail end of updating their ordinance.
- The Ad-Hoc committee consisted of 14 people. Approximately 50-60 people attended their evening town hall style meetings, with low attendance at their monthly meetings.
- Problems are not driving the changes.
- Proposed changes include allowing for ADU's anywhere.
- Owners feel they don't know their neighbors anymore and are losing their sense of community.
- There is currently no cap on STR's.
- There are no limits as to how many STR's someone may own.
- The property has the license rather than the owner; authorized agents are subject to the provisions just as an owner would be.
- Is considered a "living document" and should evolve along with the industry.

Specific questions addressed (questions listed on page 5)

- 1) Condominiums are not excluded from STR's. However, if there is one central location for contact and check-in/out, etc. then they are treated similarly to a hotel, and would not qualify for an STR.
- 2) No, they do not define monetary consideration.
- 3) 2 people per bedroom + 2. This is tied to parking; 1 parking space is required for each bedroom.
- 5) Yes, and it's effective.
- 6) A "valet service" is required for repeat offenders to enforce the garage requirements.
- 8) Sleeping areas must have fire egress.
- 9) Regarding parking, advertising equates use.
- 13) 2012 & on will be subject to structural safety inspections. When they go to annual license, there will be a 3 year inspection cycle.

III. PUBLIC COMMENT

Tom Dotson – Encourages building a partnership with VRBO, etc.

Barbara Ramirez – Parking in Oceanside is a problem. She feels vacation renters are typically, better than full time rentals. She acknowledges her perspective has changed over time. She's never had an inspection.

David Graves – Asked for an update in the lawsuit regarding the vacation rental property in Manzanita.

IV. FUTURE AGENDA ITEMS

- a. October 15, 2018 topic to be Public Safety. We will invite members of local fire and safety, public works representatives and law enforcement.

V. ADJOURN

STR PANEL QUESTIONNAIRE

1. Does the STR ORD apply to condominiums? Are there any exclusions/prohibitions/limitations for multi-family dwellings and ADUs?
2. Does your jurisdiction define monetary consideration? Does bartering or donation count for compensation?
3. How do you calculate maximum occupancy?
4. Do you have a noise ordinance for STRs and how is it enforced?
5. Do you have a Good Neighbor Policy and is it effective?
6. What are your garbage/solid waste management requirements for STRs?
7. Neighborhood Notifications- Do you require notice to neighbors for STRs, a sign posting, or a combination of notification requirements? Are they effective?
8. How are sleeping areas defined? Is this definition effective in determining maximum occupancy and parking standards?
9. What parking challenges does your jurisdiction face and how do you determine the adequate number of parking spaces for a STR? Is on-street parking allowed?
10. How do you enforce the STR ORD? What challenges have there been with code enforcement and how do you typically address them?
11. Does your jurisdiction work closely with local fire departments and road jurisdictions for STR management and enforcement?
12. How does your jurisdiction respond to community concerns related to livability? How does your jurisdiction balance community needs with the STR demands? What provisions are in place to help balance livability in residential neighborhoods? (Ex: Do you have a cap on the number of STRs?)
13. Are regular fire/life safety inspections required? How does the building codes program interface with the STR program and licensing requirements?
14. Do you feel the fee schedule for STRs adequately covers the cost for maintenance of your jurisdiction's program?
15. Do you foresee your jurisdictions STR program being modified in the future? If so, what modifications are being considered and why?

STR Committee Meeting

October 15, 2018

Meeting Summary

I. ROLL CALL

- | | |
|----------------------|-----------------------|
| 1) Sarah Absher | 14) Ilean Ross |
| 2) Robert Buckingham | 15) Kris Woolpert |
| 3) Jim Haley | 16) Kathie Norris |
| 4) Pam Zielinski | 17) Barbara Rodriguez |
| 5) Nicole Twigg | 18) Ron Young |
| 6) Gus Meyer | 19) Tim Dotson |
| 7) Scott Nienkamp | 20) Ann Price |
| 8) Aaron Palter | 21) Larry Rouse |
| 9) Erin Skaar | 22) David Graves |
| 10) Jerry Keene | 23) David Boone |
| 11) Chris Laity | 24) Tom Steiber |
| 12) Gary Albright | |
| 13) Tim Carpenter | |

II. PANEL #2 DISCUSSION

Erin Skaar – C.A.R.E. & head of the Tillamook County Housing Task Force.

- Consultant from Park City, Utah said Park City is no longer a “community”. It’s a 2nd & 3rd home, vacation destination location. He strongly encouraged everyone to consider what is the identity we seek. Decisions we make will affect our identity.
- The study focused on workforce housing rather than short term rentals.
- The starting point for the study was *What housing is needed for the jobs we have*.
- They looked at why affordable housing wasn’t being built.
- They learned the face of Tillamook County is changing and we must recognize those changes.
- Found there are 2 different housing markets; 2nd & vacation homes are more often purchased along the coast, not affecting workforce housing. Some bleed over, but mostly different markets.
- 2nd & vacation homes are a healthy market, where rural and non-coastal areas buyers can’t move up as easily as they used to; most coastal homes aren’t available for them.
- CARE website to access Housing Study:
<https://www.careinc.org/housing-task-force/>

Chris Laity – Tillamook County Public Works Director

- Chris moved here last fall and saw first hand how fast lower end homes are selling.
- Public Works can't find people to hire because they can't find a place to live.
- Acknowledged lack of housing and our pay scale probably both play a role.
- Full time residents generally have helped to maintain the roads they live on. As full-time residents give way to STR's, the new owners are no longer helping to maintain those same roads and ditches.
- Calls requesting PW to fix roads are on the rise. Those not accustomed to our region often have higher expectations for road maintenance.
- Unfortunately, most often a minimum of 3-4 cars per rental is common. Pockets of Pacific City have ample parking but not everywhere. Maxwell Mountain has always been difficult due to the width of the road but is now worse with those parking on the street where they shouldn't. They have found "no parking" signs don't work because they'll just park somewhere else and congest that area.
- Sarah Absher asked if 2 spaces are adequate or if parking should be location driven. Chris mentioned enforcement will be the issue.
- David Graves asked about the money provided by the TLT program. Chris informed us the TLT funds are helping to maintain what we have. However, there's not enough to start new projects. As our roads deteriorate, more money will be needed to repair what we have.
- Jim Haley wondered if "park and rides" for rentals would be something to consider. Also, are there unbuildable parcels that can be converted into parking lots for such park and ride requirements.
- Tim Carpenter asked how roads are classified. Chris answered as ordered by The Board of County Commissioners. Tim explained the 3 different types of roads, 1) private - not county maintained 2) county owned & maintained, and 3) local access - not county maintained.
- A study in 2015 showed STR's are doing well overall in regard to solid waste. They are considering starting a recycling program, placing bags in homes.

Tim Carpenter – Fire Chief of Netarts Oceanside Rural Fire Protection District

- Tim mentioned this process could easily get away from us and feels we won't be able to solve everything by the end of the year. He supports continuing the committee into 2019.
- The most common complaints from people are regarding parking, traffic, and the loss of neighborhood identity. Noise and livability are next on people's minds.
- Traffic/parking is as much a safety issue as it is a nuisance issue.
- Enforcement is a challenge but having the local contact information has helped.
- Regarding question 10 – They are primarily volunteer. Absentee owners and current demographics have affected the number of volunteers. They do not have jurisdiction over residential inspections. They would have to accompany a county inspector. A suggestion was to make a change of ownership trigger a new

inspection. Aaron asked the time and cost for inspections. Tim responded approximately 2 hours at \$100 per person and they work in pairs.

- Tim supports tsunami posting in STR's. Tourists rarely consider educating themselves on tsunami evacuation routes and could cause congestion at time of crisis due to lack of education. David Boone mentioned in their years of renting along the coast they never saw tsunami evacuation or preparedness postings. He mentioned tourists will also need cared for after an evacuation/disaster.
- Absentee owners have lock boxes at their homes for fire and safety personnel. Jim Haley asked if we should make that a requirement for STR's as well.

Jerry Keene – Chair of the Oceanside-Netarts C.A.C.

- Jerry would like more data rather than discussing personal experiences.
- 15% of residences in their community are registered as an STR.
- Jerry's observation was the majority of the public in attendance live in Oceanside or Netarts and feels their communities are at the apex of STR's.
- The ONA will be sending a survey to property owners in part to provide consideration in the Short Term Rental Committee's deliberations.
- Concerns should be directed to the residential use rather than the owners of STR's.
- Jerry encourages us all to avoid expecting a "one size fits all" ordinance, but rather leave room for local option considerations.

Gary Albright – Chair of the Barview-Watseco C.A.C.

- Gary has observed the caring for roads by residents on the decline due to loss of full-time residents but does not feel they have experienced the loss of community as other communities have experienced.
- They do have some issues with excess parking but feels day use parking is more to blame than STR's.

Ielean Ross – Chair of the Pacific City-Woods C.A.C.

- Ielean has been a member of the Pacific City-Woods C.A.C. for 14 years. They started with approximately 50 members and now have over 300 members.
- Question 2: Their C.A.C. said no years ago. They are not opposed now provided they have separate hook ups and shouldn't be allowed on a single lot. The revised PCW-R3 ordinance will hopefully allow for workforce housing.
- Question 3: Feels it's not enforced.
- Question 4: noise followed by parking are the most prominent concerns. Shore Drive can be especially difficult. Their parking study is currently being evaluated. They are hesitant to expand parking. Their opinion is providing more parking will only bring more people. Ielean would like to see an improvement on what they have rather than adding more spaces. There is no "shoulder season" any more, parking is a concern throughout Pacific City.
- Question 6: They'd like to see the management company on signs and notices.

- Question 7: No. They do not feel on-street parking should be allowed.
- Question 8: Ilean asked if there was to be a dedicated enforcement officer. Sarah explained the current shortage at the Tillamook County Sheriff's Department. They need to be fully staffed first.
- Question 11: They do not feel there is a balance, and strongly feel STR's affect livability as well as property values.
- Question 12: Their hope is STR helper will find those not in compliance.
- Ilean feels there should be no more development allowed in Pacific City, nor should any more STR's be allowed; "nothing new to bring more people in".

III. PUBLIC QUESTION & COMMENT

Barbara Rodriguez: Is there a 2nd egress planned for Oceanside & Netarts? Chris Laity explained the alternative routes right now are logging roads but there's a federal highway system that's in the design and land procuring stage. Possibility of construction beginning in the summer of 2020.

Barbara Rodriguez: Would like to see phone numbers on each STR, would like to see regular inspections and encourages us all to be open minded, not all tourists are bad people.

Chris Woolpert: Are existing rentals being filled throughout the year or only in the summer and on holidays?

Nicole Twigg: Gross earnings are less than people expect. She'd like to see data on the coastal average.

Kathie Norris: They've had a continued problem with a VACASA rental across the street. She has written letters but has not received a response.

Ron Young: Anecdotes are insignificant without real data. Day use is bleeding into the STR debate because STR's are an easy mark to attack.

David Graves: Would like to see an extension of the committee. Sarah explained while some short term solutions should be made by the end of the year, the committee will extend into 2019.

Ann Price: Encourages us to work on the "low-lying fruit" first and extend the committee into 2019. She also cautions us against creating policies & rules that cannot be enforced because enforcement is vital to this process.

Aaron Palter: Recalls when he was on the Tillamook Planning Commission and cautioned against making big decisions with few people there to speak for it or against it.

Jerry Keane: We can encourage tourism and be concerned about the impacts at the same time.

Tim Carpenter: None of the TLT money goes to public services like safety & law enforcement and that should be addressed as a % should also be going to protecting and serving.

IV. FUTURE AGENDA ITEMS

- a. November 6, 2018 from 9:00-11:00 a.m. at the Port of Tillamook Bay main conference room at 4000 Blimp Blvd. Invited guests for Panel #3 include local business owners, vacation rental management representatives, the Tillamook Chamber of Commerce, and Nan Devlin to name a few.

V. ADJOURN

STR PANEL #2 QUESTIONNAIRE

1. By your estimation, what percentage of dwellings in your community are short term rentals?
2. Do you feel there should be exclusions/prohibitions/limitations for multi-family dwellings and ADUs?
3. Based upon your observations, do you feel the maximum occupancy of short-term rentals in your community are calculated appropriately, are they too high, are they too low?
4. If too high, what contributing factors helped you arrive to this conclusion?
5. In your opinion, what are the most prominent community concerns related to short term rentals in your neighborhoods?
 - a. Parking
 - b. Noise
 - c. Solid Waste
 - d. Other
6. Do you think a Good Neighbor Policy would be effective in helping to reduce community concerns and impacts to residential neighborhoods?
7. Do you feel Neighborhood Notifications and contact information in the event of an emergency or issue are effective and easily accessible?
8. Do you feel on-street parking should be allowed? If not, why?
9. Do you feel the enforcement of STRs as outlined in the Ordinance is effective? If not, what are the challenges and limitations, and how do you feel enforcement could be better addressed?
10. Based upon the percentage of short-term rentals in your community, does your community or district feel there is adequate emergency responder staff serving your community to address conflicts or issues related to short term rentals when they arise?
11. Does your community feel the livability between short term rentals and the residential culture of your neighborhoods is in balance? Please explain why you feel there is or

is not balance in your neighborhoods. What provisions do you feel would help better promote and maintain balance, and ensure the long-term residential livability in community neighborhoods is preserved? (Ex: Do you feel there should be a cap on the number of STRs in your community?)

12. Do you feel the County inspection process for fire/life safety compliance is adequate? If not, why?
13. Do you feel the STR program as a whole is adequate or lacking? If lacking, why and what modifications do you feel are necessary to better manage the program?
14. Do you feel the vacation rental industry is compromising the availability of long-term rental or full-time rental housing stock? If so, why?

STR Committee Meeting

November 6, 2018

Meeting Summary

I. ROLL CALL

- | | |
|------------------------------|------------------------|
| 1) Robert Buckingham | 15) Tim Carpenter |
| 2) Jim Haley | 16) Jerry Keene |
| 3) Nicole Twigg | 17) Marie Ziemecki |
| 4) Amy Van Dyke | 18) Danielle Johnson |
| 5) Stephanie Starostka Welch | 19) Kim Bergstrom |
| 6) Mary Jones | 20) Peter Steen |
| 7) Nan Devlin | 21) April Dragoo |
| 8) Justin Aufdermauer | 22) Barbara Rodriguez |
| 9) Andrew Kalloch | 23) David Graves |
| 10) Tim Dotson | 24) Jay (of Garibaldi) |
| 11) Pam Zielinski | 25) Tom Steiber |
| 12) Aaron Palter | 26) Kathy Norris |
| 13) Scott Nienkamp | |
| 14) Gus Meyer | |

II. PANEL #3 DISCUSSION

Tom Dotson – Operations Manager, Vacasa

- Vacasa started in 2009 with one owner in Oceanside currently with over 10,000 homes in 23 states & 16 different countries.
- Question 1: Possibly 10%
- Question 2: 6 of their rentals are MFD's, most of their rentals are SFD's
- Question 3: Vacasa employs over 2,500 employees with benefits. Locally they employ 75 employees year-round and approximately 200 in the summer months. In 2015 Vacasa paid over \$1,000,000 into the TLT program. Approximately \$130-\$200 are spent per day locally by tourists.
- Question 4: Yes, the industry is still in its infancy and rental managers have come a long way. The tourism campaign has been a great success and Tom appreciates the partnership with the county and county staff.
- Question 5: Vacasa is a local business and primarily serves the industry.
- Question 7: Fewer than 1% of their rentals were ever used as long-term rentals. Their employees also have a hard time finding housing.
- Question 8: They do risk assessment and have guest services available 24 hours a day. They enforce the county's ordinance, and Tom likes to meet the neighbors to get to know each other. Parking is an issue, especially in Oceanside and they'd like to see the parking requirements changed.

- Question 9: Yes; they have 2 forms of signs and the owner has the option.
- Question 10: Guests adhering to the rules can be challenging. Tom has been known to conduct a drive-by.
- Question 11: Yes. Restrictions are appreciated if they're fair. Each community is different and perhaps should have different ordinances for the different communities.
- Question 12: Depends on who you are and where you live.
- Question 13: Local oversight with good response time. Emergency preparedness; tsunami evacuation signs are posted in their rentals and are working at having emergency kits available as well.

Andrew Kalloch – Public Policy, Airbnb

- Airbnb was launched in 2008 with a single listing in an apartment in San Francisco. Eight years later they have over 5 million listings in 81,000 cities. In the period ending 09/01/18 they had 13,000 hosts and in Tillamook County 360 hosts welcomed 67,000 guests. Two thirds of which are women and nearly one in four are over the age of 60. The average age of booking guests in the county is 40.
- Question 2: MFD's should be allowed. Long term affordability for tenants and lower income families. Supplementing income can help some afford a home.
- Question 3: A recent survey said money saved on accommodations is spent locally.
- Question 8: Airbnb has a mutual rating system for guests and hosts. Hosts who continually receive bad reviews or serious complaints could be removed from Airbnb or their score could be lowered. Anybody can lodge a complaint on their platform. Unlike local property managers, they won't have Airbnb employees locally to handle complaints or emergencies.
- Question 13: A higher compliance rate will be achieved with less rules & regulations.

Justin Aufdermauer – Executive Director/CEO, Tillamook Chamber of Commerce

- Question 3: We all benefit from tourism. Vacation homes pay more into program than hotels. Roby's estimates 40% of their stock goes to STR's. Benefits far outweigh the impacts. Secondary businesses like subcontractors also directly benefit from STR's as well.
- Question 4: No. Tourism is growing but our community isn't. There's push back to growth and STR's have become an easy target. We should find the actual problem and embrace growth. A one size fits all policy won't work for all of our communities because our communities are different.
- Question 7: Inconclusive information on how they relate; feels they're different.
- Question 12: Depends on who the audience is.

Nan Devlin – Director of Tourism, Tillamook Coast

- We do not depend on tourism dollars like Lincoln City, Canon Beach & Seaside do.
- Trends are showing favorability to STR's due to a lack of hotel rooms, although they remain an easy target.
- January – March saw an 80% occupancy rate.
- Tourist destination spending is outside their lodging, which goes to restaurants, grocery stores, gas stations, etc.
- Nearly 3,000 jobs of which only 15% are minimum wage,
- Question 3: City Budgets such as Manzanita & Rockaway Beach depend on the TLT.
- Question 7: No; these are two different animals completely. Long-term rental laws have changed in favor of tenants' rights. "Cause to evict" is still a law, however it's dependent upon how the tenant feels about that "cause". Some may not want to rent long term any more.

Mary Jones – Kiwanda Hospitality Group & Pelican Brewing Co.

- Question 3: Good living wage jobs in the tourism sector. Tourism brings in the people that spend the money. There are a small amount of hotel rooms in the county and STR's are common in Pacific City. Using the home as an STR helps many afford to purchase those homes.
- Question 4: In balance with those buying houses & businesses. Not in balance with long-term housing, but they're different subjects.
- Question 5: Their businesses are based in the tourism/vacation industry.
- Question 7: No. Zoning is more of a problem than restricting STRs. The need for workforce housing is extremely important.
- Question 11: Not entirely; making everyone follow the rules would be a solution.

Stephanie Starostka Welch – Nestucca Ridge Development

- Their short-term rentals started in 2000. They currently have 65 homes in their rental pool, mostly in Shorepine Village. Shorepine was created with vacationers in mind so they don't experience the same problems with trash and parking as other areas may.
- Their businesses wouldn't be there without tourism dollars and STRs.
- They employ roughly 30-50 employees depending on the time of year.
- Question 10: Parking is probably their biggest issue, but they don't have many complaints.

Amy Van Dyke – Sunset Vacation Rentals

- Sunset Vacation Rentals started in 1995 and had 60 homes when she joined the company. They have since purchased a smaller vacation rental company and joined the inventory. They had a long-term rental company, which has since been sold. They have approximately 115 homes in the Manzanita and Rockaway Beach

area with approximately 20% in unincorporated Tillamook County; they have a good relationship with city & county staff. Their guests check in at an office so they all have a face to face interaction, which helps when a problem may arise.

- Question 2: A very small number are multi-family dwellings.
- Question 3: Vacation rentals and tourists bring dollars, which results in jobs. Their employees have benefits. Guests & employees bring a lot to our communities.
- Question 4: Yes, she feels there is a balance in their community.
- Question 7: Long-term & short-term rentals are totally different. Those who buy coastal homes are not the same as those buying a full time/long-term residence. Not any different as it used to be. People have always had a hard time finding long-term rentals in the county.
- Question 8: They have a 24 hour service. Emergencies are sent via text. It's they're community too so they're serious about enforcement & complaints.
- Question 9: Signage is preferred.
- Question 10: Biggest problem is overall "vacation brain".
- Question 11: Only a small fraction of their rentals are in unincorporated Tillamook County. Most of their business is inside city limits so it's much easier for them. If the ordinance is too difficult then people will try to get away with more. Rental companies want a good image so they're usually wanting to take care of problems right away.

Nicole Twigg – Kiwanda Coastal Properties

- Nicole owns Kiwanda Coastal Properties and currently has approximately 60 homes in her rental pool.
- Question 1: TLT money predominantly comes from South County.
- Question 2: Zoning relates more to MFD's; we need more zones where MFD's are allowed. We also need ADU's allowed in more zones.
- Question 3: Jobs are created by tourism. One full time job is needed for every 30 tourists.
- Question 4: Guest expectations are a lot higher than they used to be. Rustic cabins aren't appreciated like they used to be.
- Question 11: Nicole feels there is no enforcement by the County & it's not fair across the board.
- Question 13: Strict regulation equals less compliance.

Jim Haley – Committee Member

- Economic development is an extremely complex issue and often a circular argument. "to get tourists we need fancy restaurants, but without fancy restaurants we don't need tourists."
- If people can't afford houses whose problem is that? Do we need to help them buy a house?

- Regulations may not be easy to follow but that doesn't mean they're not necessary.

Jerry Keene – Committee Member

- Regarding economic development, Jerry mentioned tourism takes place in residential zones where other businesses such as logging & fishing do not.

Pam Zielinski – Committee Member

- Pam recently moved from an area where there were no STRs in close proximity to an area with several STRs. She's been pleasantly surprised with how peaceful and quiet her new home is located.

Tim Carpenter – Committee Member

- Tim lives near STRs that used to be full time residences and says things can get out of hand and sees a loss of sense of community
- Tim would like to see this group continue to meet in 2019.

Gus Meyer – Committee Member

- Gus asked if the management companies keep track of repeat customers
 - Vacasa does not track repeat customers
 - Airbnb does keep records on customers/repeat customers
 - Sunset Vacation Rentals has a review system sent to guests via email. Many of their guests are repeat customers but they don't track at this time.

Aaron Palter – Committee Member

- Does Airbnb require homeowners to carry homeowner's insurance? No, Airbnb has a "Million Dollar Host Guarantee" as well as "Host Protection Insurance".

III. PUBLIC QUESTION & COMMENT

Pete Steen – Cape Meares

- Balance is subjective and will be different in different areas.
- They have divided Cape Meares into 7 neighborhoods and each neighborhood has a captain. Problems are closely monitored by the captains. Captains are there to help in the event of a disaster.

Kim Bergstrom – Neah-Kah-Nie

- Loss of sense of community not solely due to STR's. The "idea" of community has changed. "Good neighbor" policies should also include full time residents.

Jay – Garibaldi

- There is a group of property owners using somewhat of an “underground network” to find tenants for fear of being sued. Current laws protect tenants/perspective tenants more than landlords/owners. Long-term rentals are very hard to find.

IV. FUTURE AGENDA ITEMS

- a. Framework for Discussion: November 20, 2018 from 9:00-11:00 a.m. at the main branch of the Tillamook County Library.

V. ADJOURN

STR PANEL #3 QUESTIONNAIRE

1. By your estimation, what percentage of dwellings in your community are short term rentals?
2. How many rentals under your program are part of a multi-family dwelling? Do you feel there should be exclusions/prohibitions/limitations for multi-family dwellings and ADUs?
3. What benefits do you feel vacation rentals bring to the community and Tillamook County as a whole?
4. Do you feel the vacation rental industry is in balance with other goals and values of your community and Tillamook County?
5. By your estimation, what percentage of your daily business operation serves the tourism/vacation rental industry? Do vacation rentals play an integral role in your business or organization?
6. How do you feel your business benefits from the vacation rental industry, if at all?
7. Do you feel the vacation rental industry is compromising the availability of long-term rental or full-time rental housing stock? If so, why? If yes, is this impacting your business in any way? (Ex: Lack of long term or affordable housing stock for employees.)
8. How does your vacation rental management company address community concerns related to noise, excessive parking, trash and other issues that may surface between neighboring full-time residents and your guests? Do you feel your company adequately addresses these concerns w they present themselves?
9. Do you feel signage should be posted on the exterior vacation rental or a sign on the property so that property owner or management company contact information can be easily obtained?

10. What challenges does your vacation rental management company have to regularly address in relation to the management of vacation rentals?
11. Do you feel Tillamook County's Short-Term Rental program for vacation rentals is adequate? Do you feel there should be more stringent restrictions for on-street parking, the number of occupants allowed, solid waste management, and enforcement provisions? Is there anything you would like to see Tillamook County do differently in managing vacation rentals?
12. Do you feel Tillamook County as a community supports the vacation rental industry? If not, why?
13. What solutions would you propose be considered for continued regulation of vacation rentals that support this tourism-based industry while keeping in tune the balance of community visions, needs, and preservation of residential neighborhoods?
14. Additional comments are welcome.

STR Committee Meeting

November 20, 2018

Meeting Summary

I. ROLL CALL

- | | |
|------------------|-----------------------|
| 1) Sarah Absher | 8) Kathy Norris |
| 2) Jerry Keene | 9) David Graves |
| 3) Jim Haley | 10) Barbara Rodriguez |
| 4) Pam Zielinski | 11) Bud Miller |
| 5) Gus Meyer | 12) Heather Crawford |
| 6) Aaron Palter | |
| 7) Tim Carpenter | |

Voting Committee Members Present Include: Jerry Keene, Jim Haley, Pam Zielinski, Gus Meyer, Aaron Palter and Tim Carpenter

II. DISCUSSION ON RECOMMENDATIONS TO B.O.C.C.

- Jerry's Motion: As a matter of policy to prospectively prohibit short term rentals in multi-family housing structures as part of the short-term rental ordinance.
 - Seconded by: Tim
 - In favor: Tim, Jerry, & Gus
 - Opposed: Aaron, Pam, & Jim

- Tim's Motion: Anything over a tri-plex be prohibited from being used as a vacation rental.
 - Seconded by: Jerry
 - In favor: Jerry, Gus, Jim and Tim
 - Opposed: Aaron & Pam (Pam opposes the word prohibit. She was hoping for verbiage similar to if there's a 4-plex, to limit the vacation rental to only 1 unit rather than say they can't use any strictly because it's over a tri-plex).

- Jerry's Motion: Uniform posting of evacuation and emergency responder contact information be posted in all STR's. Jim asked if Jerry would want to specify what information must be listed; Jerry declined at this juncture.
 - Seconded by: Aaron
 - In favor: all present

- Jerry's Motion: Requiring prominent exterior or window posting of owner/ manager contact information or online reference ID. Eliminating the option of notification via

letters. Discussion: Aaron disagrees with the word “OR” in the event of an emergency. Jerry agreed to amend his motion to eliminate “or online reference ID”; amendment also seconded. Discussion: Jim asked that the license number should be posted – Amendment also seconded.

- Seconded by: Pam
- In favor: all present

- Jerry’s Motion: Encourage the provision of emergency provisions on site.
 - Seconded by: Pam
 - In favor: Jerry, Jim, Tim, Gus & Pam
 - Opposed: Aaron
 - Possible Future recommendations:
 - Gus recommends tying the verbiage to the Resiliency Plan.
 - Sarah mentioned partnering with Tim and Gordon McCraw to provide owners with a list of items which are consistent with emergency provisions. The intent provides direction to DCD to ensure the information is available.

- Jim’s Motion: Shorten the inspection interval.
 - Seconded by: Pam
 - In Favor: All present
 - Opposed: none

- Enforcement: Sarah would like to talk to her staff and come up with proposed language or revisions on how we can improve the enforcement component and bring back to the committee to discuss.
 - Jerry: There are a number of complaints regarding enforcement and acknowledges that the county does not have the staff to take the “gun and badge” approach to every violation. The best way to get past visitor mis-conduct is to make it clear to the owner they will be held responsible if they do not respond in a timely manner when they are alerted to a problem.

 - Sarah asked if everyone agrees with tabling enforcement until her staff can provide input-All agreed.

III. PUBLIC QUESTION & COMMENT

- Kathy Norris – The low hanging food approach is excellent. Hopefully the reports from the other communities will help reinforce that. Parking issue: an interesting comment in one of the Oceanside surveys is “Maybe it’s time for the communities to become parking permitted”.

- Jerry Keane – The Oceanside membership will vote on their report, so they can forward it to the commissioners.

- David Graves – Declined to speak due to time constraints.
- Heather Crawford – Expressed interest in becoming a committee member. Heather suggests going beyond the shell & interior of the structure for the fire and life safety inspection. She recalled an oceanfront rental she managed where the edge encroached closer and closer to the foundation of the home to the point where she had safety concerns. The current ordinance does not include the physical characteristics of the land to play a role in the inspection process, so she made the decision to no longer manage the property.
- Barbara Rodriguez – She’s been attending meetings such as this for 20 years and feels this is a circular argument with no resolution. Oceanside has always had and probably always will have parking problem from property owners, vacation rental occupants, tourists, etc. Vista house has 3 units and has been rented for 23 years and has found her renters take care of her home. She acknowledges there are problems but feels the full-time renters, full time occupied home owners, etc. can be just as bad. Long term renters can be very hard on homes and yards; she’s found short term renters to be much better. What’s the difference between a short-term rental, a full time rental and a private home; they are each money makers. Short term rentals don’t rent 365 days a year so it’s not a problem every day of the year. “Go Bags” agrees with including water but feels people buy/bring more food than they need for their stay as part of human nature.
- Bud Miller – Thanks all who’ve served on the committee and he appreciates the consideration of the fact that short term rentals are an impact on the people who live here. The best way to limit the problems of short-term rentals is to limit the number of short-term rentals. Sees a disconnect between solving the workforce housing problem and revising the short-term rental ordinance; solve that problem when it’s totally unrelated to short term rentals.

IV. FUTURE AGENDA ITEMS

- Sarah has proposed that this committee continues to meet in January and throughout 2019. Pam suggested the committee doesn’t have to be the same people on the current committee. Sarah agreed individuals may retire from the committee and be replaced with a new member after the application process-All agreed.

V. ADJOURN

IDEAS FOR NEAR-TERM COMMITTEE RECOMMENDATIONS

I. Emergency Preparedness

- a. Post evacuation and emergency responder information in rentals
- b. Prominent exterior of contact information or online reference ID for online information
- c. Emergency visitor provisions (?)

II. Accountability Measures

- a. Prominent exterior posting of complaint/concern contact information (eliminate opt out by mailing)
- b. Reinforce 24 hour/20 minute response mandates in the ordinance
- c. Dissemination of county phone number or online link to log dissatisfactory or failed responses by owners/managers
- d. County site or hotline should verification suggestions: cell photos with time/date / vehicle license numbers / identify witnesses
- e. County maintenance of a failed responses log
- f. Incorporate logged/verified response failures into STR license renewal process (Sanctions? Probation? Phased discipline?)
- g. Adjust license and renewal fees to include county staff and costs for complaint logs and verification

III. Affordable Housing Impacts

- a. Prohibit STRs in multifamily housing structures

IV. Data Collection for Use in Consideration of Future Rules Revision

- a. Compile survey responses into Committee report with analysis of the nature and intensity of reported issues/concerns sorted by community
- b. Format new and ongoing complaint log statistics for future analysis and correlation with survey data
- c. Design complaint log database for easy breakdown by location, frequency, and the nature of reported issues to assist with evaluation and targeting of future regulatory measures (limits on STR license transfers? caps on licenses per zone? caps licenses per individual?)

OCEANSIDE

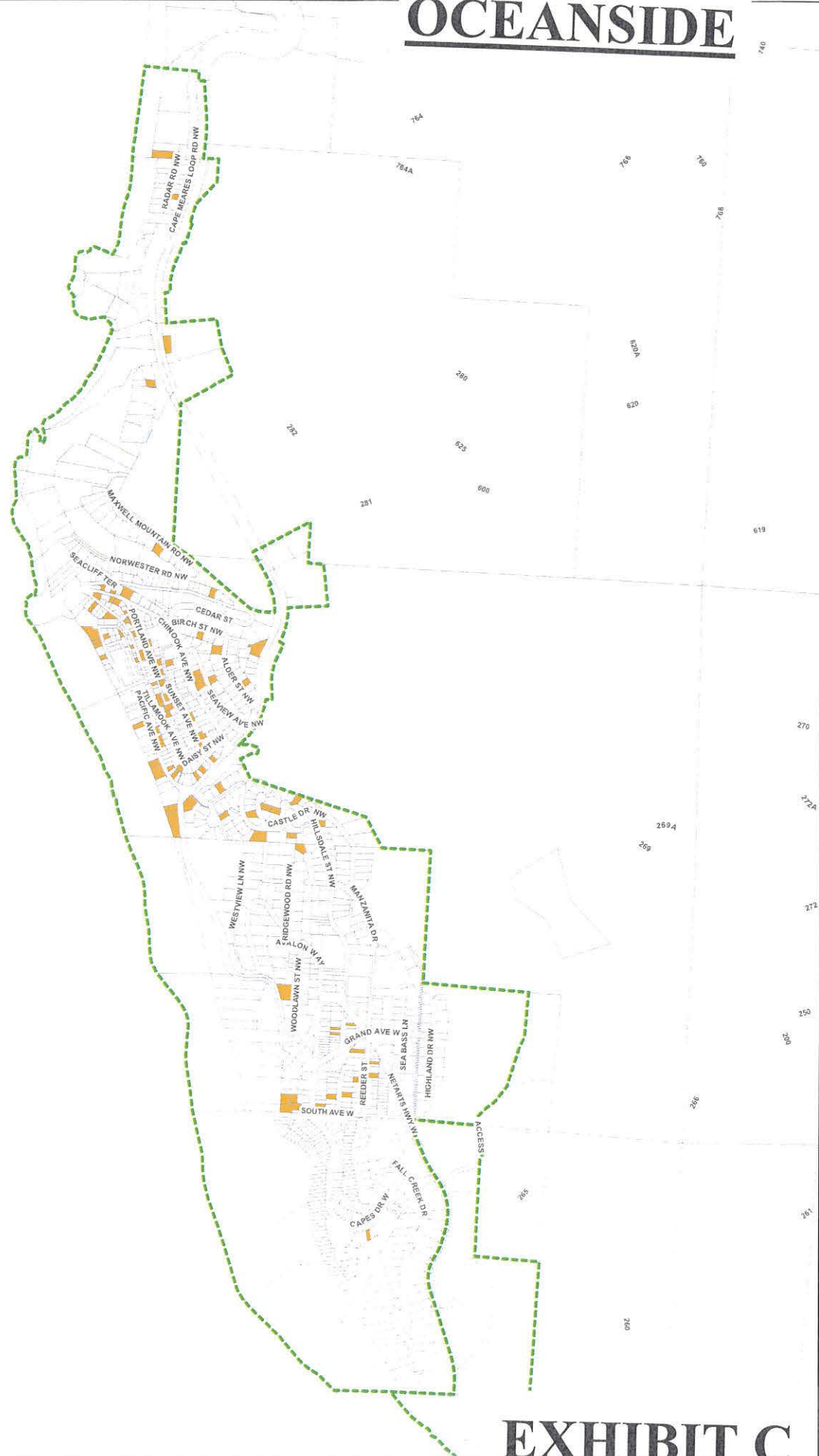
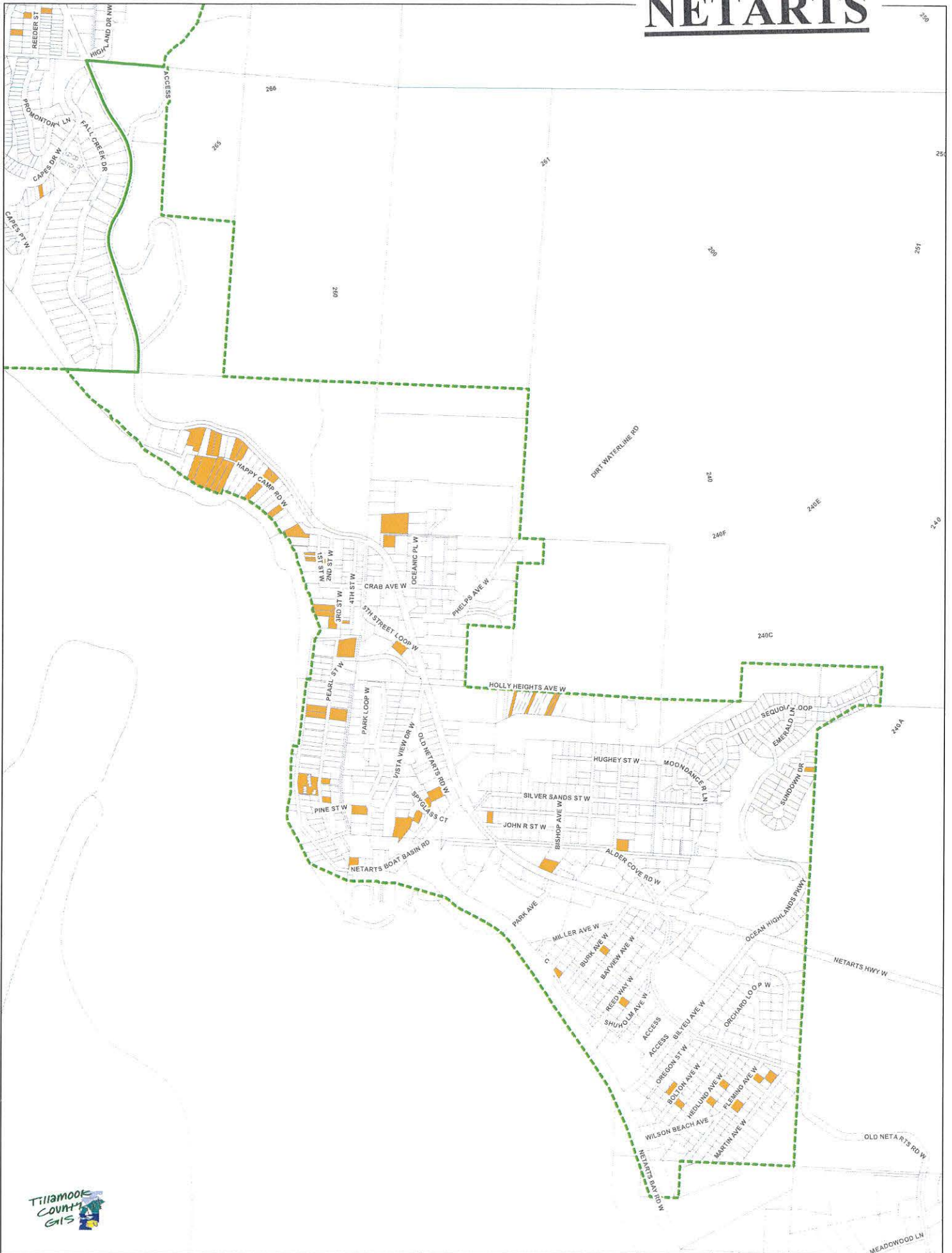
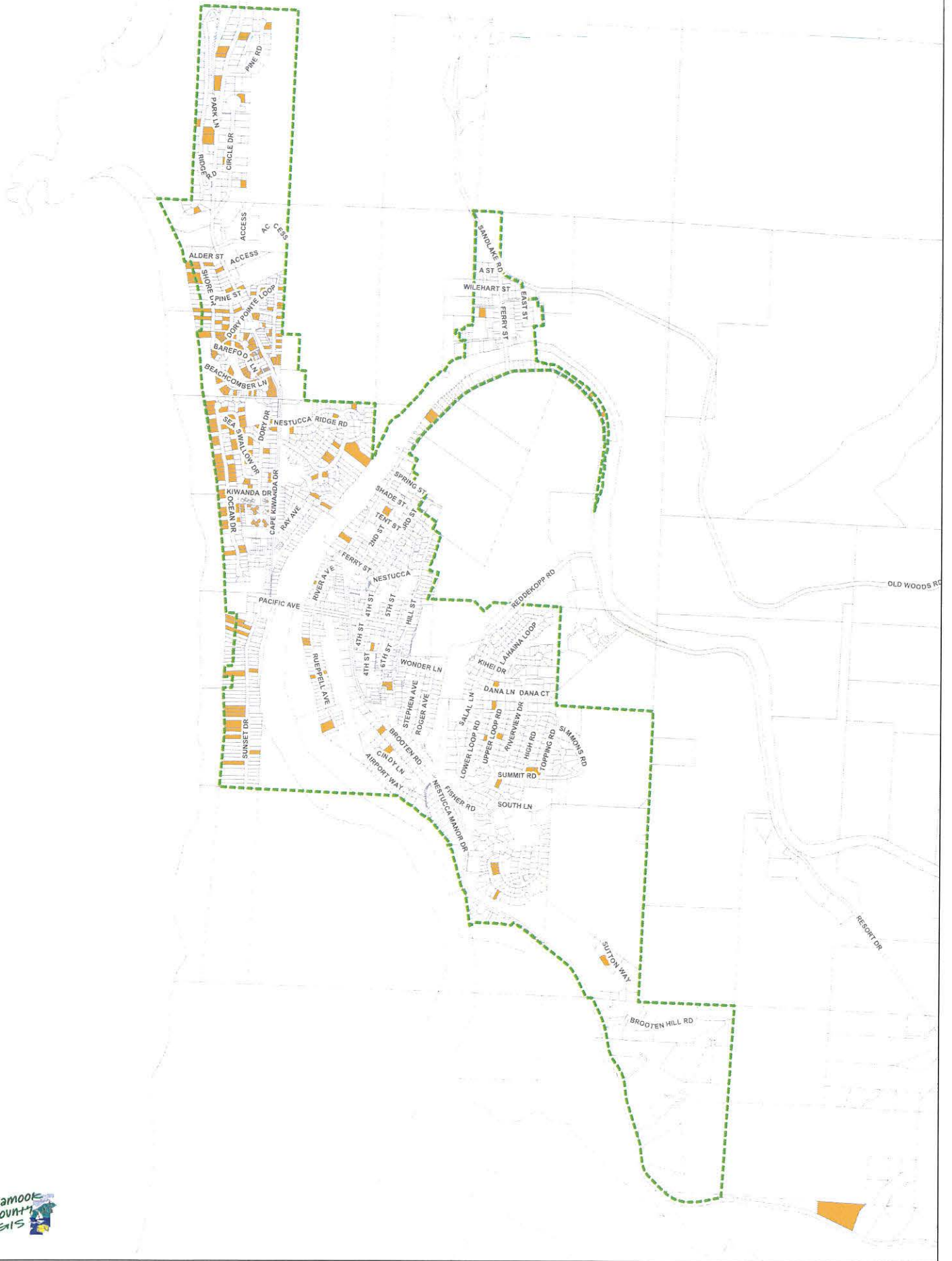


EXHIBIT C

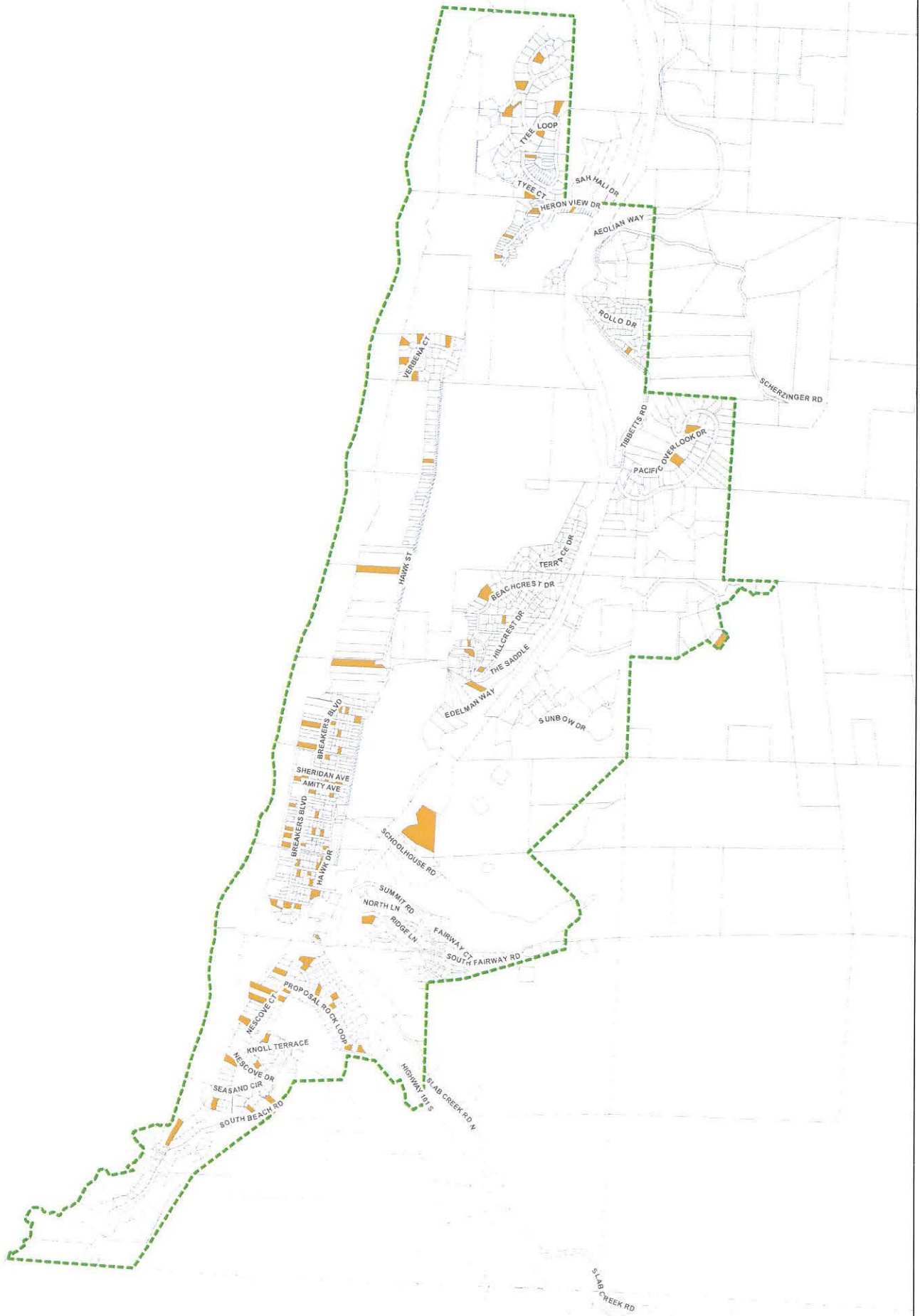
NETARTS



PACIFIC CITY/WOODS



NESKOWIN



NEAHKAHNE

NEAHKANIE MOUNTAIN RD



STR Permits - Yearly Increase

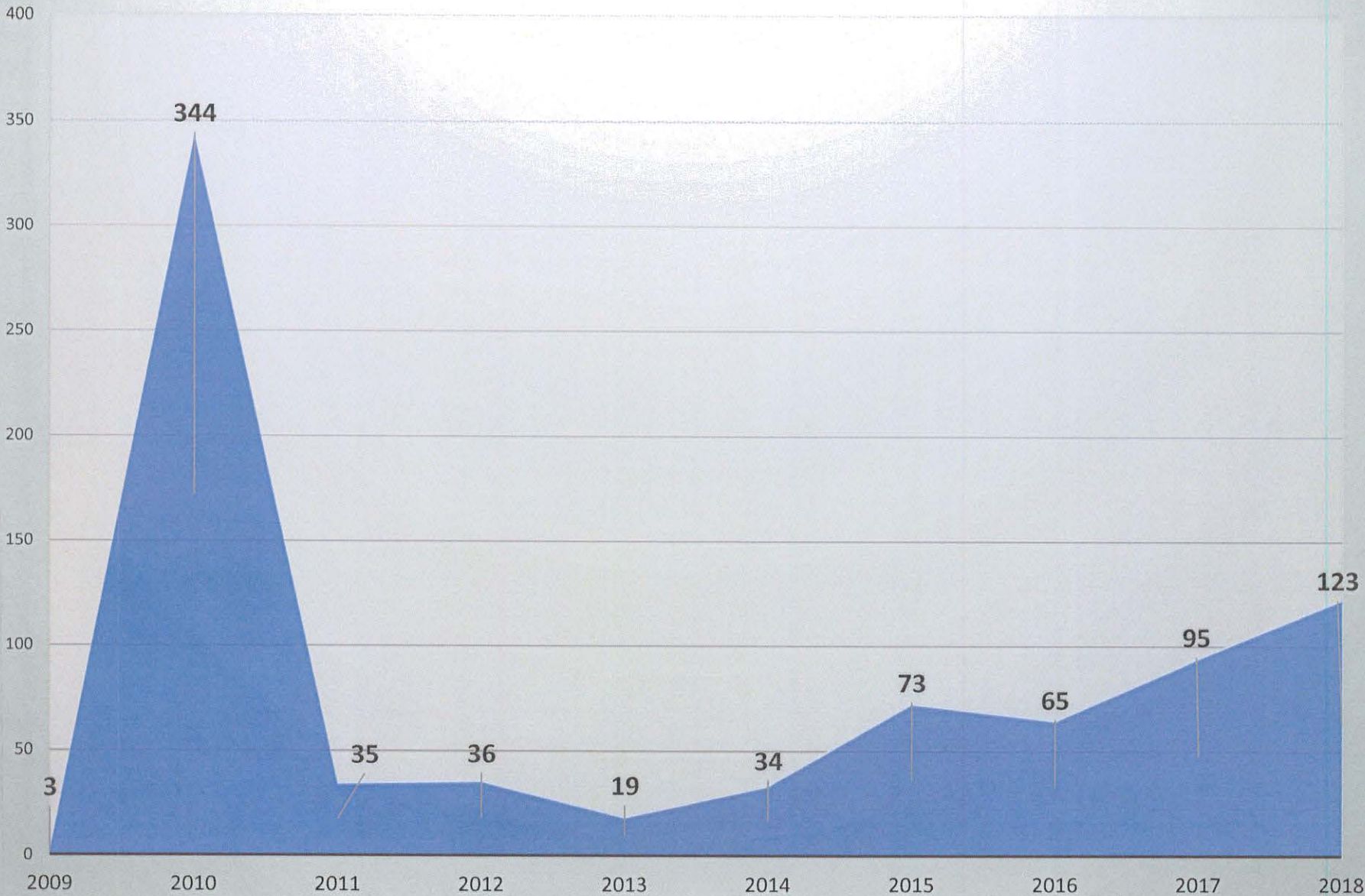
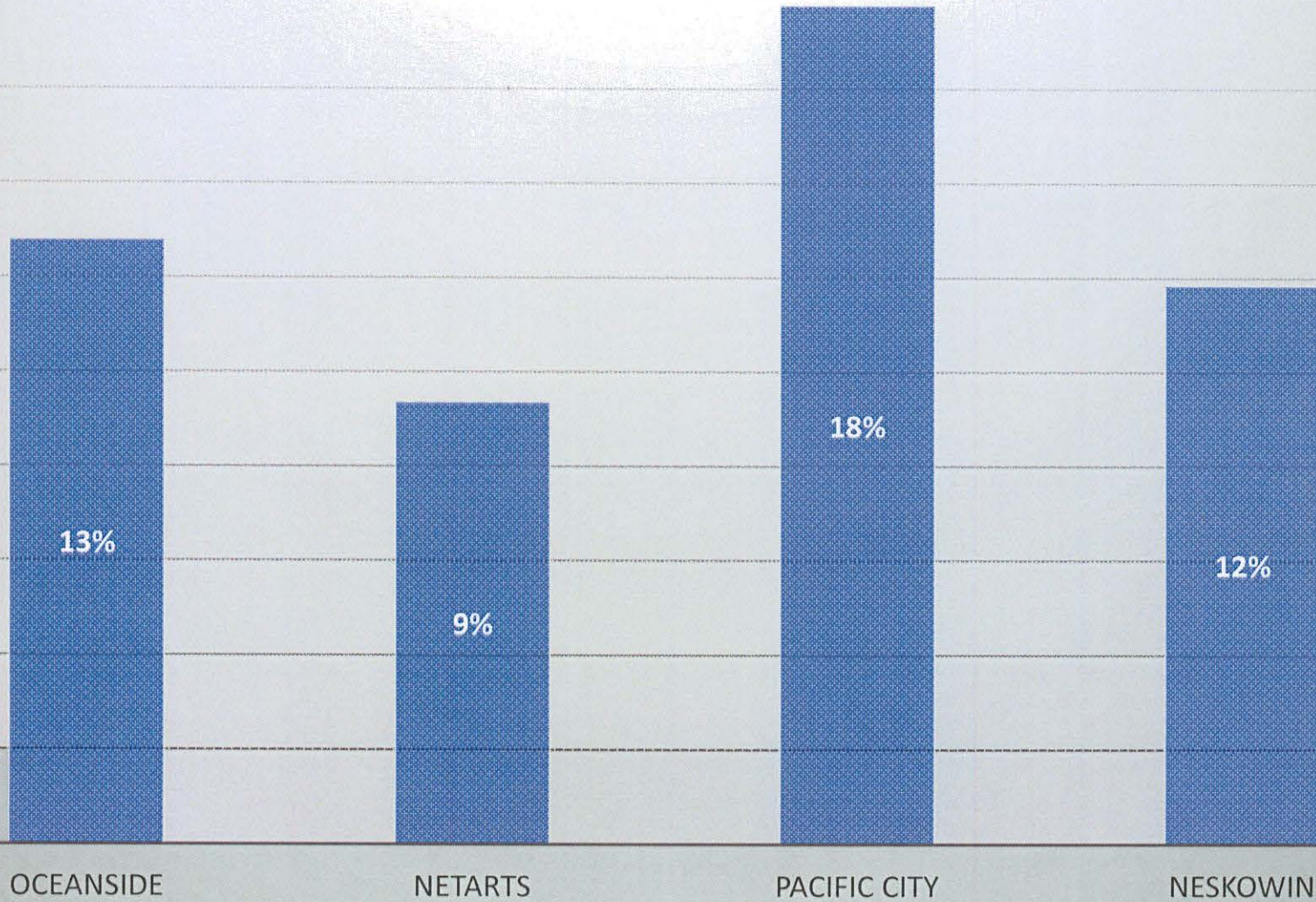
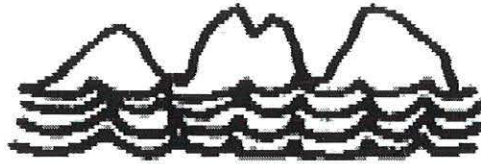


EXHIBIT D

Percentage of STRs by Location



Absher



Oceanside Neighborhood Association
www.oceansidefriends.com
oceansidefriends@gmail.com

December 1, 2018

Tillamook Co. Short Term Rentals Committee
c/o Sarah Absher, Director, Tillamook Co. Community Development

Tillamook County Board of Commissioners
Tillamook County Courthouse

Dear Commissioners and Committee Members:

OCEANSIDE NEIGHBORHOOD ASSOCIATION REPORT ON LOCAL INTERACTIONS WITH SHORT TERM RENTAL OPERATIONS

Over the past year, the county STR Committee had access to little or no objective data reflecting how short term rentals are interacting with the communities in which they operate. Too often, the only available information was anecdotal or personal experience. The Oceanside Neighborhood Association CAC just completed an extensive effort to gather such information in our local area. At our December 1, 2018, meeting our membership approved the report and voted unanimously to convey it to county officials for whatever use they deem appropriate.

Methodology

The ONA committee designed and distributed approximately **200 survey questionnaires** by hand and email to part- and full-time residents, property owners and STR operators in the Oceanside, Netarts and Cape Meares area during October and early November 2018. Nearly **100 completed surveys were completed and returned (a 50% response rate)**, demonstrating **significant community interest** and engagement. The ONA also organized a **Town Hall** in Oceanside on November 6, 2018, that drew roughly **45 attendees** for a two-hour **group conversation and some informal balloting** on STR issues. The ONA committee then reviewed, tabulated and summarized information from both the survey and Town Hall, into two reports - one of which summarized input by from **Oceanside** respondents, and a briefer report that summarized responses from **Cape Meares** residents. (An insufficient number of Netarts residents participated to support a meaningful report.)

Format

The report utilizes **two formats** to present the data from different perspectives: (1) **objective data** (tabulations, percentages and ranked lists), and (2) **narrative responses** (representative examples quoted statements conveyed on the survey forms and at the Town Hall). The reader should remember that these reflect an earnest effort at objective analysis by a **volunteer**

EXHIBIT F



committee with no professional polling or survey experience. With such a large number of responses to be factored, some inconsistencies or ambiguous responses inevitably led to minor discrepancies in some of the tabulations and percentages. Nevertheless, the committee believes this report offers a **fair and substantially accurate breakdown** of the community input they received.

Highlights

Prioritized Concerns and Issues

When offered the opportunity to **identify and rank the STR issues** of most concern, both the survey respondents and Town Hall participants **consistently** identified these as the top concerns:

1. Excessive and/or inappropriately parked vehicles
2. Excessive or post-quiet hour noise
3. Unsafe visitor activities (fireworks, on-site fires, etc.)
4. Unruly pets and pet waste not picked up
5. Ineffectual or unresponsive complaint procedures

Comments Supportive of STRs

While many of the comments from the community described dissatisfaction or concern over STR operations in the community, the survey and Town Hall surfaced a **significant number of supportive comments** noting the benefits of STRs, including

1. Economic benefits to the local community
2. STR contributions to road improvements (Transient Lodging Tax)
3. Supplemental income for homeowners
4. Interactions with courteous and interesting visitors
5. The increased opportunity to share appreciation of our area's beauty with others

Unanimously Supported Action Items

Survey and Town Hall participants offered nearly **unanimous support** for county measures to:

- **Require STR owners to prominently post contact information on exterior of building (eliminate the current option to avoid posting by mailing notices to local neighbors)**
- **Mandate the posting of emergency procedures and evacuation routes in STR homes**
- **Design and enforce accountability measures for unresolved conduct or license compliance measures**



Insightful and Constructive Narrative Statements

While it is natural to focus on the tabulated votes and objective rankings, this report also includes **several pages listing quoted statements** from the written survey responses and participants comments at the Town Hall. In some ways, these comments offer insights that are more **useful and informative** regarding community views on the growing short term rental presence than that reflected by the raw numbers. Please take the time to scan the statements that our community members took the time to compose and convey. They **communicate the pulse of the community on STR issues** that mere facts and figures do not convey.

Special Cape Meares Concern

The surveys received from **Cape Meares residents** essentially mirrored the comments received from Oceansiders, with one important exception. Their responses included a significant concern over the outsized impact of growing STR operations on their **strained and vulnerable septic systems**.

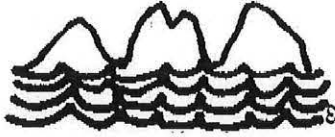
The ONA hopes that county policy makers will find value in these reports and hope that you will not hesitate to contact us or our committee with any further questions or comments on this initiative.

Respectfully submitted,

Jerry Keene
ONA President
Central Coast Representative, Tillamook Co. Short Term Rental
Advisory Committee

ONA Short Term Rentals Committee

Kathie Norris, Chair / Oceanside
Kris Woolpert / Oceanside
Ron Young / Oceanside
Carol Kearns / Oceanside
Robert Freedman / Cape Meares
Scott Campbell / Netarts



ONA Short Term Rental Community Survey - 2018

In 2014, the Tillamook County Commissioners adopted a countywide ordinance to regulate the use of private homes as short term rentals (“STRs”) in the unincorporated communities. (Incorporated cities regulate their own STRs.) This year, the county formed a special STR Committee of local officials and leaders to review the ordinance and recommend updates for consideration by the County Commissioners. At the same time, STR growth in our local area attracted community interest. As of 2018, the county reports that approximately there are 743 improved residential lots in Oceanside, out of which 104 residences (15%) are registered as licensed short term rentals.

In response to local interest, the Oceanside Neighborhood Association (ONA) formed its own committee to gather local opinions on STR issues and invited the Netarts and Cape Meares community groups take part. This local STR committee will gather public input obtained by this Survey and at public meeting(s) to be held in November 2018. It will then prepare a report summarizing community sentiment on STR issues and offer it to the community associations for approval by their members. Ultimately, the ONA will convey this report to the county STR Committee and the Board of Commissioners for consideration in their deliberations.

Three ways to submit your response!

1. **Copy and paste the text of this survey into a new e-mail (or Reply e-mail) addressed to oceansidefriends@gmail.com. Type in your answers and hit “send.”**
2. **Copy and paste the text of this survey into a new document on your computer. Add your answers, save it and send the document as an attachment to an e-mail addressed to oceansidefriends@gmail.com**
3. **Print a hard copy of the survey, fill in your answers, and deliver it personally at one of the STR community meetings to be scheduled November 2018 or to any committee or ONA Board member.**

SURVEY QUESTIONS

1. In which community do you live, operate a business or work?
 - a. Oceanside
 - b. Netarts
 - c. Cape Meares

2. Please check all of the following that apply:

- a. Full-time resident
- b. Part-time resident
- c. Own undeveloped land
- d. Own property rented out on a long-term basis
- e. Own property with a Tillamook County short term rental license
- f. Rent a residence full-time from an owner
- g. Work and/or operate a business in the community

3. Which of these most accurately describes your impression regarding homes operated as short-term rentals (STRs) in your community?

- a. I have no particular concerns or issues.
- b. I have occasionally experienced or been made aware of concerns or issues.
- c. I have significant and ongoing concerns or issues

4. Please briefly provide one or more examples of specific STR interactions (positive or negative) that you have personally experienced and feel comfortable sharing. No names necessary. Add pages if needed.

5. Below (in no particular order) are various views sometimes expressed in STR conversations. Circle any that are consistent with your own view. Feel free to select more than one, or none at all. There is also space to speak for yourself at the end.

- a. I am not currently persuaded that there is a need for additional STR regulation. More study and experience are needed.
- b. STRs are essentially a commercial activity that should be banned or subject to a cap in areas zoned for residential use.
- c. Limiting STR rentals would unfairly prevent people from affording homes in our community.
- d. I favor stronger enforcement of existing STR regulations before adding new ones.
- e. STR growth economically displaces long-term renters/owners in a way that weakens neighborhood bonds and reduces the quality of life for residents who have remained.
- f. I support a homeowner's right to use their home as an STR so long as there are clear and effective ways to hold owners or managers accountable for visitor misconduct.
- g. I support regulating short term commercial rentals but the county should not prevent people from loaning their vacation homes to genuine family or friends.
- h. The county should offer individual communities the chance to determine whether and how to limit or cap STR licenses in their residential zones.
- i. Local regulations would be unworkable and inconsistent; the county should continue to address STR license limits or caps on a uniform, countywide basis.
- j. [Optional space to make your own statement!]

6. The county is considering changes to regulations that govern STR licensing and operations on a county-wide basis. On a scale of 1 to 5, please rate the following issues to indicate the ones you feel the county should look at most closely (or treat as a low priority) when considering new regulations. (1 means “lowest priority” / 5 means “highest priority”). Feel free to add your own comments. They will be reviewed and considered!

- | | | | | | |
|---|---|---|---|---|---|
| a. Providing emergency and disaster information/resources to STR renters | 1 | 2 | 3 | 4 | 5 |
| b. Effective complaint procedures for neighbors of STRs | 1 | 2 | 3 | 4 | 5 |
| c. Visitor parking space limitation and/or enforcement | 1 | 2 | 3 | 4 | 5 |
| d. Limits on the percentage or number of STR rentals per residential zone | 1 | 2 | 3 | 4 | 5 |
| e. Exterior lighting restrictions and regulation | 1 | 2 | 3 | 4 | 5 |
| f. Setting STR fees high enough to cover enforcement costs | 1 | 2 | 3 | 4 | 5 |
| g. Limits on the number of STR licenses per owner in a residential zone. | 1 | 2 | 3 | 4 | 5 |
| h. Other [add your own issue(s)]: | 1 | 2 | 3 | 4 | 5 |

Additional comments on any aspect of STR regulation are welcome below! We will be forwarding examples of specific comments to the commissioners.

End of Survey

Thank you!

ONA Short Term Rental Committee

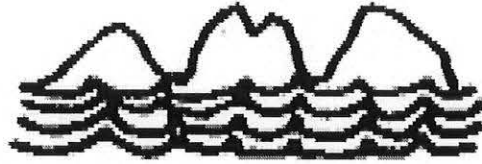


Oceanside Neighborhood Association CAC
[www/oceansidefriends.org](http://www.oceansidefriends.org)

Summary of Survey Responses and Town Hall Comments

Report of the ONA Committee on
Short Term Rentals

December 1, 2018



Oceanside Neighborhood Association

www.oceansidefriends.org
oceansidefriends@gmail.com

Report of the ONA Committee on Short Term Rentals Summary of Survey Responses and Town Hall Comments

December 1, 2018

EXECUTIVE SUMMARY

ANALYSIS/TAKE AWAYS

Oceanside area residents are interested and engaged in the issues associated with STR operations in the local area, as evidenced by a response rate of more than 50% to our distributed survey and the well-attended Town Hall in Oceanside on November 6, 2018.

Community concerns regarding STRs reduced to three general areas:

- **Parking**
- **STR Management / County Enforcement**
- **Livability Impacts**

Within these categories, some of the specific concerns associated with STR visitors and operations might also be attributed to non STR residents and day visitors, e.g. parking, picking up pet feces, outdoor lighting.

While the communities of Oceanside, Netarts and Cape Meares share many of the issues surrounding Short Term Rentals ("STRs"), each community is different. For example, Cape Meares is on septic, Oceanside and Netarts have sewer. There is an opportunity and a need for the county to tailor certain aspects of STR parameters to the circumstances of particular communities.

The survey revealed a critical need for the county to satisfy its largely unfulfilled enforcement obligations under Ordinance No. 84. Without a more aggressive and proactive enforcement effort (planning/more frequent inspections/meaningful sanctions for noncompliance), the county will not be able to leverage the current complaint-driven process into a front end management process that prevents problems instead of merely reacting to them. Nor will the county be able to effectively address residents' concerns over the impact of STR growth on quality of life so that a balance of uses in Oceanside's residential zone might be harmoniously accommodated.

COUNTY ACTION ITEMS WITH UNANIMOUS SUPPORT

Our survey and Town Hall outreach revealed broad community consensus on the following issues related to STRs:

- The need for contact/complaint contact information posted on each STR
- The need for the county to have an effective owner accountability plan to deal with unresolved complaints and other license compliance issues
- The need for STR owners to provide emergency preparedness information/supplies for their guests

FULL REPORT:

SUMMARY AND ANALYSIS OF SURVEY RESPONSES AND TOWN HALL COMMENTS

INTRODUCTION

This report will summarize the responses to the survey on STRs that was distributed to Oceanside and the discussion on STRs at a Town Hall meeting that had 44 people in attendance at the outset of the meeting (30 from Oceanside, 11 from Netarts and 3 from Cape Meares). Some people left and others arrived during the course of the meeting. Of those attending that Town Hall meeting, 11 were STR owners.

THE NUMBERS

195 surveys were distributed both electronically and in hard copy form. There were 80 Oceanside responses returned although a few arrived too late to tabulate their responses in the breakdowns below. Of those, 27 are full time residents; 39 are part time residences; 12 own undeveloped land; 1 owned property rented out on a long-term basis; 18 own one or more properties with a county STR license; 2 rent a residence full time from an owner; 3 work and/or operate a business in the community. Note that responders could select more than one category.

Of the survey responses, 22 indicated they had no particular concerns or issues with STRs; 31 indicated occasionally experienced or had been made aware of concerns or issues, and 18 indicated significant and ongoing concerns or issues. A higher number of full time or part time residents had concerns than those not having concerns. Only 3 STR owner responders had any concerns.

THE IDENTIFIED ISSUES

Community members were offered the opportunity to identify specific concerns regarding short term rental operations in the community, both in the survey and at the Town Hall. Both the survey and the Town Hall respondents identified essentially the same main issues and in roughly the same order of magnitude.