

Gail Henrikson

From: Clatsop County Oregon <clatsop-county-or@municodeweb.com>
Sent: Sunday, August 14, 2022 12:17 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 Sun, 08/14/2022 - 12:17 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?

No

Name

Leslie Smith

Email

lsqueek@gmail.com

I live in:

Unincorporated county

Gail Henrikson

From: Clatsop County Oregon <clatsop-county-or@municodeweb.com>
Sent: Sunday, August 14, 2022 1:17 AM
To: Clancie Adams; Gail Henrikson; Tom Bennett
Subject: Webform submission from: Short Term Rental Caps/Limits

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Submitted on Sun, 08/14/2022 - 1:17 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

Name

Christopher Johnson

Email

cjohnson85246@gmail.com

I live in:

Seaside

Gail Henrikson

From: Clatsop County Oregon <clatsop-county-or@municodeweb.com>
Sent: Sunday, August 14, 2022 7:43 AM
To: Clancie Adams; Gail Henrikson; Tom Bennett
Subject: Webform submission from: Short Term Rental Caps/Limits

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Submitted on Sun, 08/14/2022 - 7:43 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?

No

Additional comments

I would like to see fairness is deciding STR restrictions and have more of a focus be on keeping out large scale operations.

Name

Wendy Crozier

Email

wen.crozier@gmail.com

I live in:

Unincorporated county

Gail Henrikson

From: Clatsop County Oregon <clatsop-county-or@municodeweb.com>
Sent: Sunday, August 14, 2022 8:55 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 Sun, 08/14/2022 - 8:54 AM

Submitted by: Visitor

Submitted values are:

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

Should existing permitted STRs be grandfathered in?
No

Name
Kristina Knoeppel

Email
juslime09@gmail.com

I live in:
Unincorporated county

Gail Henrikson

From: Clatsop County Oregon <clatsop-county-or@municodeweb.com>
Sent: Sunday, August 14, 2022 8:53 AM
To: Clancie Adams; Gail Henrikson; Tom Bennett
Subject: Webform submission from: Short Term Rental Caps/Limits

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Submitted on Sun, 08/14/2022 - 8:52 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

Myra Lee

Email

myrafurnishlee@mac.com

I live in:

Gearhart

Gail Henrikson

From: Clatsop County Oregon <clatsop-county-or@municodeweb.com>
Sent: Sunday, August 14, 2022 8:08 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 Sun, 08/14/2022 - 8:07 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 is how we discovered Arch Cape and gave our family a better option than motels. That lead us to buying a home in Arch Cape. Seems like putting limits goes against the public coast idea. I think there needs to be standards so the renting of home don't turn into party houses with too many people behaving badly.

Name

Ronald Long

Email

ticlong@gmail.com

I live in:

Unincorporated county

Gail Henrikson

From: Clatsop County Oregon <clatsop-county-or@municodeweb.com>
Sent: Sunday, August 14, 2022 9:01 AM
To: Clancie Adams; Gail Henrikson; Tom Bennett
Subject: Webform submission from: Short Term Rental Caps/Limits

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Submitted on Sun, 08/14/2022 - 9:00 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

Start from scratch. Anyone who wants a short term rental and the rental pool pays a fee Two gas in a lottery. Then the permitted number of permits are drawn from the lottery pool. Money collected becomes a cash pool for administration and house inspections of the properties. Maybe we can get more rental units back into the full time rental pool. Workers need full time housing and right now it is in short supply

Name

Bob Lee

Email

roberteleeeoregon@gmail.com

I live in:

Gearhart

Gail Henrikson

From: Clatsop County Oregon <clatsop-county-or@municodeweb.com>
Sent: Sunday, August 14, 2022 9:06 AM
To: Clancie Adams; Gail Henrikson; Tom Bennett
Subject: Webform submission from: Short Term Rental Caps/Limits

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Submitted on Sun, 08/14/2022 - 9:06 AM

Submitted by: Visitor

Submitted values are:

Additional comments

Addendum to my survey. Start from scratch, make the application fee significant and perhaps some rental units will go back into full time rental pool to provide MUCH needed units for hourly workers and seniors. Current situation has gotten way OUT OF CONTROL. it is destroying our communities! Myra Lee

Name

Myra lee

Email

myrafurnishlee@mac.com

I live in:

Gearhart

Gail Henrikson

From: Clatsop County Oregon <clatsop-county-or@municodeweb.com>
Sent: Sunday, August 14, 2022 9:40 AM
To: Clancie Adams; Gail Henrikson; Tom Bennett
Subject: Webform submission from: Short Term Rental Caps/Limits

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Submitted on Sun, 08/14/2022 - 9:40 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

Would support restrictions based on non-compliance with continuing to allow renters who disregard the "rules" of being good neighbors or having poor property managers not addressing issues right away.

Name

Terrie Long

Email

terrieloulong@gmail.com

I live in:

Unincorporated county

Gail Henrikson

From: Clatsop County Oregon <clatsop-county-or@municodeweb.com>
Sent: Sunday, August 14, 2022 9:46 AM
To: Clancie Adams; Gail Henrikson; Tom Bennett
Subject: Webform submission from: Short Term Rental Caps/Limits

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Submitted on Sun, 08/14/2022 - 9:45 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

One of the biggest reasons we are unable to find workers to fulfill vacant positions in our county is because there is no affordable housing. Working in emergency services full time, it would even be hard with my single income to rent an apartment. Too much of the price hike in rent is driven by more financially fortunate people buying second homes and driving up rent to make their income off of the rest of us. It's arguably inhumane to make your wealth off of others hard work. Especially those that are giving every dime they have just to have a roof over their heads. It's greedy and it's wrong.

Name

Joe

Email

jscott9562@gmail.com

I live in:

Warrenton

Gail Henrikson

From: Clatsop County Oregon <clatsop-county-or@municodeweb.com>
Sent: Sunday, August 14, 2022 10:47 AM
To: Clancie Adams; Gail Henrikson; Tom Bennett
Subject: Webform submission from: Short Term Rental Caps/Limits

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Submitted on Sun, 08/14/2022 - 10:47 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

Name

Sierra Baird

Email

sierrabaird@gmail.com

I live in:

Unincorporated county

Gail Henrikson

From: Clatsop County Oregon <clatsop-county-or@municodeweb.com>
Sent: Sunday, August 14, 2022 11:07 AM
To: Clancie Adams; Gail Henrikson; Tom Bennett
Subject: Webform submission from: Short Term Rental Caps/Limits

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Submitted on Sun, 08/14/2022 - 11:06 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?

No

Name

Cameron Baird

Email

jcameron13@gmail.com

I live in:

Unincorporated county

Gail Henrikson

From: Clatsop County Oregon <clatsop-county-or@municodeweb.com>
Sent: Sunday, August 14, 2022 11:55 AM
To: Clancie Adams; Gail Henrikson; Tom Bennett
Subject: Webform submission from: Short Term Rental Caps/Limits

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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

Ericka Klein

Email

healthbyericka@gmail.com

I live in:

Unincorporated county

Gail Henrikson

From: Clatsop County Oregon <clatsop-county-or@municodeweb.com>
Sent: Sunday, August 14, 2022 12:59 PM
To: Clancie Adams; Gail Henrikson; Tom Bennett
Subject: Webform submission from: Short Term Rental Caps/Limits

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Submitted on Sun, 08/14/2022 - 12:59 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

No transfer of permit when property changes hands. New owners must apply for permit.

Name

Grewe Kathy

Email

grewek@comcast.net

I live in:

Unincorporated county

Gail Henrikson

From: Clatsop County Oregon <clatsop-county-or@municodeweb.com>
Sent: Sunday, August 14, 2022 1:24 PM
To: Clancie Adams; Gail Henrikson; Tom Bennett
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Submitted on Sun, 08/14/2022 - 1:23 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

Please relax the STRs regulation, not the other way around, it is good for the local community, county and the local economy. It creates jobs, it helps homeowners to invest in the local areas. Most importantly, people from all around the world come and enjoy beautiful oceanside NW. Outside tourists contribute significantly to the local economy.

For example: I would not have invested in two homes if it had restricted STRs regulation. If my houses were not there, local economy would have lost at \$100,000/year over last 10 years so. Contrary to that, I pay nice chunk of Tax (county revenue) from STR income, I employed local people to clean the house, employ local service people to maintain different aspects of the house. Tourist spend quite a bit of money to local area and surroundings.

Everyone wins!

Please relax the regulation, do not restrict beyond what it is now. Do not impose additional STRs restrictions (such as limiting houses for STR, only so many days can be STR, lottery system for STR permit, etc. etc.) on law abiding citizens.

Name

Goutam Debnath

Email

g_debnath_k@yahoo.com

I live in:

Cannon Beach

Gail Henrikson

From: Clatsop County Oregon <clatsop-county-or@municodeweb.com>
Sent: Sunday, August 14, 2022 1:38 PM
To: Clancie Adams; Gail Henrikson; Tom Bennett
Subject: Webform submission from: Short Term Rental Caps/Limits

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Submitted on Sun, 08/14/2022 - 1:38 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

We have owned property south of Arcadia Beach and west of Highway 101 in the unincorporated county zoned coastal residential since 2009 and have rented it short-term since then when not in town. Cannon Beach Property Management does a great job with it, and we have never had any issues with renter conduct or concerns raised by neighbors. Every community in Clatsop County is a bit different, but in ours, STRs make perfect sense. Our water is stream-fed and seasonal, which means intermittent occupancy supports everyone by not stressing the finite water available. We do not support caps on STRs, and certainly not on the arbitrary basis of being west or east of a highway or being within a certain number of feet from another STR. Property ownership comes with rights and responsibilities, and we are in favor of code enforcement to address any conduct concerns. Caps do not address conduct issues; they take property rights away. I am from Astoria and have been regularly coming to the Cannon Beach area since the 1950s; we take great pride in opening our home to renters who have memorable, meaningful trips to the coast. That is what our community is all about. Thank you for your consideration.

Name

Julie Doane Holmes

Email

julieholmes@cox.net

I live in:

Outside Clatsop County

Gail Henrikson

From: Clatsop County Oregon <clatsop-county-or@municodeweb.com>
Sent: Sunday, August 14, 2022 2:47 PM
To: Clancie Adams; Gail Henrikson; Tom Bennett
Subject: Webform submission from: Short Term Rental Caps/Limits

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Submitted on Sun, 08/14/2022 - 2:47 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

Julia Johnson

Email

johnsonjulia60@yahoo.com

I live in:

Astoria

Gail Henrikson

From: Clatsop County Oregon <clatsop-county-or@municodeweb.com>
Sent: Sunday, August 14, 2022 4:37 PM
To: Clancie Adams; Gail Henrikson; Tom Bennett
Subject: Webform submission from: Short Term Rental Caps/Limits

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Submitted on Sun, 08/14/2022 - 4:36 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

We would hope that the density, block by block, within the district should be considered also.

Name

Victoria Hughes

Email

hughesvm@gmail.com

I live in:

Seaside

Gail Henrikson

From: Clatsop County Oregon <clatsop-county-or@municodeweb.com>
Sent: Sunday, August 14, 2022 4:42 PM
To: Clancie Adams; Gail Henrikson; Tom Bennett
Subject: Webform submission from: Short Term Rental Caps/Limits

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Submitted on Sun, 08/14/2022 - 4:41 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

I'd favor some scrutiny to verify that existing short term rental owners had limits on how many str's could be owned. One is ideal but may not be legal. Three should be a max. If there is actually a housing crisis that can be sustainable described as such in a court, eminent domain should allow for str's to be taken from landlord investors who are depleting residential housing stock. An str makes sense for a party time home resident. They are a blight when run in lieu of a hoteliers license.

Name

Randal Gardner

Email

rbgardner53@gmail.com

I live in:

Gearhart

Gail Henrikson

From: Clatsop County Oregon <clatsop-county-or@municodeweb.com>
Sent: Sunday, August 14, 2022 4:46 PM
To: Clancie Adams; Gail Henrikson; Tom Bennett
Subject: Webform submission from: Short Term Rental Caps/Limits

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Submitted on Sun, 08/14/2022 - 4:45 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

Dayna Collins

Email

dayna@daynacollinsart.com

I live in:

Astoria

Gail Henrikson

From: Clatsop County Oregon <clatsop-county-or@municodeweb.com>
Sent: Sunday, August 14, 2022 5:23 PM
To: Clancie Adams; Gail Henrikson; Tom Bennett
Subject: Webform submission from: Short Term Rental Caps/Limits

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Submitted on Sun, 08/14/2022 - 5:23 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

Elaine Mullen

Email

emullen.918@gmail.com

I live in:

Gearhart

Gail Henrikson

From: Clatsop County Oregon <clatsop-county-or@municodeweb.com>
Sent: Sunday, August 14, 2022 6:15 PM
To: Clancie Adams; Gail Henrikson; Tom Bennett
Subject: Webform submission from: Short Term Rental Caps/Limits

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Submitted on Sun, 08/14/2022 - 6:15 PM

Submitted by: Visitor

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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

Karen Robertson

Email

krobert62003@yahoo.com

I live in:

Gearhart

Gail Henrikson

From: Clatsop County Oregon <clatsop-county-or@municodeweb.com>
Sent: Sunday, August 14, 2022 7:11 PM
To: Clancie Adams; Gail Henrikson; Tom Bennett
Subject: Webform submission from: Short Term Rental Caps/Limits

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Submitted on Sun, 08/14/2022 - 7:10 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

Clara

Email

Clarasroufe@gmail.com

I live in:

Unincorporated county

Gail Henrikson

From: Clatsop County Oregon <clatsop-county-or@municodeweb.com>
Sent: Sunday, August 14, 2022 7:32 PM
To: Clancie Adams; Gail Henrikson; Tom Bennett
Subject: Webform submission from: Short Term Rental Caps/Limits

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Submitted on Sun, 08/14/2022 - 7:31 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

Nancy Kroll

Email

nkroll@comcast.net

I live in:

Cannon Beach

Gail Henrikson

From: Clatsop County Oregon <clatsop-county-or@municodeweb.com>
Sent: Sunday, August 14, 2022 8:56 PM
To: Clancie Adams; Gail Henrikson; Tom Bennett
Subject: Webform submission from: Short Term Rental Caps/Limits

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Submitted on Sun, 08/14/2022 - 8:56 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?

No

Name

Matt Waldmann

Email

camwaldmann@yahoo.com

I live in:

Astoria

Gail Henrikson

From: Clatsop County Oregon <clatsop-county-or@municodeweb.com>
Sent: Sunday, August 14, 2022 8:58 PM
To: Clancie Adams; Gail Henrikson; Tom Bennett
Subject: Webform submission from: Short Term Rental Caps/Limits

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Submitted on Sun, 08/14/2022 - 8:57 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?

No

Name

Matt Waldmann

Email

camwaldmann@yahoo.com

I live in:

Astoria

Gail Henrikson

From: Clatsop County Oregon <clatsop-county-or@municodeweb.com>
Sent: Sunday, August 14, 2022 9:14 PM
To: Clancie Adams; Gail Henrikson; Tom Bennett
Subject: Webform submission from: Short Term Rental Caps/Limits

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Submitted on Sun, 08/14/2022 - 9:14 PM

Submitted by: Visitor

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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

Donna pierson

Email

dperdunpierson@gmail.com

I live in:

Astoria

Gail Henrikson

From: Clatsop County Oregon <clatsop-county-or@municodeweb.com>
Sent: Sunday, August 14, 2022 9:30 PM
To: Clancie Adams; Gail Henrikson; Tom Bennett
Subject: Webform submission from: Short Term Rental Caps/Limits

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Submitted on Sun, 08/14/2022 - 9:30 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

If they are properly managed and do not create problems within their neighborhoods then they are likely a benefit to the community. I would prefer the county concentrate on regulating these rentals in ways that would remove those rentals with bad behavior. The rentals should be taxed at a rate that would pay for any regulating and enforcement costs.

Name

Robert Miller

Email

millerhouse@msn.com

I live in:

Warrenton

Gail Henrikson

From: Clatsop County Oregon <clatsop-county-or@municodeweb.com>
Sent: Sunday, August 14, 2022 10:05 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 Sun, 08/14/2022 - 10:04 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

Kim

Email

kimiley1973@icloud.com

I live in:

Warrenton

Gail Henrikson

From: Clatsop County Oregon <clatsop-county-or@municodeweb.com>
Sent: Sunday, August 14, 2022 11:34 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 Sun, 08/14/2022 - 11:33 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

Additional comments

My concerns are primarily appropriateness of a given site to be an STR and the quality of the owner/operators' business operations.

As an owner-operator of a fully-licensed and insured STR inside Astoria city limits, I'm acutely aware of both the perception of existing residents and the needs of our vacationers, fishermen, and so on. Our bnb is located right off Marine Drive, has easy ingress/egress to the site, is highly visible, and is located in a way such that it's nearly ideal for STR use. Many sites, however, may have parking, traffic, access, visibility, or other issues that are problematic for folks that are coming in from out of town in the dark after a long drive (for example) or are otherwise problematic. These sites are simply not optimal for the STR use case and should be restricted, require mitigation (such as signage, road improvements, etc), or simply not allowed.

Similarly, not every operator is created equal. We have a solid working relationship with our neighbors, have fairly strict requirements on our guests, maintain a 200+-point checklist that's run between each guest for both sanitation and general property hygiene, and maintain all our systems in an effective and timely fashion. In short, we're professionals that work hard to be good neighbors. While there is a finite limit as to the number of STRs that are appropriate for an area without causing undue strain on e.g. government resources, in my view there's more of a finite limit to the number of business owners who are capable of handling the responsibilities that come with an STR. And the STR brokers (AirBnB, et al) are not correctly motivated to perform certifications of their operators-- while I love being an AirBnB Superhost, the bar for hitting that is admittedly fairly low.

In short, I would propose that there are site quality issues that should be addressed and that capping the number of properties is at best a *proxy* for capping the number of owners and operators to weed out the lower-quality ones. That said, capping the number of properties that receive a license is certainly not a bad idea to alleviate stress on government and other resources, but it might not be as necessary if the sites generally are appropriate for the use case and if owners and operators are local, professional, and responsible.

Name

William J Black

Email

bj@wjblack.com

I live in:

Unincorporated county

Gail Henrikson

From: Clatsop County Oregon <clatsop-county-or@municodeweb.com>
Sent: Sunday, August 14, 2022 11:49 PM
To: Clancie Adams; Gail Henrikson; Tom Bennett
Subject: Webform submission from: Short Term Rental Caps/Limits

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Submitted on Sun, 08/14/2022 - 11:48 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

Short term rentals should be permitted by a lottery, so everyone has an equal shot & not go by who's been doing it the longest. They should also have their permits revoked for an amount of time if they don't follow regulations & the STR permits should have a time limit (5 years?) after which they cannot be renewed & owners have to throw their name back in the hat.

Name

Kari

Email

karijh@me.com

I live in:

Astoria