

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR TILLAMOOK COUNTY, OREGON

In the Matter of Repealing Board)	ORDER
Order 23-054 and adopting revised)	25- <u>002</u>
Cap Limits on Short-Term Rental)	
Licenses in 21 Geographic Subareas)	
in Unincorporated Tillamook County)	

This matter came before the Tillamook County Board of Commissioners on January 8, 2025, at the request of Sarah Absher, Director of the Department of Community Development. The Board of Commissioners, being fully apprised of the records and files herein, adopts the following findings:

1. Whereas, Tillamook County regulates the licensing and operation of short-term vacation rentals ("STRs") through Ordinance 84, as amended; and
2. Whereas, the Board adopted a second amendment to Ordinance 84 on July 19, 2023 ("Amendment 2"), and the new STR regulations in Amendment 2, among other things, established 21 geographic subareas in unincorporated Tillamook for purposes of regulating STR licenses; and
3. Whereas, pursuant to authority in Ordinance 84, Amendment 2, the Board adopted Board Order 23-054 (adopted August 2, 2023) that established limitations (Caps) on the number of STR licenses that can be issued or exist at any one time in each of 21 STR Subareas in unincorporated Tillamook County; and
4. Whereas, since the time of adoption of Board Order 23-054, the Community Development Director has worked extensively with community members and interested parties who reside and own property within each STR Subarea to discuss whether the above-listed STR caps are appropriate given local circumstances and desires of each community; and
5. Whereas, the result of the Community Development Director's discussions with the Pacific City/Woods community suggested that a portion of the Pacific City/Woods STR Subarea be exempt from a cap. The area proposed for exemption includes properties west of the Nestucca River, located south of Alder Street and north of Bob Straub State Park as depicted on the map in Exhibit A. The Community Development Director suggests that a cap remain for licenses issued within all other areas of the Pacific City/Woods Subarea.

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NOW THEREFORE: based upon the foregoing findings, which are incorporated herein by this reference, the Tillamook County Board of Commissioners orders that:

6. Repeal. Board Order 23-054 is repealed in its entirety.
7. Adoption of STR Caps in 21 Geographic Subareas: The County shall issue and allow no more than the number of STR licenses for each of the 21 STR Subareas established by Ordinance 84, Amendment 2 and listed in Exhibit B ("STR Cap Matrix") attached hereto and incorporated herein by this reference. The Pacific City/Woods STR Subarea shall include a STR Cap exemption area identified as the "West Division", the location of which described in this order and depicted on the map included as Exhibit A.
8. Waitlist when the STR Cap is reached in each STR Geographic Subarea: If and when the Cap listed for any of the Geographic Subareas in the STR Cap Matrix in Exhibit B is reached, any subsequent STR applicants shall be placed in order on a waitlist for that Subarea so long as the applicant pays a nonrefundable \$100 Waitlist Fee. As the number of STR licenses in that STR Subarea drops below the Cap listed in Exhibit B, the County shall notify in writing the next applicant on the Waitlist that an STR license is available. Each applicant will then have 21 days from the date of written notification to accept the available STR license invitation with payment of the application fee, and submittal of the application for a new STR License. If an applicant from the STR Waitlist accepts the invitation, pays the application fee and submits the application within 21 days of notification, the Community Development Director shall process the STR license and approve the license if it qualifies under the then-applicable STR license standards. If applicant either refuses the invitation, fails to pay the application fee, fails to submit the application within 21 days of notification of an available license, or fails to qualify for STR license approval, the Community Development Director will offer the available STR license to the next applicant on the STR Waitlist in the same manner until the invitation is accepted and a license approved.
9. This order shall be effective upon approval by the Board of Commissioners.

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Approved this 8th day of January, 2025

THE BOARD OF COMMISSIONERS
FOR TILLAMOOK COUNTY, OREGON


Erin D. Skaar, Chair


Paul Fournier, Vice-Chair


Mary Faith Bell, Commissioner

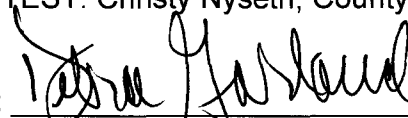
Aye	Nay	Abstain/Absent
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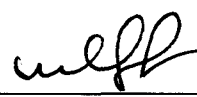
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ATTEST: Christy Nyseth, County Clerk

By: 
Special Deputy

APPROVED AS TO FORM:


William K. Sargent, County
Counsel

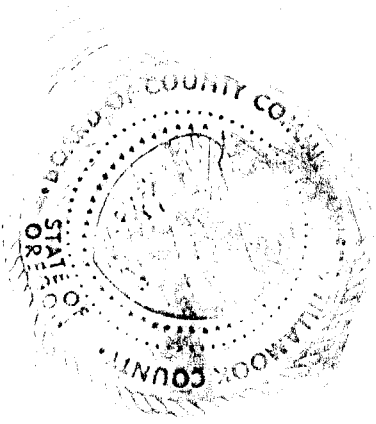


EXHIBIT A

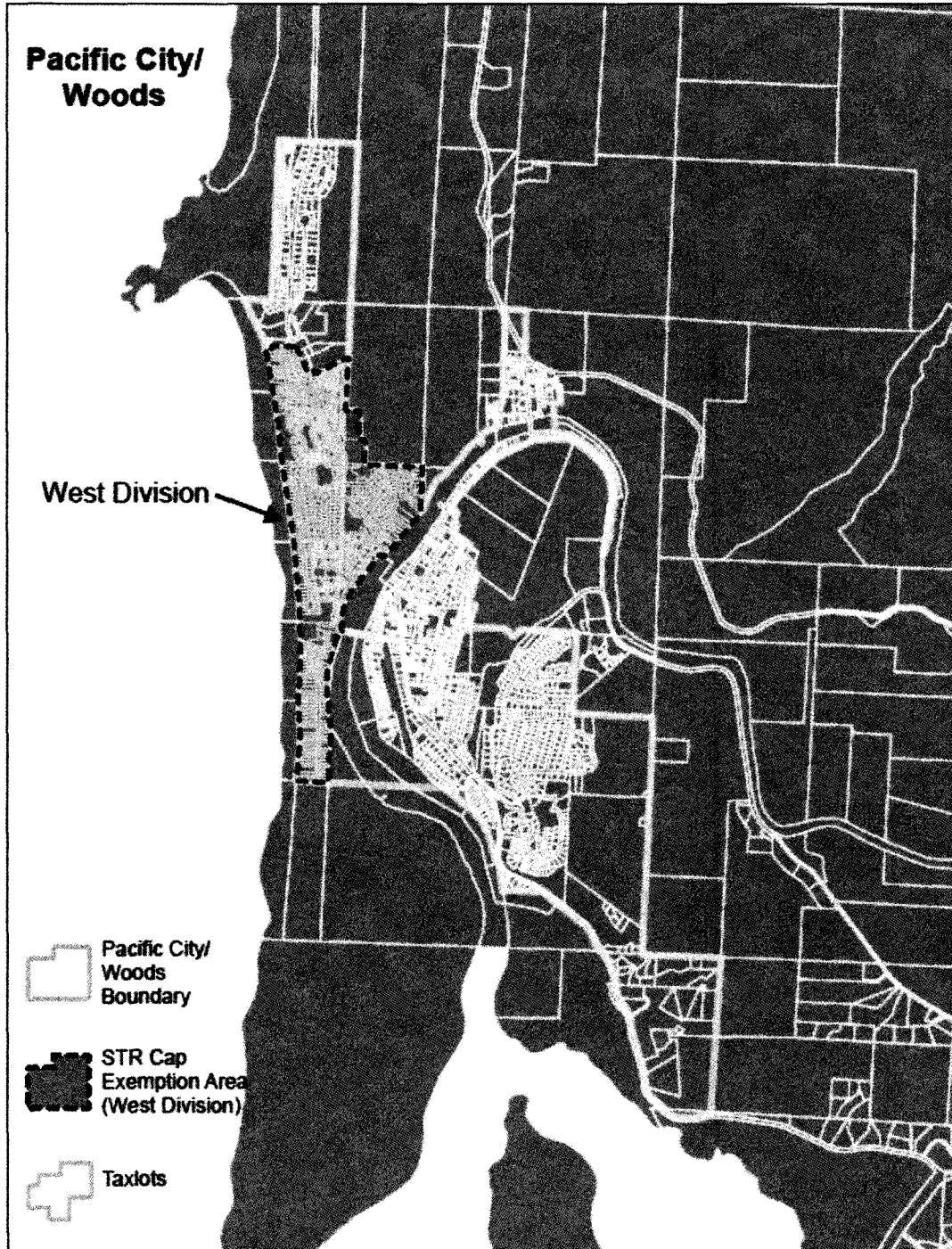


EXHIBIT B

STR Licenses issued for each subarea shall not exceed the maximum number of STRs allowed for that subarea as shown below.

Subarea	Max. Number of STR Licenses Allowed
Neahkahnie	86
Manzanita UGB	49
Mohler	1
Nehalem UGB	20
Wheeler UGB	0
Rockaway Beach	87
Barview/Twin Rocks/Watseco	44
Garibaldi UGB	1
Bay City UGB	0
Idaville	1
Tillamook UGB	2
Siskeyville	1
Cape Meares	36
Oceanside	149
Netarts	115
Beaver	2
Hebo	1
Cloverdale	1
Tierra Del Mar	56
Pacific City/Woods <i>*West Division Cap Exemption</i>	95
Neskowin	191

**Properties in the "West Division" of Pacific City/Woods are exempt from STR Caps*