

## Gail Henrikson

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**From:** Clatsop County Oregon <clatsop-county-or@municodeweb.com>  
**Sent:** Monday, August 15, 2022 6:50 AM  
**To:** Clancie Adams; Gail Henrikson; Tom Bennett  
**Subject:** Webform submission from: Short Term Rental Caps/Limits

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Submitted on Mon, 08/15/2022 - 6:49 AM

Submitted by: Visitor

Submitted values are:

**Should there be a total cap on STRs in the unincorporated county?**

Yes

**Should STRs be capped based on the ratio of STRs to the total number of dwellings in a zoning district? (Example: No more than 10% of dwellings can be STRs)**

Yes

**Should existing permitted STRs be grandfathered in?**

No

### **Additional comments**

People would can't afford a hotel are renting houses so 10, instead of 2 people are renting the same place. Excessive cars are in the area, locals are pushed out of fishing or crabbing and the renters do not have respect for our beaches. Areas of the beach typically only neighbors used is now used by renters and it is littered with plastic and cigarette butts. We encountered a 10x10 hole dug and a group of young people built a small cabin (?) out of heavy driftwood that homeless people moved into until I reported it to authorities. This weekend large parties were in rental homes on each side of our house.

### **Name**

Susan Tate

### **Email**

[susanqhk@yahoo.com](mailto:susanqhk@yahoo.com)

### **I live in:**

Seaside

## Gail Henrikson

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**From:** Clatsop County Oregon <clatsop-county-or@municodeweb.com>  
**Sent:** Monday, August 15, 2022 6:58 AM  
**To:** Clancie Adams; Gail Henrikson; Tom Bennett  
**Subject:** Webform submission from: Short Term Rental Caps/Limits

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Submitted on Mon, 08/15/2022 - 6:57 AM

Submitted by: Visitor

Submitted values are:

**Should there be a total cap on STRs in the unincorporated county?**

Yes

**Should STRs be capped based on the ratio of STRs to the total number of dwellings in a zoning district? (Example: No more than 10% of dwellings can be STRs)**

Yes

**Should existing permitted STRs be grandfathered in?**

No

**Name**

Wendy Stout

**Email**

[lrelibrarian@gmail.com](mailto:lrelibrarian@gmail.com)

**I live in:**

Outside Clatsop County

## Gail Henrikson

---

**From:** Clatsop County Oregon <clatsop-county-or@municodeweb.com>  
**Sent:** Monday, August 15, 2022 7:17 AM  
**To:** Clancie Adams; Gail Henrikson; Tom Bennett  
**Subject:** Webform submission from: Short Term Rental Caps/Limits

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Submitted on Mon, 08/15/2022 - 7:17 AM

Submitted by: Visitor

Submitted values are:

**Should there be a total cap on STRs in the unincorporated county?**

Yes

**Should STRs be capped based on the ratio of STRs to the total number of dwellings in a zoning district? (Example: No more than 10% of dwellings can be STRs)**

Yes

**Should existing permitted STRs be grandfathered in?**

Yes

**Additional comments**

If existing STRs are grandfathered in, they should be required to renew permits as for new STRs.

**Name**

Jane Finch-Howell

**Email**

[jfinchhowell@gmail.com](mailto:jfinchhowell@gmail.com)

**I live in:**

Outside Clatsop County

## Gail Henrikson

---

**From:** Clatsop County Oregon <clatsop-county-or@municodeweb.com>  
**Sent:** Monday, August 15, 2022 8:04 AM  
**To:** Clancie Adams; Gail Henrikson; Tom Bennett  
**Subject:** Webform submission from: Short Term Rental Caps/Limits

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Submitted on Mon, 08/15/2022 - 8:03 AM

Submitted by: Visitor

Submitted values are:

**Should there be a total cap on STRs in the unincorporated county?**

Yes

**Should STRs be capped based on the ratio of STRs to the total number of dwellings in a zoning district? (Example: No more than 10% of dwellings can be STRs)**

Yes

**Should existing permitted STRs be grandfathered in?**

No

### **Additional comments**

There is a demonstrated need for low-cost rental space and by allowing STR's or Vacation rentals we remove some available spaces that could provide "workforce housing". I appreciate the diligence and time spent to study this important issue, but ..

### **Name**

Bob Kyle

### **Email**

[rkyle97103@outlook.com](mailto:rkyle97103@outlook.com)

### **I live in:**

Unincorporated county

## Gail Henrikson

---

**From:** Clatsop County Oregon <clatsop-county-or@municodeweb.com>  
**Sent:** Monday, August 15, 2022 8:05 AM  
**To:** Clancie Adams; Gail Henrikson; Tom Bennett  
**Subject:** Webform submission from: Short Term Rental Caps/Limits

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Submitted on Mon, 08/15/2022 - 8:04 AM

Submitted by: Visitor

Submitted values are:

**Should there be a total cap on STRs in the unincorporated county?**

Yes

**Should STRs be capped based on the ratio of STRs to the total number of dwellings in a zoning district? (Example: No more than 10% of dwellings can be STRs)**

Yes

**Should existing permitted STRs be grandfathered in?**

Yes

**Additional comments**

I understood at the time I was first licensed that there was a cap. There needs to be a restriction on how many guests per bedroom. A house nearby has four bunk beds in a bedroom, 8 guests in a bedroom. This is unsafe and disrespectful of the neighboring home owners. Oregon law on long term rentals is two per bedroom. Overcrowding is not permitted.

**Name**

Gail Neuburg

**Email**

[owner@archcapebeachhouse.com](mailto:owner@archcapebeachhouse.com)

**I live in:**

Unincorporated county

James C. Aalberg  
89384 N. W. Manion Drive  
Warrenton, Oregon 97146

[jamesaalberg@gmail.com](mailto:jamesaalberg@gmail.com)

To: Clatsop County Commissioners and Administrative Staff  
Mark Kujala , John Toyooka, Pamela Wev, Courtney Bangs and  
Lianne Thompson  
RE: STR Caps-Public Input -Meeting- 8.17.22

Date : August 13, 2022

Perhaps the commissioners can think back in time to their high school U.S. history class when they studied the Declaration of Independence. Remember those all-important words “*right to the pursuit of happiness*”? It did not read pursuit of profit by the operators of short-term rentals, nor did it read pursuit of profit by the county’s collection of \$700,00 in transient taxes. So why are commissioners Kujala, Toyooka, Wev, Bangs and Thompson desirous of disallowing the *right to the pursuit of happiness* for a minority group of residents of Clatsop County by allowing short term rental operations in the Coastal Residential Zone and other Residential Zones in the Rural Land areas of Clatsop County? County employees and the commissioners that reside in Astoria, Warrenton, Gearhart and other municipalities within the county, which restrict short term rentals (for good reason, their citizens did not want them in their neighborhoods) experience no degradation in the quality of their life by living next door to mini motels. Commissioners Kujala, Toyooka, Wev, Bangs and Thompson are, in fact, violating the civil rights of a minority of citizens residing in select unincorporated residential neighborhoods within Clatsop County. Egregious actions to say the least and must and will be stopped.

Respectfully,

Jim Aalberg

89384 Manion Drive

Warrenton

Cc R.J. Marx Seaside Signal  
J. Warren Cannon Beach Gazette  
Erick Bengel Daily Astorian

## Gail Henrikson

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**From:** Clatsop County Oregon <clatsop-county-or@municodeweb.com>  
**Sent:** Monday, August 15, 2022 8:23 AM  
**To:** Clancie Adams; Gail Henrikson; Tom Bennett  
**Subject:** Webform submission from: Short Term Rental Caps/Limits

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Submitted on Mon, 08/15/2022 - 8:22 AM

Submitted by: Visitor

Submitted values are:

**Should there be a total cap on STRs in the unincorporated county?**

No

**Should STRs be capped based on the ratio of STRs to the total number of dwellings in a zoning district? (Example: No more than 10% of dwellings can be STRs)**

Yes

**Should existing permitted STRs be grandfathered in?**

Yes

**Additional comments**

Please consider that STR is a business and to some it's a major source of income.

**Name**

Scott Joines

**Email**

[sjoines@garlic.com](mailto:sjoines@garlic.com)

**I live in:**

Unincorporated county

## Gail Henrikson

---

**From:** Clatsop County Oregon <clatsop-county-or@municodeweb.com>  
**Sent:** Monday, August 15, 2022 8:54 AM  
**To:** Clancie Adams; Gail Henrikson; Tom Bennett  
**Subject:** Webform submission from: Short Term Rental Caps/Limits

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Submitted on Mon, 08/15/2022 - 8:54 AM

Submitted by: Visitor

Submitted values are:

**Should there be a total cap on STRs in the unincorporated county?**

No

**Should STRs be capped based on the ratio of STRs to the total number of dwellings in a zoning district? (Example: No more than 10% of dwellings can be STRs)**

Yes

**Should existing permitted STRs be grandfathered in?**

Yes

**Additional comments**

Day tripper and unregulated rentals, that pay no transient tax, are a major source of livability issues, not professionally run STR's. Ban rentals and you push rentals underground with no one to help. Stupid.

**Name**

Geoff Kittell

**Email**

[Geoff.kittell@gmail.com](mailto:Geoff.kittell@gmail.com)

**I live in:**

Unincorporated county



## Gail Henrikson

---

**From:** Clatsop County Oregon <clatsop-county-or@municodeweb.com>  
**Sent:** Monday, August 15, 2022 10:16 AM  
**To:** Clancie Adams; Gail Henrikson; Tom Bennett  
**Subject:** Webform submission from: Short Term Rental Caps/Limits

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Submitted on Mon, 08/15/2022 - 10:15 AM

Submitted by: Visitor

Submitted values are:

**Should there be a total cap on STRs in the unincorporated county?**

Yes

**Should STRs be capped based on the ratio of STRs to the total number of dwellings in a zoning district? (Example: No more than 10% of dwellings can be STRs)**

Yes

**Should existing permitted STRs be grandfathered in?**

No

### **Additional comments**

You people have already run rampant with the number of STRs you've allowed thus far. Some neighborhoods the number is more like 60%. Grandfathering in so many is not acceptable in my eyes. The housing situation for those of us that live and work in this county is already at crisis level to the point where business owners are building housing just for their employees and the number of homeless continues to grow. Apartment buildings have been purchased and tenants have been evicted to allow out of area investors to come in and convert or build luxury condos and vacation rentals. This cannot continue. After all, what's a tourist/vacation destination going to be worth when the clerks and wait staff, cooks and housekeepers aren't here anymore to serve these people. You are supposed to care about the RESIDENTS of this community not just the property tax dollars you can get from over valued properties used for only short term rentals. You had better start paying attention to the people that live here and stop mismanaging our lands and tax dollars. I'm done with the shady deals and, at the very least, the appearance of impropriety when it comes to local government. You're making us ALL look bad and I will soon be homeless because my county, this county could care less if a full time working widow living alone can afford to keep a roof over her head. Just exactly where am I supposed to go when a room 10 x 10 with a mini fridge, sink, toaster oven, microwave and toilet is costing a thousand dollars a month. I'm guessing the folks running this circus aren't living in those kinds of conditions and are making a lot more money sitting on their hands when it comes to supporting our community than I am breaking my back every day. I do realize everything I have said is a complete waste of effort on my part because you all will do whatever is best for you and your affiliations and bank accounts but thanks for asking. And no I'm not some grumpy angry hateful woman. I have lived and worked in this community for over 20 years. I'm old and tired and if there is social security when I finally can't physically work anymore it won't be enough to pay rent, have heat and eat so.....my fate is in your hands. I guess we'll see who you really are soon enough. Right now none of you could be considered my favorite people that's for sure. Maybe you can do something to change that because I love my town and its locals. I would like to feel the same about my government. Your play.

### **Name**

Sherri Gray

### **Email**

[g\\_sherri18@gmail.com](mailto:g_sherri18@gmail.com)

### **I live in:**

Seaside

## Gail Henrikson

---

**From:** Clatsop County Oregon <clatsop-county-or@municodeweb.com>  
**Sent:** Monday, August 15, 2022 10:22 AM  
**To:** Clancie Adams; Gail Henrikson; Tom Bennett  
**Subject:** Webform submission from: Short Term Rental Caps/Limits

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Submitted on Mon, 08/15/2022 - 10:22 AM

Submitted by: Visitor

Submitted values are:

**Should there be a total cap on STRs in the unincorporated county?**

Yes

**Should STRs be capped based on the ratio of STRs to the total number of dwellings in a zoning district? (Example: No more than 10% of dwellings can be STRs)**

Yes

**Should existing permitted STRs be grandfathered in?**

Yes

### **Additional comments**

I love that tourists visit all parts of Clatsop County. With that in mind we do need to preserve our area. Living in other parts of the country, having too loose of rules on STRs can have negative consequences on property values and attracting parties and large groups the area is not equipped to handle. Left unchecked It also can turn complete neighborhoods into STRs resulting in the erosion of the "small local" town feel most of Clatsop County has.

### **Name**

Adam

### **Email**

[adam.m.mcclure@gmail.com](mailto:adam.m.mcclure@gmail.com)

< br /> I live in:

Astoria

## Gail Henrikson

---

**From:** Clatsop County Oregon <clatsop-county-or@municodeweb.com>  
**Sent:** Monday, August 15, 2022 10:29 AM  
**To:** Clancie Adams; Gail Henrikson; Tom Bennett  
**Subject:** Webform submission from: Short Term Rental Caps/Limits

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Submitted on Mon, 08/15/2022 - 10:29 AM

Submitted by: Visitor

Submitted values are:

**Should there be a total cap on STRs in the unincorporated county?**

Yes

**Should STRs be capped based on the ratio of STRs to the total number of dwellings in a zoning district? (Example: No more than 10% of dwellings can be STRs)**

Yes

**Should existing permitted STRs be grandfathered in?**

No

### **Additional comments**

STRs take away viable housing, which is already desperately scarce. We have a housing shortage, so we should not allow existing housing to be turned into vacation rentals. Existing STRs should be reevaluated, and restrictions need to be actively enforced. If we don't prioritize people over profits, we are going to lose all hope of livability here. Allowing the already-privileged (homeowners, and second-homeowners) to gain additional financial benefit at the cost of the rest of the population's housing security is inhumane, and increases all of the problems that the privileged publicly complain about (homelessness, over-taxed public services, etc.). Please do whatever you can to keep STRs from becoming what we're known for, instead of being a wonderful place to live.

### **Name**

Emma Geddes

### **Email**

[emilyannegeddes@gmail.com](mailto:emilyannegeddes@gmail.com)

### **I live in:**

Astoria

## Gail Henrikson

---

**From:** Clatsop County Oregon <clatsop-county-or@municodeweb.com>  
**Sent:** Monday, August 15, 2022 10:50 AM  
**To:** Clancie Adams; Gail Henrikson; Tom Bennett  
**Subject:** Webform submission from: Short Term Rental Caps/Limits

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Submitted on Mon, 08/15/2022 - 10:50 AM

Submitted by: Visitor

Submitted values are:

**Should there be a total cap on STRs in the unincorporated county?**

No

**Should STRs be capped based on the ratio of STRs to the total number of dwellings in a zoning district? (Example: No more than 10% of dwellings can be STRs)**

No

**Should existing permitted STRs be grandfathered in?**

Yes

**Additional comments**

STR regulations needs to be a part of a comprehensive policy addressing affordability issues, of which STRs are only a component.

**Name**

Steve Pinger

**Email**

[steve@katsammo.com](mailto:steve@katsammo.com)

**I live in:**

Unincorporated county

## Gail Henrikson

---

**From:** Clatsop County Oregon <clatsop-county-or@municodeweb.com>  
**Sent:** Monday, August 15, 2022 10:54 AM  
**To:** Clancie Adams; Gail Henrikson; Tom Bennett  
**Subject:** Webform submission from: Short Term Rental Caps/Limits

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Submitted on Mon, 08/15/2022 - 10:53 AM

Submitted by: Visitor

Submitted values are:

**Should there be a total cap on STRs in the unincorporated county?**

Yes

**Should STRs be capped based on the ratio of STRs to the total number of dwellings in a zoning district? (Example: No more than 10% of dwellings can be STRs)**

Yes

**Should existing permitted STRs be grandfathered in?**

No

**Additional comments**

STR Permits issued in "Rural Lands" Zones such as Coastal Residential and Coastal Beach Residential were issued in violation of the existing Zoning Ordinances and should either be terminated or allowed to expire. It would be unethical and illegal to try to "Grandfather" an illegally issued STR Permit. STRs belong in Commercial, or mixed-use Zones NOT in exclusively Residential Zones.

**Name**

Charles Dice

**Email**

[cadice@hotmail.com](mailto:cadice@hotmail.com)

**I live in:**

Unincorporated county

## Gail Henrikson

---

**From:** Clatsop County Oregon <clatsop-county-or@municodeweb.com>  
**Sent:** Monday, August 15, 2022 11:16 AM  
**To:** Clancie Adams; Gail Henrikson; Tom Bennett  
**Subject:** Webform submission from: Short Term Rental Caps/Limits

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Submitted on Mon, 08/15/2022 - 11:15 AM

Submitted by: Visitor

Submitted values are:

**Should there be a total cap on STRs in the unincorporated county?**

Yes

**Should STRs be capped based on the ratio of STRs to the total number of dwellings in a zoning district? (Example: No more than 10% of dwellings can be STRs)**

Yes

**Should existing permitted STRs be grandfathered in?**

No

**Name**

James Trofitter

**Email**

[trofitter@hotmail.com](mailto:trofitter@hotmail.com)

**I live in:**

Unincorporated county

## Gail Henrikson

---

**From:** Clatsop County Oregon <clatsop-county-or@municodeweb.com>  
**Sent:** Monday, August 15, 2022 11:30 AM  
**To:** Clancie Adams; Gail Henrikson; Tom Bennett  
**Subject:** Webform submission from: Short Term Rental Caps/Limits

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Submitted on Mon, 08/15/2022 - 11:29 AM

Submitted by: Visitor

Submitted values are:

**Should there be a total cap on STRs in the unincorporated county?**

Yes

**Should STRs be capped based on the ratio of STRs to the total number of dwellings in a zoning district? (Example: No more than 10% of dwellings can be STRs)**

No

**Should existing permitted STRs be grandfathered in?**

Yes

**Name**

Kathie May

**Email**

[Kathie\\_May@comcast.net](mailto:Kathie_May@comcast.net)

**I live in:**

Unincorporated county

## Gail Henrikson

---

**From:** Clatsop County Oregon <clatsop-county-or@municodeweb.com>  
**Sent:** Monday, August 15, 2022 11:47 AM  
**To:** Clancie Adams; Gail Henrikson; Tom Bennett  
**Subject:** Webform submission from: Short Term Rental Caps/Limits

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Submitted on Mon, 08/15/2022 - 11:46 AM

Submitted by: Visitor

Submitted values are:

**Should there be a total cap on STRs in the unincorporated county?**

Yes

**Should STRs be capped based on the ratio of STRs to the total number of dwellings in a zoning district? (Example: No more than 10% of dwellings can be STRs)**

Yes

**Should existing permitted STRs be grandfathered in?**

Yes

### **Additional comments**

Number of beds per bedroom needs to be limited, even in "grandfathered" units. Oregon statute for long-term rentals is 2. Given that what we are talking about here that limit might be increased for some of the bedrooms. Might have a rule that says: up to 4 BRs, 1 can have four beds, 5-8 BRs, two can have 4 beds. The idea is to keep the number of people proportionate to the size of the property, and not have "dormitory" style rentals that are just not in keeping with the area. Equally important is monitoring of compliance. The current practice of asking "neighbors" to negotiate with the offending house is not workable--sometimes the owner is absent and is hardly a "neighbor". Compliance needs to come from the County.

### **Name**

Clark Binkley

### **Email**

[csbinkley@comcast.net](mailto:csbinkley@comcast.net)

### **I live in:**

Unincorporated county



## Gail Henrikson

---

**From:** Clatsop County Oregon <clatsop-county-or@municodeweb.com>  
**Sent:** Monday, August 15, 2022 12:05 PM  
**To:** Clancie Adams; Gail Henrikson; Tom Bennett  
**Subject:** Webform submission from: Short Term Rental Caps/Limits

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Submitted on Mon, 08/15/2022 - 12:04 PM

Submitted by: Visitor

Submitted values are:

**Should there be a total cap on STRs in the unincorporated county?**

Yes

**Should STRs be capped based on the ratio of STRs to the total number of dwellings in a zoning district? (Example: No more than 10% of dwellings can be STRs)**

Yes

**Should existing permitted STRs be grandfathered in?**

Yes

**Additional comments**

Fix our roads! When people stat at 90683 Digger Rd. Warrenton they drive up-n-down all day long. Why is the money for the permits fixing the big holes on the gravel road. It is so bad.

**Name**

Mary Richards

**Email**

[starristy@msn.com](mailto:starristy@msn.com)

**I live in:**

Warrenton

## Gail Henrikson

---

**From:** Clatsop County Oregon <clatsop-county-or@municodeweb.com>  
**Sent:** Monday, August 15, 2022 1:21 PM  
**To:** Clancie Adams; Gail Henrikson; Tom Bennett  
**Subject:** Webform submission from: Short Term Rental Caps/Limits

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Submitted on Mon, 08/15/2022 - 1:20 PM

Submitted by: Visitor

Submitted values are:

**Should there be a total cap on STRs in the unincorporated county?**

No

**Should STRs be capped based on the ratio of STRs to the total number of dwellings in a zoning district? (Example: No more than 10% of dwellings can be STRs)**

No

**Should existing permitted STRs be grandfathered in?**

Yes

### **Additional comments**

First of all, the cap that you are proposing is unclear. Is it 4% (as in the summary above) or is it 10% (as you suggest in the survey)? Second, if more workforce/affordable housing is a goal, limiting STRs in the AC-RCR will have zero impact. Besides the fact that these homes are not affordable in general, a majority of these homeowners use their homes personally (hence they will not turn them into long-term rentals). What it will do is reduce room tax revenue for the county. Third, short-term rentals in Arch Cape have by your own data been the reason for very few complaints. The demographic of people who vacation in Arch Cape is by and large mature, nature-loving, respectful families.

### **Name**

Danna Kittell

### **Email**

[danna@starfishluxuryrentals.com](mailto:danna@starfishluxuryrentals.com)

### **I live in:**

Outside Clatsop County

## Gail Henrikson

---

**From:** Clatsop County Oregon <clatsop-county-or@municodeweb.com>  
**Sent:** Monday, August 15, 2022 2:29 PM  
**To:** Clancie Adams; Gail Henrikson; Tom Bennett  
**Subject:** Webform submission from: Short Term Rental Caps/Limits

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Submitted on Mon, 08/15/2022 - 2:29 PM

Submitted by: Visitor

Submitted values are:

**Should there be a total cap on STRs in the unincorporated county?**

Yes

**Should STRs be capped based on the ratio of STRs to the total number of dwellings in a zoning district? (Example: No more than 10% of dwellings can be STRs)**

Yes

**Should existing permitted STRs be grandfathered in?**

Yes

**Name**

Mary V Robinson

**Email**

[ginnyrobinson99@gmail.com](mailto:ginnyrobinson99@gmail.com)

**I live in:**

Astoria

## Gail Henrikson

---

**From:** Clatsop County Oregon <clatsop-county-or@municodeweb.com>  
**Sent:** Monday, August 15, 2022 3:27 PM  
**To:** Clancie Adams; Gail Henrikson; Tom Bennett  
**Subject:** Webform submission from: Short Term Rental Caps/Limits

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Submitted on Mon, 08/15/2022 - 3:26 PM

Submitted by: Visitor

Submitted values are:

**Should there be a total cap on STRs in the unincorporated county?**

Yes

**Should STRs be capped based on the ratio of STRs to the total number of dwellings in a zoning district? (Example: No more than 10% of dwellings can be STRs)**

Yes

**Should existing permitted STRs be grandfathered in?**

No

**Additional comments**

From what I understand, these permits have been issued illegally and should not be continued.

**Name**

Debbie Boothe-Schmidt

**Email**

[ms.phog55@gmail.com](mailto:ms.phog55@gmail.com)

**I live in:**

Unincorporated county

## Gail Henrikson

---

**From:** Board of County Commissioners  
**Sent:** Monday, August 15, 2022 5:04 PM  
**To:** Courtney Bangs; John Toyooka; Lianne Thompson; Mark Kujala; Pamela Wev  
**Cc:** Gail Henrikson; Media  
**Subject:** FW: STR written testimony for 8/17 meeting

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**From:** Terry Andrews <terryandrews5678@gmail.com>  
**Sent:** Monday, August 15, 2022 12:10 PM  
**To:** Board of County Commissioners <commissioners@co.clatsop.or.us>  
**Subject:** STR written testimony for 8/17 meeting

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To the County Commissioners and administrative staff,

Last weekend yet another noisy group rented the STR next to me and once again I had to call the Sheriff, after a call to the hotline was unsuccessful.

Then another group of short-term vacation renters arrived next door, got out of their car and dumped out a box of stale crackers on the ground not far from the driveway. Unfortunately, this was on my property but they probably didn't know that since they don't live there. Of course there is a garbage can only feet from where they parked. Why didn't they use that? I really don't want stale crackers left on the ground to attract the critters that will come, never mind that it's not good for them anyway.

Today there are 16+ teenage girls doing cheerleader training with their coaches. They nearly rattled me out of the house when they started their music. Now they're just screaming. Gotta love this Good Neighbor plan.

Although it looks like your Good Neighbor plan isn't working very well.

**Commissioners, you have created a problem and you need to take care of this by going back to the fact that there should not be short-term rentals in residential areas. Period.**

We moved to these areas to have a peaceful, quiet experience. To live somewhere where we could get to know our neighbors. Not to have to be filling out reports about problems. This is outrageous.

You made a mistake and trying to put a bandaid over it is not going to make it better. Even caps will not make it better, because those of us who have an STR next to us still have to deal with the issue.

This is very very upsetting. I have been talking to many people about this, and they are upset, too, to find out this ordinance was passed. Are you really representing the RESIDENTS of this county?

You seem out of touch with the people who live here. Lianne Thompson's comment that this is about "rich people wanting to control other people's property rights" is disturbing. I have shared that comment with many in my community. They are shocked. Quite a few of them said, "I couldn't afford my house today." Several said, "We're not rich. We own one house! The rental owners own at least two." "Those commissioners are out of touch." Absolutely no one agreed with that comment. Most felt it was offensive.

How do you define community? Do you even have the slightest care for the idea of residential neighborhood? When you have hundred of STRs instead of full-time residents, I wonder who will volunteer for the wonderful local organizations that depend on volunteers. Do you think one of those STR renters will take a day to volunteer here?

One of the commissioners even called me and suggested I move. Seriously????

I think you owe an explanation to the people who live here and work here and contribute to the overall character and vitality of this county: What the heck are you doing?

A lot of what county residents are saying seems to be falling on deaf ears, but maybe there is still a chance for some sanity and some inspired leadership.

Terry Andrews  
89368 Ocean Dr

## Gail Henrikson

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**From:** Clatsop County Administrators  
**Sent:** Monday, August 15, 2022 5:05 PM  
**To:** Courtney Bangs; John Toyooka; Lianne Thompson; Mark Kujala; Pamela Wev  
**Cc:** Gail Henrikson; Media  
**Subject:** FW: Short Term Rental Caps/Limits

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**From:** Steve Pinger <steve@sspdev.com>  
**Sent:** Monday, August 15, 2022 3:12 PM  
**To:** Clatsop County Administrators <CountyAdmins@co.clatsop.or.us>  
**Subject:** Short Term Rental Caps/Limits

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

hello; please clarify two things:

1. on the second option below, are the STRs in the AC-RCR are being maintained at the current level?

**Limiting STRs based on Geographic Location**

- Do **not** apply caps at this time on properties that are east of Highway 101 or that are zoned multi-family or commercial
- Continue monitoring these areas for STR creep or increased complaints
- Enact limits on all properties within the Arch Cape Rural Community Residential zone (AC-RCR) and on all other properties west of Highway 101 that are zoned primarily for single-family residential development

**Proposing Caps on the Overall Number of STRs**

- Restrict the total number of short-term rental units west of Highway 101 and within all of the AC-RCR zone to a maximum of 149. This is the number of currently-licensed short-term rentals in these areas.
- Establish a 4% cap on short-term rentals by zone. That means the number of short-term rentals could not exceed 4% of all households in the area. This would apply to all residentially-zoned properties west of Highway 101 and all of the Arch Cape Residential zone (AC-RCR). This action will reduce the number of STRs as properties are sold, since permits are no longer transferrable under [Ordinance 22-03](#).
- New permits would be renewed on a first-come, first-served basis. A waiting list would be maintained by County staff.
- As ownership changes, new permit applications would need to comply with a requirement that there is a 100' separation between a proposed STR and any existing STRs

2. Is this a part of a broader set of policies addressing housing affordability?

thanks

Steve

Steve Pinger | ssp consulting llc | 503 807 3601

## Gail Henrikson

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**From:** Clatsop County Oregon <clatsop-county-or@municodeweb.com>  
**Sent:** Monday, August 15, 2022 5:22 PM  
**To:** Clancie Adams; Gail Henrikson; Tom Bennett  
**Subject:** Webform submission from: Short Term Rental Caps/Limits

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Submitted on Mon, 08/15/2022 - 5:22 PM

Submitted by: Visitor

Submitted values are:

**Should there be a total cap on STRs in the unincorporated county?**

Yes

**Should STRs be capped based on the ratio of STRs to the total number of dwellings in a zoning district? (Example: No more than 10% of dwellings can be STRs)**

Yes

**Additional comments**

The grandfathered in question is difficult. It depends on quantity to ratio. I'm the Falcon Cove Beach area I believe we exceed that now. So the grandfathered time frame would have to be evaluated

**Name**

Deb Ross

**Email**

[dlrossaz52@aol.com](mailto:dlrossaz52@aol.com)

**I live in:**

Unincorporated county



## Gail Henrikson

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**From:** Clatsop County Oregon <clatsop-county-or@municodeweb.com>  
**Sent:** Monday, August 15, 2022 7:34 PM  
**To:** Clancie Adams; Gail Henrikson; Tom Bennett  
**Subject:** Webform submission from: Short Term Rental Caps/Limits

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Submitted on Mon, 08/15/2022 - 7:33 PM

Submitted by: Visitor

Submitted values are:

**Should there be a total cap on STRs in the unincorporated county?**

Yes

**Should STRs be capped based on the ratio of STRs to the total number of dwellings in a zoning district? (Example: No more than 10% of dwellings can be STRs)**

Yes

**Should existing permitted STRs be grandfathered in?**

Yes

**Name**

DON EKBERG

**Email**

[donekberg@yahoo.com](mailto:donekberg@yahoo.com)

**I live in:**

Seaside

## Gail Henrikson

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**From:** Clatsop County Oregon <clatsop-county-or@municodeweb.com>  
**Sent:** Monday, August 15, 2022 7:57 PM  
**To:** Clancie Adams; Gail Henrikson; Tom Bennett  
**Subject:** Webform submission from: Short Term Rental Caps/Limits

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Submitted on Mon, 08/15/2022 - 7:57 PM

Submitted by: Visitor

Submitted values are:

**Should there be a total cap on STRs in the unincorporated county?**

Yes

**Should STRs be capped based on the ratio of STRs to the total number of dwellings in a zoning district? (Example: No more than 10% of dwellings can be STRs)**

Yes

**Should existing permitted STRs be grandfathered in?**

No

**Name**

Richard Hess

**Email**

[rickjhess@yahoo.com](mailto:rickjhess@yahoo.com)

**I live in:**

Outside Clatsop County

## Gail Henrikson

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**From:** Clatsop County Oregon <clatsop-county-or@municodeweb.com>  
**Sent:** Monday, August 15, 2022 8:59 PM  
**To:** Clancie Adams; Gail Henrikson; Tom Bennett  
**Subject:** Webform submission from: Short Term Rental Caps/Limits

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Submitted on Mon, 08/15/2022 - 8:58 PM

Submitted by: Visitor

Submitted values are:

**Should there be a total cap on STRs in the unincorporated county?**

Yes

**Should STRs be capped based on the ratio of STRs to the total number of dwellings in a zoning district? (Example: No more than 10% of dwellings can be STRs)**

No

**Should existing permitted STRs be grandfathered in?**

No

### **Additional comments**

I find it interesting that we are permitting people to own homes and make them short term rentals in a county that has a housing shortage. Why do we have a housing shortage? Because people are buying up second homes here, caring less about this community and profiting from them when good, hard working people of Clatsop County are going without homes. These individuals are also raising prices beyond belief and causing disruption to once quiet neighborhoods. I am good with people owning second homes but they should reserve them for themselves or long term renters who need the housing. What tires me is seeing 4-6 cars at a VRBO down the street that come from Washington, Idaho, California etc. every weekend when it once was a family home where children played and the parents participated in the community.

### **Name**

Kristen K Wilkin

### **Email**

[your\\_kristen@yahoo.com](mailto:your_kristen@yahoo.com)

### **I live in:**

Unincorporated county

## Gail Henrikson

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**From:** Clatsop County Oregon <clatsop-county-or@municodeweb.com>  
**Sent:** Monday, August 15, 2022 9:10 PM  
**To:** Clancie Adams; Gail Henrikson; Tom Bennett  
**Subject:** Webform submission from: Short Term Rental Caps/Limits

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Submitted on Mon, 08/15/2022 - 9:09 PM

Submitted by: Visitor

Submitted values are:

**Should there be a total cap on STRs in the unincorporated county?**

Yes

**Should STRs be capped based on the ratio of STRs to the total number of dwellings in a zoning district? (Example: No more than 10% of dwellings can be STRs)**

Yes

**Should existing permitted STRs be grandfathered in?**

No

**Additional comments**

Arch Cape's existing more restrictive STR ordinance should be preserved.

**Name**

Beth Morey

**Email**

[lawlibn@gmail.com](mailto:lawlibn@gmail.com)

**I live in:**

Unincorporated county

## Gail Henrikson

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**From:** Clatsop County Oregon <clatsop-county-or@municodeweb.com>  
**Sent:** Monday, August 15, 2022 9:55 PM  
**To:** Clancie Adams; Gail Henrikson; Tom Bennett  
**Subject:** Webform submission from: Short Term Rental Caps/Limits

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Submitted on Mon, 08/15/2022 - 9:54 PM

Submitted by: Visitor

Submitted values are:

**Should there be a total cap on STRs in the unincorporated county?**

Yes

**Should STRs be capped based on the ratio of STRs to the total number of dwellings in a zoning district? (Example: No more than 10% of dwellings can be STRs)**

Yes

**Should existing permitted STRs be grandfathered in?**

No

**Additional comments**

STRs should be banned altogether. There is not enough housing on the N. Oregon Coast as it is. STRs give privelege to those already privileged to own and possibly use this second home as a business. No full time resident wants to live next to another home with constant turnover of tourism rental industry.

**Name**

T Murray

**Email**

[tlcm515@gmail.com](mailto:tlcm515@gmail.com)

**I live in:**

Unincorporated county

## Gail Henrikson

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**From:** Clatsop County Oregon <clatsop-county-or@municodeweb.com>  
**Sent:** Monday, August 15, 2022 11:21 PM  
**To:** Clancie Adams; Gail Henrikson; Tom Bennett  
**Subject:** Webform submission from: Short Term Rental Caps/Limits

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Submitted on Mon, 08/15/2022 - 11:21 PM

Submitted by: Visitor

Submitted values are:

**Should there be a total cap on STRs in the unincorporated county?**

Yes

**Should STRs be capped based on the ratio of STRs to the total number of dwellings in a zoning district? (Example: No more than 10% of dwellings can be STRs)**

Yes

**Should existing permitted STRs be grandfathered in?**

Yes

**Name**

Pam Fuller

**Email**

[paradisepjf@gmail.com](mailto:paradisepjf@gmail.com)

**I live in:**

Seaside

## Gail Henrikson

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**From:** Clatsop County Oregon <clatsop-county-or@municodeweb.com>  
**Sent:** Monday, August 15, 2022 11:28 PM  
**To:** Clancie Adams; Gail Henrikson; Tom Bennett  
**Subject:** Webform submission from: Short Term Rental Caps/Limits

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Submitted on Mon, 08/15/2022 - 11:27 PM

Submitted by: Visitor

Submitted values are:

**Should there be a total cap on STRs in the unincorporated county?**

No

**Should STRs be capped based on the ratio of STRs to the total number of dwellings in a zoning district? (Example: No more than 10% of dwellings can be STRs)**

No

**Should existing permitted STRs be grandfathered in?**

Yes

**Name**

g, douglas bundy

**Email**

[archcapemermaid@gamil.com](mailto:archcapemermaid@gamil.com)

**I live in:**

Outside Clatsop County