

From: [Dave](#)
To: [Public Comments](#)
Subject: EXTERNAL: Final Thoughts - STR Support
Date: Tuesday, July 18, 2023 9:36:58 AM

[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 I have stated before, I think passing this ordinance without a detailed economic study is reckless. You really do not know what impacts these changes will have. I also believe changing permits to licenses is a taking and again, it is reckless based on recent court rulings in Oregon. Your definition of an "owner" violates corporate laws as you seek to remove any and all corporate protections by claiming a change in any owner in a company is deemed a change of ownership. You realize that literally, if Microsoft owned an STR, under your definition, anytime someone buys stock in Microsoft, you are deeming that the company has changed and therefore this is considered a transfer. In my family LLC, when my 90 year old father dies, you are saying that is a transfer of our home under your STR ordinance.

Those sort of examples should clue you in to the fact that you are receiving very poor legal advice. You are creating significant changes in the economic based of Tillamook County, significant legal changes to Oregon laws and legal rights, and doing all of this without a balanced legal review or any significant economic study. That is reckless. It is wrong.

STR's have been a significant economic driver in Tillamook County for over 100 years. STR rentals will fluctuate with economic markets as they have for 100 years. Tourism has been a critical economic driver in Tillamook County.

You are also setting yourself up for an enforcement nightmare. Your definitions are not clear, you are trying to change Oregon building codes, but only for STR properties, you are creating rules that will be impossible to enforce. I realize you are already committed to making these changes but I want my comments on the record. When the lawsuits begin, I want it to be clear that you knew you were inviting the legal challenges yet did nothing to listen to a lot of really good public input from STR owners.

David Allen

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

From: Ron Bourke

Sent: Thursday, July 6, 2023 5:15 PM

To: Lynn Tone

Public Comments <publiccomments@co.tillamook.or.us>; Sarah

Absher <

Subject: EXTERNAL: Public Comments on the June 29th STR draft ordinance 84

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

Hello commissioners,

We would like to thank you for your attention to the livability of Tillamook County communities. As home owners in Tierra Del Mar for 22 years, we have always appreciated the wonderful livability of our neighborhood and trust that it will remain the peaceful community of neighbors it is now. We especially appreciate your understanding of what makes Tillamook County so unique and your efforts to maintain the area's relaxed lifestyle through your work on Ordinance 84. We congratulate you on the way you've stood up to the bullying of real estate interests with their threats of litigation. It's critical that the county's unincorporated communities have limits on commercial exploitation with rules that enforce density, transferability, and multiple STR ownership by single entities. We think the current draft addresses concerns in all of these areas. We also applaud the ability of each individual community/subarea to have input on STR density limits. This ordinance goes a long way toward realizing your goal of protecting the character of the county's established neighborhoods. Thank you!

Ron and Gerrie Bourke

From: Denice Bukovansky
Sent: Thursday, July 6, 2023 2:44 PM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: Support for 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'd like to submit a public comment regarding the transferability of STR's amidst my comments in general.

I strongly urge you to allow STRS to be transferred when properties are sold or transferred.

Keeping existing STR's in place maintains the composition of the community and prevents unnecessary complaints.

The composition of the community will change dramatically from year to year if STR's are denied (where they once were) based on complaints and allow new STR's to pop up where there hasn't historically been one. Meaning, if you buy a house next to an STR you know what experience you might be getting. — Let's say as a home owner you know if you repeatedly complain, the STR might not be renewed. That opens up the opportunity for an STR to open in another location where a new set of neighbors will now have to experience a rental property where one had never been. Opening the door for even more complaints. Or even worse the community complainer now has the opportunity to convert their home into a short term rental.

I also believe holding the noise complaint to in inaudible level should be imposed on all residents — not just STR's. This falls far more in a community wide noise ordinance and should not be imposed on STR's.

We have enjoys our home in Pacific City for 13 years, we've raised our kids visiting year after year. We have share the house with our friends, our families and our friends extended families and have always supported the community businesses and proudly employ residents to help with our rental.

These revised ordinance recommendations are going too far in restricting the use of our property and greatly affects the use of the land and property.

Any standards you put forth should be applied to all Tillamook residents and not open the door to pit one community member against another.

Thank you,

Denice Bukovansky.

From: emily draper

Sent: Monday, July 10, 2023 2:49 PM

To: David Yamamoto <dyamamoto@co.tillamook.or.us>; Erin Skaar <eskaar@co.tillamook.or.us>; Mary Faith Bell <mfbell@co.tillamook.or.us>; Sarah Absher <sabsher@co.tillamook.or.us>; Public Comments <publiccomments@co.tillamook.or.us>

Subject: EXTERNAL: Considerations on proposed STR changes prior to vote

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

Dear committee and commissioners Skaar, Yamamoto and Bell,

I was delighted this weekend to come across a [pictorial history of Oceanside](#) compiled for Oceanside's centennial by Oceansider by Marilyn Roosnick. In it, the coastal cabins and cottages of the 1920's are depicted along with a plank road connecting Oceanside and Netarts, as well as some ill-advised experiments like the swinging bridge from Elephant Point to Angel Cake Rock.



Photo courtesy of the Tillamook County Pioneer Museum

1915. Plank road from Tillamook to Netarts



Photo courtesy of the Tillamook County Pioneer Museum

Brave souls on the swinging bridge.

Also over the weekend, I learned that litigation is eminent if the modifications to Ordinance 84 are passed as written, and the county ends permit for lawful short term rental owners.

If the county ends up in litigation as a result of ending permit rights, all of us lose.

Except for the attorneys

Tillamook county has an opportunity for a win / win: maintain permits for existing, lawful STR permit holders, and introduce the license program per the proposed revisions to Ordinance 84 for new applications moving forward. Please do not spend the county staff's valuable time, resources and money in litigation. Don't go back in time and rewrite history. Permits are land use rights that cannot simply be waved away simply by stating that they are not. Even if the OCH attorneys are wrong, the millions of dollars in measure 49 claims will be an incredible burden on the coastal communities for generations to come.

In the public meetings over the past months, I noticed a few repeating patterns that stood out:

-
-
- Elderly residents in Neahkahnie and Neskowin feel like they have lost their sense of community due to
 - high percentages of STRs in their community
 -
 -
 -
- Residents in Neahkahnie and Neskowin feel like new developments are overwhelmingly large-in height,
 - bedroom/guest/vehicle count; and built for the sole purpose of operating "mini-motels"
 -
 -
 -
- Residents in Neahkahnie and Neskowin complain about corporate owners of multiple STRs not being invested
 - in the community.
 -
 -
 -
- Residents in Neahkahnie are concerned about lack of utilities and infrastructure.
-

If we could distill the main issues to a word cloud, I predict that "Neahkahnie | estate home | corporate owner | high guest/vehicle count | Neskowin | lack of infrastructure" would cover 80% of the page.

While the current proposed revisions to Ordinance 84 will slow growth and curtail some future conflicts, they will not immediately solve the issues within the lifetimes of those effected.

To that end, in addition to maintaining permits for existing, lawful STR permit holders; I offer the following suggestions:

- 1.
- 2.
3. **Require mediation for recipients of multiple complaints.** What if recipients of multiple complaints
4. were required to attend a community mediation session? Perhaps the matters could be addressed in a civil fashion rather than creating a burden for existing responsible STR permit holders. The currently proposed requirement to respond to a complaint
5. *in person 24/7 seems*
6. excessive when you look at the actual origin of the complaints. My understanding is that about
7. 80% of them are coming from Neahkanie, and of those about 80% are specific to a handful of owners. What if that small number of people over a huge county could sit at a table and reach a resolution, like neighbors?
- 8.
- 9.
- 2.
- 3.
4. **Set residential building size limitations to future coastal development in the zoning code.** Many
5. of the complaints are due to large and high-occupancy "estate homes" which are a far cry from the modest cabins and cottages from the early days of our coastal communities pictured above. As an owner of a little A-frame cabin in Oceanside, some of the newer
6. homes in the community are simply gargantuan in context with the neighborhood and are impacting the views. Update the zoning code to
7. *limit the overall building mass, height and bedroom count* of future residential development
8. to create infill housing that is harmonious with surroundings and eliminate the "party homes" that are the subjects of many complaints.
- 9.
- 1.
- 2.
3. **Set neighborhood-appropriate caps in the community zoning maps.** Each coastal community has its
4. own sub districts and neighborhoods which would benefit from different caps. With an easy walk to the beach and commercial area, Oceanside Village has always been a community of vacationers from inception and can handle higher percentages of visitors. Other
5. neighborhoods in Oceanside developed mid-century (The Capes, Radar Road), and communities like Neahkahnie which lack infrastructure and services would benefit from a much tighter cap. (Unfortunately we are late to the game on this one!) Caps should be set
6. neighborhood by neighborhood from a holistic planning perspective, rather than by a community

as a whole.

7.

8.

In conclusion, please don't go down the path of litigation. It's what the attorneys on both sides want and would profit from.

You have the opportunity to take the high road and create a win-win. Let's spend the county's money on projects which would actually benefit the community. We could bring back the old "plank road" like the one that connected Oceanside and Netarts in the past for pedestrians and bikes. We could create a sustainable water supply for communities that are worried about it. We could spend the money on emergency preparedness. We could create affordable, work force housing in the non-coastal markets.

Thank you for your time and consideration,

- Emily Draper, Oceanside

From: kristy johnson

Sent: Thursday, July 6, 2023 5:14 PM

To: Public Comments <publiccomments@co.tillamook.or.us>

Subject: EXTERNAL: Support for 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.]

Good evening,

I wanted to send a brief email to say that as a homeowner in Pacific City Oregon I strongly support short term rentals throughout Tillamook County. STR's owners care deeply about the community and want to share a piece of our paradise we've invested in this coastal community with others traveling along the Oregon Coast. I am confident that the Commission will enact sensible STR ordinances that do not penalize families that were under building permit when the moratorium on new applications was enacted. We are one of these families and have invested every single bit of our retirement and life savings to build our home in Pacific City, all with the assumption we'd be able to do STR to help cover the costs of the home while still using it as a vacation getaway, until my husband and I are able to retire here in Pacific City in 6-8 years.

Kristy & Jon

From: [Sarah Absher](#)
To: [Public Comments](#)
Subject: FW: Nesk-c luba
Date: Monday, July 17, 2023 9:02:25 AM

From: Tillamook County OR <tillamookcounty-or@municodeweb.com>
Sent: Monday, July 17, 2023 7:40 AM
To: David Yamamoto <dyamamoto@co.tillamook.or.us>
Subject: EXTERNAL: [David Yamamoto] nesk-c luba

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Justin Jones sent a message using the contact form at <https://www.co.tillamook.or.us/>.

Dear Commissioner,
I just wanted you to hear this one last time.
Nesk-C has land use rights for STR and this will absolutely win in LUBA. Why would you include the commercial zone and a property that has always had a “hotel” operation since it was built. You have deprived me of this license and between \$40k-50k revenue just in the last Calendar year. This is all provable with historical data from our property. You will have to pay these damages with LUBA. I completely understand the issues with STR in the low density residential zones, but NESK-C is where STR’s are legal to Be. Last chance to make this right.
Exempt NESK-C from CAPS and Density restrictions.
Justin Jones

|

From: [Pam Kniffin](#)
To: [Public Comments](#)
Subject: EXTERNAL: Final Thoughts - STR Support
Date: Tuesday, July 18, 2023 7:59:01 AM

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

I am concerned about my family beach home not staying in the family. My dad gifted the house to me to keep it in the family. I rent it to pay for the upkeep. If I want to give the house to my children, it will be the last time to transfer the permit. This new ordinance most likely will stop our family tradition of going to the beach.

I am asking you to reconsider the 1 time transfer. Perhaps an exception would be if it stays in the family.

Thank you for your consideration in this additional burden to our family.

Pam Kniffin

Tierra Del Mar

From: [Doneg McDonough](#)
To: [Lynn Tone](#)
Cc: [Public Comments](#)
Subject: EXTERNAL: New Home Construction and Access to an STR Permit
Date: Monday, July 17, 2023 3:49:13 PM
Attachments: [McDonough - Testimony - STR Permit for New Home 2023-07-17d.pdf](#)

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

Please see the attached file, submitted as a public comment in advance of the July 19, 2023, Tillamook Board of County Commissioners hearing and vote on Ordinance 84 revisions.

The topic of the testimony is the need for modification of the latest version of the pending Ordinance 84 revisions to make STR permits available for newly constructed homes that are excluded under the currently proposed language.

Please do not publicly disseminate my email address.

And, thank you for consideration of these comments, and please confirm receipt!

Doneg McDonough
Pacific City

Doneg McDonough

July 17, 2023

PUBLIC TESTIMONY OF DONEG MCDONOUGH REGARDING NEW HOME CONSTRUCTION AND ACCESS TO AN STR PERMIT

Commissioner Erin Skaar
Commissioner David Yamamoto
Commissioner Mary Faith Bell
Staff of Tillamook County

Thank you for taking the time to consider this testimony on the topic of access to a short-term rental (STR) permit for new homes constructed in Tillamook County. I am providing this testimony because the latest proposed Ordinance 84 revisions leave out our new home being constructed in Pacific City.

On May 25, 2022, I presented testimony to the Tillamook Board of County Commissioners prior to the vote on "suspending the processing and issuance of new short term rental permits in unincorporated Tillamook County." (Board Order #22-033)

The proposed May 25, 2022, Board Order contained an exception for newly purchased homes in Tillamook County. (Please see attached language.)

At the Board hearing, I requested that an additional exception be included in the proposed Board's 2022 Order. A request was made to expand the exception to the STR suspension to newly *developed* homes as well as newly *purchased* homes. At that time, my family had expended substantial amounts, including for the purchase of land (in 2011), payment of water and sewer fees, conducting geotechnical analyses, and securing architectural services for the purpose of constructing our home that we plan to periodically rent as an STR. The Board chose not to expand the exception to newly developed homes at that time.

In the pending Ordinance 84 (2023) revisions, the Board has included an exception for newly developed homes. (Please see attached language.) But the definition is such that homes that (1) were under development, but had not yet received a building permit, and (2) have not yet completed construction are not included in the exception. In our case, we had not yet received a building permit as of July 1, 2022 (which we now have), and we had not completed construction as of June 21, 2023. (Our home is currently under construction.)¹

We are requesting that the language be modified to include, at a minimum, properties that are under development at the time the pending Ordinance 84 STR rule changes are enacted.

As you are well aware, the home development process, particularly along the coast, is a lengthy one. We are hopeful that the pending Ordinance 84 revisions will be broadened to include homes currently under development.

Thank you again for your consideration of this request.

Doneg McDonough
Pacific City

Attachment

¹ Initial architectural feasibility and programming services were contracted for in May of 2021. Our permit application was submitted in September of 2022. The permit was approved in April 2023. We issued a Notice to Proceed to our general contractor effective June 1, 2023. Construction is due to be completed in 2024.

2022 Suspension of STR Permit Processing and Issuance (May 25, 2022)

Relevant language on exception granted for new home purchases:

"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 short term rental permit and Tillamook County Department of Community Development may process said application in the normal course of business."

2023 60-Day Extension of Suspension of STR Permit Processing and Issuance (June 21, 2023)

Relevant language on exception granted for new homes:

"J. Since the adoption of Board Order 22-033, the Board of Commissioners has heard testimony from the owners of homes that were **under construction** on July 1, 2022 and have since been completed. Many of these owners state they had intended to short-term rent these new homes, and **the Board finds that testimony compelling.**"

"K. The Board of Commissioners may adopt a new set of STR regulations replacing Ordinance No. 84, but the transition to the new regulatory program will require at least 60 days to implement before the suspension of new STR licenses in Board Order can be lifted; meanwhile, **the owners of homes that were under construction as of July 1, 2022, have obtained a Certificate of Occupancy for the home and are ready to seek and obtain STR licenses.**"

"Section 5. Tillamook County hereby creates a Waiting List of those people who wish to obtain a new short-term rental license, which shall be known a written requests for the New STR License Waiting List from owners of dwellings that were under construction pursuant to a valid building permit issued on or before July 1, 2022, and that are lawfully occupied pursuant to issuance of a Certificate of Occupancy as of the date of this Board Order (June 21, 2023). Beginning with the adoption of this Board Order and continuing for 21 days (3 weeks) until 4:00 p.m. on July 12, 2023, the County will accept written requests for the New STR License Waiting List from such property owners, after which the County will close the Waiting List and accept no further requests. The request shall be made on a form furnished by the Department of Community Development, consisting of the applicant's name, contact information and the address of the single-family dwelling where the short-term rental is proposed. The County will time and date stamp each written request as it is physically received at the Department of Community Development. If and when the County resumes acceptance and processing of short-term rental license applications, those people/entities who submitted timely requests and are on the New STR License Waiting List will be contacted in order of receipt and invited to submit an application and obtain a new STR license. When so contacted, each applicant will have two weeks from the date of invitation to submit a fully complete STR license application to the Department of Community Development. All such STR license applications received within the 2-week period will be processed under, fully complete application is accepted by the County (or the date on which an incomplete application is made complete), but in no event later than two weeks following the invitation date."

From: Skip Patten

Sent: Thursday, July 6, 2023 3:14 PM

To: Public Comments <publiccomments@co.tillamook.or.us>;

Subject: EXTERNAL: Support for 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.]

To the Tillamook County Board of Commissioners,

In Ordinance 84: You people need to reverse all of the code-like requirements with which you are telling STR owners to comply.

None of your STR requirements are part of the building codes, such as Parking surfaces, Parking numbers to match bedroom numbers, Down cast exterior lighting, Closet requirements, Daytime occupancy, Impossible Noise limits, Barking dog rule, Complaint response time, and more.

With these requirements you are making second class citizens of STR owners. I'm not an attorney, I just play one on TV, but I have a hunch that these requirements will be found unconstitutional when/if our suit is brought against you.

When you people started interfering with STRs a few years ago, the annual cost to an STR owner was \$150. Now these few years later my annual contribution to your wasteful ways is \$735 plus inspections every 3 years... now raised to \$84 from \$75. Also, previous to your interference we didn't have the 10% County tax or the 1% Oregon tax. You people just can't leave us alone.

We STR owners are more than willing to comply with all building codes and all local ordinances, provided that they apply to ALL PROPERTY OWNERS, and are enforced on ALL PROPERTY OWNERS.

Lets get things straight and fair.

George N. Patten (Neskowin)

From: [Sarah Absher](#)
To: [Public Comments](#)
Subject: Short term rental application and certificate of occupancy
Date: Monday, July 17, 2023 7:44:54 AM

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

From: Norman Scott
Sent: Monday, July 17, 2023 7:04 AM
To: Sarah Absher <sabsher@co.tillamook.or.us>
Cc: David Yamamoto <dyamamoto@co.tillamook.or.us>; Mary Faith Bell <mfbell@co.tillamook.or.us>; Erin Skaar <eskaar@co.tillamook.or.us>
Subject: EXTERNAL: Short term rental application and certificate of occupancy

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Dear Sarah and Commissioners,

I am in a very difficult position now related to the new policies being worked out for STR. It appears I may not be able to apply for a STR permit. This would be disastrous to me financially. It appears you and the commissioners are mostly ignoring investors who started projects before the STR moratorium!

I have been waiting for a certification of occupancy permit and have not heard back from you the last week. Hopefully all is in order. I still am wondering how my approved plans could be nullified by county regulations. Does this happen often? I must bear the delay and expense for your oversight.

This is a very stressful time for me. Your new rules for STR could financially ruin me if I am denied access to the STR pool! Please give consideration to those who invested before the moratorium in my situation!

Sincerely,

Norm Scott
Sent from my iPhone

From: [Shaw Family](#)
To: [Public Comments](#)
Subject: EXTERNAL: For public hearing July 19 9am - STR regs
Date: Tuesday, July 18, 2023 1:54:52 AM

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

I have been coming to Pacific City since 1984. I was a child and my family used to rent a home from a fellow church-goer in Tierra del Mar. I continued to bring my family here every year. We spent our money at local eateries and stores, we cleaned up the beach, we never drove on the beach, we participated in local community events and parades. We still do all these things.

I eventually purchased a home in Kiwanda Shores. It was a short term rental for many years before I bought it. I continue to rent it when I'm not there. I have always been in full compliance with all rules and regulations. My home is inspected regularly and my renters have never generated any complaints. My renters are thoroughly screened and respectful of the property, the neighbors and the area. I am surrounded on all sides by other STRs. I keep my house in tip-top condition. The same cannot be said for many local residentially owned homes that are not STRs. Even though my home is a small 1300sq ft, 3 bedroom, it never did and never will qualify as low income housing. Renting my home brings more money to the community than it would even if I lived there full-time.

Despite this, I am already being punished as an STR owner. I am forced by the County to pay for a higher occupancy rate than I agree to list and rent my home for. I pay double for water and garbage simply because I've been flagged by the utilities as an STR client. I and my renters pay exorbitant taxes and fees on top of all the other expenses to keep the property maintained, lived in and not vacant and abandoned when I'm not there. I have to pay for recurring inspections when regular home owners do not. My home is not a "cash cow". After all expenses and utilities and upkeep, it breaks even. Yet, I put up with the extortion because Pacific City is my second home and my kids want to inherit my home and continue to keep it in their families.

STR owners are not this big problem the commissioners would like everyone to believe. My neighbors and I don't leave garbage everywhere, there are not cars blocking the streets, they are not code violating fire hazards, the chaos and disruption the County is alleging simply is not coming from these STRs.

STRs boost the community by paying wages for workers which begets more full-time residents which begets better infrastructure. STRs keep properties safe and well maintained, not abandoned in winter to fall into disrepair or squatters. STRs pay the taxes to the County so the County can make huge improvements like the Kiwanda Corridor project and the parking lot remodel. The County's hotel industry falls short on many of these issues.

Yes, I have seen the beaches and the launch and the restaurants crowded with people in the summer. They are loud, leave garbage, light fireworks, drive the beach, park in people's yards, disrespecting locals. But restricting STRs is not going to solve this because it is mostly caused by the day-trippers and, yes, locals, and a few careless STR owners who are already not

following the current regulations. The County already doesn't have the manpower or infrastructure to enforce even the current code or other codes and it definitely won't have a cohesive plan or resources to enforce this more restrictive code. Hotels certainly can't police their guests as well as STR owners, nor are they required to.

The County is ignoring hard facts and data that disprove that STRs are the cause of their supposed chaos and mayhem. The County is unfair and unconstitutional in its prejudice and punitive aggression against STR owners and fails to acknowledge or consider even more widespread damage, squalor and disruption caused by long-term non-STR home owners and renters. The County wants a scapegoat to justify unconstitutional removal of property rights by imposing harsh regulations and changes. It can only be surmised that the commissioners have unethical intentions due to personal conflicts of interest and are catering to special interests in the hotel industry, proven even more so by the hiring of an attorney to write the new code, which is also questionably unethical.

By adopting the new Code as proposed, the County is guaranteed to be wasting its time and tax payer's money in litigation. I, for one, and many other STR owners will be sure the fight for our constitutional land use rights is well funded. If the County prohibits me from being able to rent my home, I will also be seeking damage to income.

The Board's failure to get re-elected will be a direct result of these events.

T'na Shaw
Pacific City

7.6.23

To: Tillamook Board of County Commissioners
Tillamook County Community Development
publiccomments@co.tillamook.or.us

From: Janell Weeks
Michael Smith

Short Term Rental Owners

Re: Support for all comments and legal concerns submitted by Oregon Coast Hosts

Our names are Janell Weeks & Michael Smith and we are Short Term Rental Owners. We would like to put on the record all comments and legal concerns made by Oregon Coast Hosts regarding Short Term rentals in Tillamook County. The latest STR Draft Ordinance as written restricts our current STR Permits that have been in force since both homes referenced above were constructed. If this draft proceeds to a vote and is approved, then there likely will be litigation. Both these homes are ocean front in Kiwanda Shores and were built with our retirement savings.

We strongly feel the county should obtain a legal opinion reflecting the County's exposure to the current STR ordinance. Existing permits should be grandfathered.

Michael Smith
Janell Weeks

From: Elaine Busby Thompson
Sent: Thursday, July 6, 2023 5:36 PM
To: Public Comments <publiccomments@co.tillamook.or.us>
Subject: EXTERNAL: STR's

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

Hello. We are Elaine and Paul Thompson and have had an STR in Nedonna Beach for over 20 years and have held an STR license since they were required in 2010.

We have never had a complaint at our property and have faithfully followed all regulations.

As we read the public comments, we gather that in some areas, STR's have grown disproportionately over other housing. That does not seem to be the case on our street.

We are in support of reasonable noise, safety and parking regulations.

We noticed that others are commenting about signage and whether or not it is on properties that rent without a license. We had a neighbor who rented without a license and we did report it to the county. It was a difficult thing to report a neighbor, as we spend time at the beach every month and know our neighbors. However, we did not notice that the county took action on that. We do know that there was never a sign, and we do not think that people who do not get a license and rent their properties use a sign, as they do not want people knowing what is going on. That situation certainly irritates us greatly, as we have always complied.

We are not in support of rules that take away our right to keep the STR if and when we sell our house. We think that there will be some natural attrition of STR's as the market has cooled off considerably. Houses simply cost too much right now, and interest rates are high. One can't fully pay the mortgage through the income provided by a rental.

Elaine Thompson

