

Gail Henrikson

From: Clatsop County Oregon <clatsop-county-or@municodeweb.com>
Sent: Saturday, August 6, 2022 11:01 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 Sat, 08/06/2022 - 11:00 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

We have sent hundreds of letters from my community trying to make commissioners understood how STR's have affected our community and no one listens, even the commissioner who represents us and who, by the way, doesn't live here, only comes when running for office to put up signs. Those of us who are permanent residents know her activities. So sad to have no representation even though we all contribute in the community.

I live adjoining Cove Beach but across the road in Tillamook County and have for 50 years. I and our Water District were instrumental in making the zoning designation in Cove Beach residential and enlarging the required minimum lot size from 10,000 square feet to 20,000 because of soils and failing septic systems. Then a few years later the Commissioners changed it to "lots of record" when no one locally noticed. So traditionally we have had always had to struggle with both Clatsop and Tillamook counties for any help with proper planning because we are so far away from both centers. But, especially Clatsop County, has never invested in any service to Cove Beach from the taxes paid to it. No road upkeep even though STR businesses have many cars racing up and down at unseemly speeds. I could go on and on as I have in the last couple of years to Clatsop County politicians regarding the mistakes that have been made at the expense of Cove Beach residences and they would still not understand. There is a never ending grabbing for further dollars from illegal businesses in our community to feed the never ending need for dollars by the County who doesn't even use any of those dollars for improvements in Cove Beach needed because of the trouble caused by those illegal businesses

Name

Joanne Cornelius

Email

jkcornelius@charter.net

I live in:

Outside Clatsop County

Gail Henrikson

From: Clatsop County Oregon <clatsop-county-or@municodeweb.com>
Sent: Saturday, August 6, 2022 6:17 PM
To: Clancie Adams; Gail Henrikson; Tom Bennett
Subject: Webform submission from: Short Term Rental Caps/Limits

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Submitted on Sat, 08/06/2022 - 6:16 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

Additional comments

If you want to have a cap on the number of str units one person can have, that may have an impact. But keeping individuals from renting out individual houses will not.

Anything over two rentals is a business and can be regulated as such. Anything less is a taking of property rights.

I personally live with several strs surrounding my property and the supposedly legal sunset Beach RV Park. I have had zero problems with str compliance, while sunset Beach RV Park is a health hazard, a haven for criminals, and an eyesore. The noise problems are blatantly ignored, the police refuse to do anything, and the smell of sewage keeps me inside during the summer.

Similarly, restricting rentals in a place such as surf pines is ridiculous and will have the opposite effect on housing stock. No one's going to rent out a surf pines house to low income renters. Restricting county housing from str usage will only increase the burden.

I wish to rent out my house while I'm not there so I can travel. As it is my house, I will never rent it out long term. The only effect the restriction will have is forcing me to stay home, denying me the ability to travel, and raising the prices that hotels can charge for inferior accomodations.

Forcing private individuals to solve the housing shortage is the wrong way to approach those issues.

Name

John Wallpe

Email

jwallpe@lawyer.com

I live in:

Unincorporated county

Gail Henrikson

From: Clatsop County Oregon <clatsop-county-or@municodeweb.com>
Sent: Saturday, August 6, 2022 5:48 PM
To: Clancie Adams; Gail Henrikson; Tom Bennett
Subject: Webform submission from: Short Term Rental Caps/Limits

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Submitted on Sat, 08/06/2022 - 5:47 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

Additional comments

Suggest the STR permit is for 2-3 years so owners can plan ahead. Also, might want to stagger permits so they don't all come up at once, with perhaps longest running STRs get 3- 5 years the first time around. Thank you for doing this survey.

Name

Viviane Simon-Brown

Email

vsb.in.oregon@gmail.com

I live in:

Unincorporated county

Gail Henrikson

From: Clatsop County Oregon <clatsop-county-or@municodeweb.com>
Sent: Saturday, August 6, 2022 4:32 PM
To: Clancie Adams; Gail Henrikson; Tom Bennett
Subject: Webform submission from: Short Term Rental Caps/Limits

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Submitted on Sat, 08/06/2022 - 4:31 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)

Yes

Should existing permitted STRs be grandfathered in?

Yes

Additional comments

I was very disappointed by the recent decision not to contain the growth of STR's. I am encouraged by the willingness to revisit. Unchecked, STR's are changing the personalities of our communities from neighborhoods to transient domiciles.

Name

Gary Gillam

Email

gar647@yahoo.com

I live in:

Gearhart

Gail Henrikson

From: Clatsop County Communications
Sent: Saturday, August 6, 2022 4:30 PM
To: Gail Henrikson
Subject: FW: Short Term Rental Public Comment

FYI

From: rowen_1@charter.net <rowen_1@charter.net>
Sent: Friday, August 5, 2022 3:52 PM
To: Clatsop County Communications <Communications@co.clatsop.or.us>
Subject: RE: Short Term Rental Public Comment

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.

My public comment is: No cap is needed because many of us are hoping to get the STR issue on the ballot. Hopfully there will no longer be STRs in Residential areas. Sincerely, Reba Owen PO box 448 Warrenton , Oregon 503-440-1747 Please add this to the public comments. I had trouble last time trying to do the ZOOM.

From: "Clatsop County Community Development"
To: rowen_1@charter.net
Cc:
Sent: Friday August 5 2022 3:30:52PM
Subject: Short Term Rental Public Comment



Clatsop County Short Term Rentals Update

Gail Henrikson

From: Clatsop County Oregon <clatsop-county-or@municodeweb.com>
Sent: Saturday, August 6, 2022 3:39 PM
To: Clancie Adams; Gail Henrikson; Tom Bennett
Subject: Webform submission from: Short Term Rental Caps/Limits

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Submitted on Sat, 08/06/2022 - 3:39 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

Louis Libby

Email

loulibby49@gmail.com

I live in:

Unincorporated county

Gail Henrikson

From: Clatsop County Oregon <clatsop-county-or@municodeweb.com>
Sent: Saturday, August 6, 2022 2:22 PM
To: Clancie Adams; Gail Henrikson; Tom Bennett
Subject: Webform submission from: Short Term Rental Caps/Limits

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Submitted on Sat, 08/06/2022 - 2:21 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

Additional comments

Thank you for the detailed report staff created. It was informative. I appreciate the idea of capping STRs west of HWY 101 and monitoring their growth east of 101. I live in Arch Cape and worry that it already has a high percentage of STRs compared to other unincorporated areas. They are important to the economy, but change the character of neighborhoods if allowed to proliferate unchecked.

Name

Michele Wollert

Email

michelewollert@gmail.com

I live in:

Unincorporated county

Gail Henrikson

From: Clatsop County Oregon <clatsop-county-or@municodeweb.com>
Sent: Saturday, August 6, 2022 1:00 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 Sat, 08/06/2022 - 12:59 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

Permanent residences who have purchased homes here within the last 30 years did so knowing that this area is a tourist region. Tourism brings in diversity which is good. Newer permanent residents want exclusivity, privacy and control by blocking STRs and controlling local organizations. STR owners have adopted a "Good Neighbor Policy" and, after over two years of discussion are grateful to the County for upholding our property rights. The same "Good Neighbor" policy should apply to other owners as well. Prior to the last few years neighborhoods worked out their differences without involving County resources. We need the same restrictions as to light pollution, noise, hot tub use, additional guests, etc. to apply to non STR owners, too. The County has listened and responded. This elite group of anti-STR people now needs to focus on working together, healing the rift that has been caused by them and playing fair. We also need time to evaluate newly adopted regulations before changing further.

Name

Carolyn Crawford

Email

carolyncrawfordre@gmail.com

I live in:

Outside Clatsop County

Gail Henrikson

From: Clatsop County Oregon <clatsop-county-or@municodeweb.com>
Sent: Saturday, August 6, 2022 12:19 PM
To: Clancie Adams; Gail Henrikson; Tom Bennett
Subject: Webform submission from: Short Term Rental Caps/Limits

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Submitted on Sat, 08/06/2022 - 12:19 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

Too much noise, too many people per dwelling, security issues, no respect for permanent residents, etc. In addition we do not have enough housing for those who live and work in the community which causes businesses to be short staffed. There are enough hotels in the area to accommodate tourists and hotels can better accommodate and regulate them. If tourists use STR's it could cause hotels to fail due to low staffing, etc.

Name

Kathy Liebowitz

Email

ikatlie@hotmail.com

I live in:

Unin corporat ed county

Gail Henrikson

From: Clatsop County Oregon <clatsop-county-or@municodeweb.com>
Sent: Saturday, August 6, 2022 11:56 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 Sat, 08/06/2022 - 11:55 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

Cap STR's at maximum of 4% of households by zone, grandfather existing str's, but no transfer of permits. As properties are sold, no new permits issued until below cap of 4%. Cap percentage must be calculated by zone.

Name

James Hunter

Email

oocoast3155@charter.net

I live in:

Unincorporated county

Gail Henrikson

From: Clatsop County Oregon <clatsop-county-or@municodeweb.com>
Sent: Saturday, August 6, 2022 11:44 AM
To: Clancie Adams; Gail Henrikson; Tom Bennett
Subject: Webform submission from: Short Term Rental Caps/Limits

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Submitted on Sat, 08/06/2022 - 11:44 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

Cove Beach/ Falcon Cove is and was a residential community. STR's were illegally sanctioned by the Clatsop County Commissioners and now we have 30% plus STR's. This is clearly out of line. While I appreciate that properties can no longer be automatically renewed when there is a transfer of ownership, I do not see how the allowance of all STRs to continue is ever going to get down to the desired 4% (or even 10%).

Name

Elyse A Shoop

Email

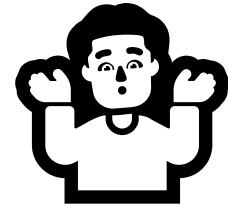
shooptroopies@yahoo.com

I live in:

Unincorporated county

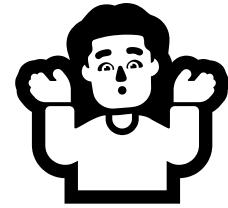
Short Term Rental Caps/Limits

8/6/2022 Meeting Presentation
by Rob Chambers, STR owner,
proud community member



Why are we here?

- 1 Complaints?
- 2 Housing costs?
- 3 Exclusionary thinking?



Why are we here?

1 Complaints?

2 Housing costs?

3 Exclusionary thinking?

County/Commissioners hard work...

April 27, 2022. The Board voted to approve Ordinance 22-03 which revised operating standards.

June 22, 2022. The Board passed Ordinance 22-05

August 6, 2022. This meeting ... 45 days later...

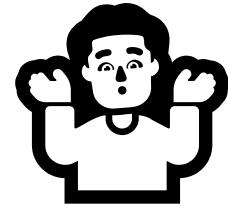
Why aren't we trying to see if the new Ordinance is working?

Is **45 days** enough data to know we need more restrictions?

11% complaints in Arch Cape (less than average)

35% complaints in Cove Beach (more than average)

And ... these statistics are BEFORE the new ordinance passed 45 days ago



Why are we here?

1 Complaints?

2 Housing costs?

3 Exclusionary thinking?



Data from co.clatsop.or.us (8/5/2022, STRs west of 101)

Address	area	subarea	Zillow	Zestimate	Zest Rec	Clatsop	sq ft	Assessed	RMV	Taxes Billed	Ze/sf	ZeRent/sf
31849 E Shingle Mill Ln, Arch Cape, OR 97102	arch cape	beachf	https://www.zillow.com	2,538,800	8,944	https://apps.co.clatsop.or.us	2681	\$822,734.00	\$1,491,484.00	10,855.59	947	3.336069
79815 Ocean Point Rd, Arch Cape, OR 97102	arch cape	beachf	https://www.zillow.com	1,465,000	4,987	https://apps.co.clatsop.or.us	1932	\$675,830.00	\$824,511.00	8,929.08	758	2.581263
31863 Leech Ln, Arch Cape, OR 97102	arch cape	beachf	https://www.zillow.com	1,869,300	6,622	https://apps.co.clatsop.or.us	1896	\$672,644.00	\$1,089,776.00	8,887.31	986	3.492616
79841 Gelinsky Rd, Arch Cape, OR 97102	arch cape	wof101	https://www.zillow.com	561,600	1,535	https://apps.co.clatsop.or.us	854	\$285,514.00	\$317,614.00	3,724.65	658	1.797424
79844 Gelinsky Rd #79846, Arch Cape, OR 97102	arch cape	beachf	https://www.zillow.com	640,211	1,314	https://apps.co.clatsop.or.us	1304	\$671,507.00	\$983,700.00	8,872.39	491	1.007669
79894 Cannon Rd, Arch Cape, OR 97102	arch cape	beachf	https://www.zillow.com	1,942,500	6,761	https://apps.co.clatsop.or.us	2257	\$1,109,084.00	\$1,300,291.00	14,543.66	861	2.995569
79902 W Beach Rd, Arch Cape, OR 97102	arch cape	wof101	https://www.zillow.com	746,300	2,799	https://apps.co.clatsop.or.us	1296	\$291,646.00	\$412,528.00	3,824.66	576	2.159722
31894 Oceanview Ln, Arch Cape, OR 97102	arch cape	wof101	https://www.zillow.com	1,076,600	4,177	https://apps.co.clatsop.or.us	2288	\$585,836.00	\$609,966.00	7,297.85	471	1.825612
79921 W Beach Rd, Arch Cape, OR 97102	arch cape	wof101	https://www.zillow.com	862,400	3,375	https://apps.co.clatsop.or.us	2100	\$415,105.00	\$536,942.00	5,443.69	411	1.607143
79929 W Beach Rd, Arch Cape, OR 97102	arch cape	wof101	https://www.zillow.com	811,300	2,778	https://apps.co.clatsop.or.us	2280	\$507,848.00	\$525,231.00	6,308.68	356	1.218421
79927 Cannon Rd, Arch Cape, OR 97102	arch cape	wof101	https://www.zillow.com	984,800	3,780	https://apps.co.clatsop.or.us	2425	\$583,128.00	\$608,209.00	7,269.44	406	1.558763
31910 Markham Ln, Arch Cape, OR 97102	arch cape	beachf	https://www.zillow.com	2,367,200	8,561	https://apps.co.clatsop.or.us	1512	\$882,940.00	\$1,384,401.00	11,578.90	1566	5.662037
79976 Pacific Rd, Arch Cape, OR 97102	arch cape	beachf	https://www.zillow.com	2,286,000	8,379	https://apps.co.clatsop.or.us	3783	\$884,384.00	\$1,497,582.00	11,597.82	604	2.214909
79988 Pacific Rd, Arch Cape, OR 97102	arch cape	beachf	https://www.zillow.com	1,806,700	6,269	https://apps.co.clatsop.or.us	2312	\$829,326.00	\$1,194,495.00	10,875.79	781	2.711505
80004 Pacific Rd, Arch Cape, OR 97102	arch cape	beachf	https://www.zillow.com	1,258,585	3,262	https://apps.co.clatsop.or.us	3882	\$1,071,833.00	\$1,470,243.00	14,056.03	324	0.840289
80026 Pacific Rd, Arch Cape, OR 97102	arch cape	beachf	https://www.zillow.com	1,710,000	6,712	https://apps.co.clatsop.or.us	2051	\$840,799.00	\$1,240,610.00	11,026.23	834	3.27255
31922 Cottage Ln, Arch Cape, OR 97102	arch cape	wof101	https://www.zillow.com	372,600	1,632	https://apps.co.clatsop.or.us	840	\$233,058.00	\$354,872.00	3,056.33	444	1.942857
31930 Cottage Ln, Arch Cape, OR 97102	arch cape	wof101	https://www.zillow.com	1,004,100	3,841	https://apps.co.clatsop.or.us	1608	\$429,840.00	\$616,586.00	5,636.92	624	2.388682
80034-80036 Pacific Rd, Arch Cape, OR 97102	arch cape	beachf	https://www.zillow.com	1,782,300	6,152	https://apps.co.clatsop.or.us	2001	\$866,079.00	\$1,277,231.00	11,357.77	891	3.074463
31941 Cottage Ln, Arch Cape, OR 97102	arch cape	wof101	https://www.zillow.com	557,300	1,980	https://apps.co.clatsop.or.us	870	\$206,122.00	\$344,078.00	2,703.09	641	2.275862
80046 Pacific Rd, Arch Cape, OR 97102	arch cape	beachf	https://www.zillow.com	2,171,100	7,612	https://apps.co.clatsop.or.us	3979	\$958,439.00	\$1,570,421.00	12,568.99	546	1.913043
31926 Star Mooring Ln, Arch Cape, OR 97102	arch cape	wof101	https://www.zillow.com	680,400	1,577	https://apps.co.clatsop.or.us	704	\$245,853.00	\$362,699.00	3,224.12	966	2.240057
31946 Star Mooring Ln, Arch Cape, OR 97102	arch cape	wof101	https://www.zillow.com	1,055,200	3,966	https://apps.co.clatsop.or.us	2352	\$317,931.00	\$587,326.00	4,169.32	449	1.686224
80082 Pacific Rd, Arch Cape, OR 97102	arch cape	beachf	https://www.zillow.com	2,026,600	7,548	https://apps.co.clatsop.or.us	1680	\$793,094.00	\$1,278,838.00	10,400.64	1206	4.492857

Average of Assessed

Row Labels	Column Labels	beachf	wof101	Grand Total
arch cape	\$ 769,419.06	\$ 390,208.63	\$ 595,882.08	
falcon cove	\$ 463,713.67	\$ 293,200.09	\$ 353,381.35	
Grand Total	\$ 721,149.79	\$ 362,127.21	\$ 541,638.50	

Average of RMV

Row Labels	Column Labels	beachf	wof101	Grand Total
arch cape	\$ 1,192,648.16	\$ 503,289.30	\$ 877,178.85	
falcon cove	\$ 946,636.17	\$ 637,383.27	\$ 746,531.35	
Grand Total	\$ 1,153,804.16	\$ 542,105.97	\$ 847,955.07	

Average of Zestimate

Row Labels	Column Labels		Grand Total
	beachf	wof101	
arch cape	\$ 1,754,999.88	\$ 826,403.93	\$ 1,330,049.19
falcon cove	\$ 1,252,785.50	\$ 940,823.27	\$ 1,050,927.59
Grand Total	\$ 1,675,702.87	\$ 859,525.32	\$ 1,267,614.09

US CENSUS (Clatsop): \$309,500

Housing	
ⓘ Housing units, July 1, 2021, (V2021)	23,239
ⓘ Owner-occupied housing unit rate, 2016-2020	60.7%
ⓘ Median value of owner-occupied housing units, 2016-2020	\$309,500
ⓘ Median selected monthly owner costs -with a mortgage, 2016-2020	\$1,568
ⓘ Median selected monthly owner costs -without a mortgage, 2016-2020	\$502
ⓘ Median gross rent, 2016-2020	\$957

<https://www.census.gov/quickfacts/fact/table/clatsopcountyoregon/PST045221>

Average of Assessed

Row Labels	Column Labels		
	beachf	wof101	Grand Total
arch cape	\$ 769,419.06	\$ 390,208.63	\$ 595,882.08
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Grand Total	\$ 721,149.79	\$ 362,127.21	\$ 541,638.50

Average of RMV

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	beachf	wof101	Grand Total
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Grand Total	\$ 1,153,804.16	\$ 542,105.97	\$ 847,955.07

Average of Zestimate

Row Labels	Column Labels		
	beachf	wof101	Grand Total
arch cape	\$ 1,754,999.88	\$ 826,403.93	\$ 1,330,049.19
falcon cove	\$ 1,252,785.50	\$ 940,823.27	\$ 1,050,927.59
Grand Total	\$ 1,675,702.87	\$ 859,525.32	\$ 1,267,614.09

Min of Zestimates

Row Labels	Column 1 ~ b	wof101	Grand Total
arch cape	\$ 340,211.00	\$ 281,400.00	\$ 281,400.00
falcon	\$ 587,500.00	\$ 397,900.00	\$ 397,900.00
Grand Total	\$ 587,500.00	\$ 281,400.00	\$ 281,400.00

Exactly ONE (1) house < \$309,000

Income: \$57,466

Income & Poverty

ⓘ Median household income (in 2020 dollars), 2016-2020	\$57,466
ⓘ Per capita income in past 12 months (in 2020 dollars), 2016-2020	\$31,631
ⓘ Persons in poverty, percent	⚠ 10.5%

Rent: \$1,340 /mo

$$28\% \text{ of } 57,466 \div 12 = \$1,340$$

Average of Zest Rent

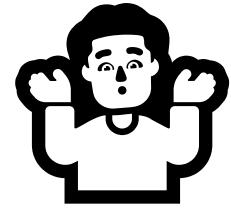
Row Labels	Column Labels		Grand Total
	beachf	wof101	
arch cape	\$ 6,207.69	\$ 3,097.93	\$ 4,784.58
falcon cove	\$ 3,447.83	\$ 3,291.91	\$ 3,346.94
Grand Total	\$ 5,771.92	\$ 3,154.08	\$ 4,463.00

Average of Ze/sf

Row Labels	Column Labels	beachf	wof101	Grand Total
arch cape	\$	958.12	\$ 528.82	\$ 761.66
falcon cove	\$	753.86	\$ 509.95	\$ 596.03
Grand Total	\$	925.87	\$ 523.35	\$ 724.61

Average of ZeRent/sf

Row Labels	Column Labels		Grand Total
	beachf	wof101	
arch cape	\$ 3.40	\$ 1.93	\$ 2.73
falcon cove	\$ 1.94	\$ 1.78	\$ 1.83
Grand Total	\$ 3.17	\$ 1.89	\$ 2.53



Why are we here?

- 1 Complaints?
- 2 Housing costs?
- 3 Exclusionary thinking?



Final thoughts

- 1 Seaside uses “density” not strict 100’ rule
- 2 Seaside STRs closest to coast
- 3 Clatsop’s proposal is the opposite
- 4 Capping Beach Front / closest to beach
 - will reduce community funds/investments
 - cause coalition of STR owners to seek legal action

Seaside STR Spatial Density

“Density is determined by calculating the number of VRDs within 100' of the applicant's property lines and dividing that number by the total number of properties within that same 100' line excluding the applicants property. [Clatsop County Webmaps](#) can be used to determine the number of properties surrounding an applicant's property. Use the [VRD local contact map](#) to determine the number of surrounding properties that are already permitted vacation rentals.”

Gail Henrikson

From: Clatsop County Oregon <clatsop-county-or@municodeweb.com>
Sent: Saturday, August 6, 2022 11:21 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 Sat, 08/06/2022 - 11:20 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's are a detriment to our neighborhood!

Name

George IoPiparo

Email

platnuminc@aol.com

I live in:

Gearhart

Gail Henrikson

From: Clatsop County Oregon <clatsop-county-or@municodeweb.com>
Sent: Saturday, August 6, 2022 11:12 AM
To: Clancie Adams; Gail Henrikson; Tom Bennett
Subject: Webform submission from: Short Term Rental Caps/Limits

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Submitted on Sat, 08/06/2022 - 11:12 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

If a cap is to be implemented, it should not be arbitrary. Any STR cap as a percentage of total housing units should not be set below the percentage of year-round occupied units if that percentage is below a reasonable threshold of 50%

Name

Scott Harn

Email

scottharn@yahoo.com

I live in:

Unincorporated county

Gail Henrikson

From: Clatsop County Oregon <clatsop-county-or@municodeweb.com>
Sent: Saturday, August 6, 2022 10:48 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 Sat, 08/06/2022 - 10:48 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

Lura S Basteck

Email

LSBNaples@yahoo.com

I live in:

Unincorporated county

Gail Henrikson

From: Clatsop County Oregon <clatsop-county-or@municodeweb.com>
Sent: Saturday, August 6, 2022 10:48 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 Sat, 08/06/2022 - 10:48 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

First, we must be aware of moving towards regulations that make property less controlled by the owners of their property. Of course we want to be aware of our neighbors, but this is not a STR issue. We should deal with noise, trash, poor maintenance and complaints as they occur, regardless of property use. STRs will almost always be cleaner and better maintained than average homes, because STRs are constantly reviewed on a public platform. The STR brings money to the area, not just for lodging, but food, service industry and shops . Hotels, who are very much against STRs, are more likely to pull money away from the local economy. We love the Walla Walla area. With wine tourism as a major attraction, Tourism brings 10,000 per household to that community. I imagine the coastal income is even higher. If looking at noise and gatherings as something to eliminate, will be banning activities at homes, such as birthday parties, BBQs, family picnics, celebrations of life. People visiting our area are varied. Some like staying at a hotel, some camping and some STR. There is a demand for several types of lodging and experiences. Let's not force a one size fits all on our visitors forcing them into only one type of lodging.

Name

Jeff Davis

Email

adwallcovr@msn.com

I live in:

Unincorporated county

Gail Henrikson

From: Clatsop County Oregon <clatsop-county-or@municodeweb.com>
Sent: Saturday, August 6, 2022 10:20 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 Sat, 08/06/2022 - 10:19 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

Beth Davis

Email

bethd199@gmail.com

I live in:

Unincorporated county

Gail Henrikson

From: Clatsop County Oregon <clatsop-county-or@municodeweb.com>
Sent: Saturday, August 6, 2022 9:52 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 Sat, 08/06/2022 - 9:52 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)

No

Should existing permitted STRs be grandfathered in?

Yes

Additional comments

STRs should be limited to the total housing units available. Recently the Community Development Department suggested 4% west of highway 101, but did not give a total number which does not provide an adequate view of what impact STRs can have on a residential area. The total allowed STRs must contain the ones which are grandfathered, but the Community Development must first define what grandfathered means. There must be restrictions to limit the density of STR. One area should not be sacrificed over another.

Name

Paul Putkey

Email

paul.putkey@gmail.com

I live in:

Unincorporated county

Gail Henrikson

From: Clatsop County Oregon <clatsop-county-or@municodeweb.com>
Sent: Saturday, August 6, 2022 9:46 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 Sat, 08/06/2022 - 9:45 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?

No

Additional comments

This is a weird survey. How would a total cap make sense? Is that even on the table? And why does your example in the second question say 10 percent when the proposal currently on the table is 4%? Finally, the percentage caps aren't real if you are going to grandfather everyone in and wait for property sales to drive attrition. How does that help communities that are grappling with upwards of 20 percent STRs? How can you even suggest that 4% is appropriate and then propose a policy that will result in that number being unattainable in the very communities that have begged for relief for years?

The survey makes zero mention of the other part of your proposal, which strengthens the rules on compliance. Why?

Also, how will this survey be used? It's a best practice to communicate that to participants ahead of time.

Real talk: it is hard to believe that the County is taking this conversation seriously or operating in good faith when public servants literally roll their eyes at constituents and joke about how tired they are of dealing with their residents on this issue. That attitude extends beyond public meetings; your code inspector regularly dismisses complaints as "resolved" when he shows up on the scene days later, and he has told multiple people to their faces (including me) that he has better things to do than deal with strewn garbage from STRs. (Guess what, so do I, and so does everyone else.) I have worked in state and local government & public policy for 20 years and I have never witnessed such a display of disrespect from staff and elected officials alike. People really feel betrayed, and you continue to sneer at them from the dais. It is not a good look, Clatsop County.

Name
Karynn Fish

Email
[karynn @karynn.org](mailto:karynn@karynn.org)

I live in:
Unincorporated county

Gail Henrikson

From: Clatsop County Oregon <clatsop-county-or@municodeweb.com>
Sent: Saturday, August 6, 2022 9:26 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 Sat, 08/06/2022 - 9:26 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

The sustainable care of these neighborhoods is in jeopardy if a cap is not

Name

Jane Renken

Email

janesr3234@gmail.com

I live in:

Gearhart

Gail Henrikson

From: Clatsop County Oregon <clatsop-county-or@municodeweb.com>
Sent: Saturday, August 6, 2022 9:08 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 Sat, 08/06/2022 - 9:07 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

A cap by zone, except in commercial zones, should be used throughout the county, INCLUDING EAST OF 101.
New permits, first come first served.

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

STRs with numerous compliance complaints should be disqualified.

Name

Mathew Pardes

Email

mpardes@ecolacreektradingcompany.com

I live in:

Unincorporated county

Gail Henrikson

From: Clatsop County Oregon <clatsop-county-or@municodeweb.com>
Sent: Saturday, August 6, 2022 8:51 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 Sat, 08/06/2022 - 8:50 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

Please, please , please do not flip the universal law of Supply and Demand . Every time Supply is controlled - demand and cost goes up.

If you lessen the numbers or cap the numbers or limit the numbers - where will people go ? With population growth where would people go to enjoy the Coastline, it is a limited resource. Coastline is a national treasure/ people's treasure - more options allows more to enjoy specially the ones who do not have the money to buy a place on the Coastline.

Please do not cater just to the Rich who can buy multiple places and create their own kingdom by creating large tracts of around them - law does not limit that. So why eliminate the access for the people with lesser means. This does not make sense in growing populations WHERE WILL PEOPLE GO if there are no places to Stay ?

Name

manoj kripalani

Email

kkri@aol.com

I live in:

Outside Clatsop County

Gail Henrikson

From: Clatsop County Oregon <clatsop-county-or@municodeweb.com>
Sent: Saturday, August 6, 2022 8:38 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 Sat, 08/06/2022 - 8:37 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

Jenifer Stevens

Email

stevensjj131@gmail.com

I live in:

Unincorporated county

Gail Henrikson

From: Clatsop County Oregon <clatsop-county-or@municodeweb.com>
Sent: Saturday, August 6, 2022 8:24 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 Sat, 08/06/2022 - 8:23 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

Karla Dearborn

Email

karla.dearborn@gmail.com

I live in:

Gearhart

Gail Henrikson

From: Clatsop County Oregon <clatsop-county-or@municodeweb.com>
Sent: Saturday, August 6, 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 Sat, 08/06/2022 - 8:23 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

Name

Bruce Ritchie

Email

gearhartland@gmail.com

I live in:

Gearhart

Gail Henrikson

From: Clatsop County Oregon <clatsop-county-or@municodeweb.com>
Sent: Saturday, August 6, 2022 8:23 AM
To: Clancie Adams; Gail Henrikson; Tom Bennett
Subject: Webform submission from: Short Term Rental Caps/Limits

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Submitted on Sat, 08/06/2022 - 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)

No

Should existing permitted STRs be grandfathered in?

Yes

Additional comments

If caps are imposed, lots purchased pre-cap should be grandfathered in and entitled to apply for STR licensing.

Name

John & Maria Meyer

Email

jkmm@caretrust.us

I live in:

Outside Clatsop County

Gail Henrikson

From: Clatsop County Oregon <clatsop-county-or@municodeweb.com>
Sent: Saturday, August 6, 2022 8:22 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 Sat, 08/06/2022 - 8:21 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

Additional comments

We live in The Highlands and are trying to pass a CC&R change to grandfather and cap the number of STR's in our 87 lot community. An ordinance by the County would help our cause to limit STR's in our community.

Name

Steve Dearborn

Email

steve.dearborn@millerpaint.com

I live in:

Gearhart

Gail Henrikson

From: Clatsop County Oregon <clatsop-county-or@municodeweb.com>
Sent: Saturday, August 6, 2022 8:19 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 Sat, 08/06/2022 - 8:18 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?

No

Additional comments

People who work at the north coast are desperate for housing and yet greed of property owners and short-sightedness of county commissioners allows STR's with unvetted temporary residents to temporarily occupy homes that affect liveability for neighborhoods . Might as well let a Motel 6 plop itself in the middle of our neighborhoods.

One STR in our neighborhood is going through the permit process that would allow 14 people to stay there where the owner lives in Eugene and the Prop Mgmt co is based in Boise! What could possibly go wrong with that set-up??!

Wondering why Co Commissioners would allow such a travesty....

We say NO to any STRs in unincorporated county areas.

Name

Mary Ann Brandon

Email

marybrandon@charter.net

I live in:

Unincorporated county

Gail Henrikson

From: Clatsop County Oregon <clatsop-county-or@municodeweb.com>
Sent: Saturday, August 6, 2022 8:18 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 Sat, 08/06/2022 - 8:17 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

Additional comments

There is no one size fits all. Part of the issue is redefining a STR. I have a house. I rent a room. Not the whole house. I live here. Anyone should be allowed to this because a roommate is not the same as a temporary visitor. And even if it became illegal for me to rent to a temporary visitor vs full time, I would not open my home and life up to the disruption another person can bring into my living space. Redefine STR.

Name

Judith Niland

Email

judithpatricianiland@gmail.com

I live in:
Astoria

Gail Henrikson

From: Clatsop County Oregon <clatsop-county-or@municodeweb.com>
Sent: Saturday, August 6, 2022 8:13 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 Sat, 08/06/2022 - 8:12 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

Name

Craig Kelly

Email

craig@merituspq.com

I live in:

Unincorporated county

Gail Henrikson

From: Clatsop County Oregon <clatsop-county-or@municodeweb.com>
Sent: Saturday, August 6, 2022 8:02 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 Sat, 08/06/2022 - 8:02 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

We prefer no STRs in unincorporated residential zones. But if this is the best the commissioners are willing to do, then cap and lottery permits, no grandfathering.

Name

J Vondeling

Email

jvondeling@me.com

I live in:

Unincorporated county

Gail Henrikson

From: Clatsop County Oregon <clatsop-county-or@municodeweb.com>
Sent: Saturday, August 6, 2022 8:00 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 Sat, 08/06/2022 - 8:00 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?

Yes

Name

J.Thies

Email

jenran2beach@msn.com

I live in:

Gearhart

Gail Henrikson

From: Clatsop County Oregon <clatsop-county-or@municodeweb.com>
Sent: Saturday, August 6, 2022 7:48 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 Sat, 08/06/2022 - 7:48 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

If we keep allowing more of these our hotels will suffer.

Name

Sharleen Zuern

Email

szuern@gmail.com

I live in:

Astoria

Gail Henrikson

From: Clatsop County Oregon <clatsop-county-or@municodeweb.com>
Sent: Saturday, August 6, 2022 7:23 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 Sat, 08/06/2022 - 7:22 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 am in favor of eliminating multiple Vacation unit ownership. It is not fair to legitimate owners who use STRs as a means to keep their coastal home. I also am in favor of much better enforcement of your well drafted new regulations.

Name

Thomas Smith

Email

toms@munchkinmanors.com

I live in:

Unincorporated county

Gail Henrikson

From: Clatsop County Oregon <clatsop-county-or@municodeweb.com>
Sent: Saturday, August 6, 2022 7:21 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.

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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

Additional comments

Unincorporated County in the Gearhart area is a septic system area and the current STR permits violate the design flows of the septic systems; and therefore , the State and county Sanitation regulations due to the magnitude of occupancy increase. The BoC has demonstrated with approving CC22-05 that you really don't care about the quality of life of the residents..it's all about the money. See you on election day...

Name

Christopher T Lamb

Email

ctrlaffles@gmail.com

I live in:

Unincorporated County

Gail Henrikson

From: Clatsop County Oregon <clatsop-county-or@municodeweb.com>
Sent: Saturday, August 6, 2022 7:18 AM
To: Clancie Adams; Gail Henrikson; Tom Bennett
Subject: Webform submission from: Short Term Rental Caps/Limits

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Submitted on Sat, 08/06/2022 - 7:18 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

Although we appreciate the efforts of the county to appear to take into account the views of its citizens, it is obvious, by previous votes, that money is more important than the quality of life, as well as the wishes, of the people.

Name

Christine S Lamb

Email

pacificewe@gmail.com

I live in:

Gearhart

Gail Henrikson

From: Clatsop County Oregon <clatsop-county-or@municodeweb.com>
Sent: Saturday, August 6, 2022 4:43 AM
To: Clancie Adams; Gail Henrikson; Tom Bennett
Subject: Webform submission from: Short Term Rental Caps/Limits

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Submitted on Sat, 08/06/2022 - 4:42 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

PLEASE! No more new STR. Sunset Beach is my community & we have too many rentals on the Lewis Road corridor. PLEASE assess this area for the ratio of STR vs full time owner residents. Thanks.

Name

Paula King

Email

paulajulyking@yahoo.com

I live in:

Unincorporated county

Gail Henrikson

From: Clatsop County Oregon <clatsop-county-or@municodeweb.com>
Sent: Saturday, August 6, 2022 12:27 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 Sat, 08/06/2022 - 12:26 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?

No

Additional comments

My objection to the cap being based on ratio of STRs to total number of dwellings, based at the time of the survey the existing dwellings. However, if and as more lots in a district are developed that ratio will change thus allowing an increase of STRs potentially in that district. Additionally, restricting caps only to the west side of 101 may well required future dealing with the growth east of 101. To monitor complaints to determine further county policy seems lagging behind on forward thinking of an issue already aware to the development planning /commission . My objection to the grandfather "in" , how to determine a cap if the grandfathered STR permits are well above a newly proposed cap? example if the zone is already grandfathered in above a 4% cap?? HOA's aside, the above statement to "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? YES, We purchased our Falcon Cove property, to be full time residence, as a Residential zone. With a local water district , which we support, but not a home owners association , which we left behind in a condo in Portland. We were attracted here, the Cove for the community, before it became bedrooms for sale. Welcome yes, but a business operation is not what we invested in. Unique to our "Cove" community , it functions as one across Clatsop/Tillamook County lines.

Finally, quality of life and expectations of full time folks and their investment, additionally responsible property owners, and the wildlife and fauna; how officials choose to guide the future is a tough course that you serve for Clatsop County as a whole and the greater North Coast, as so many on so many sides, have deemed the North coast as a "special place"! Take a moment to consider that, along with maintaining, preserving, facilitating resources and growth.

Thanks

In the brief comment period of this survey, and the additional factors presented, these are my comments..with additional comments on proposals

Name

Nancy Weil

Email

nancykweil@gmail.com

I live in:

Unincorporated county

6 August 2022

Mark Kujala, District 1 Commissioner and Board of County Commissioners Chair

John Toyooka, District 2 Commissioner

Pamela Wev, District 3 Commissioner

Courtney Bangs, District 4 Commissioner

Lianne Thompson, District 5 Commissioner and Board Vice Chair

Don Bohn, Clatsop County Manager

Gail Henrikson, Director of Community Development

Clatsop County

800 Exchange Street

Suite 410

Astoria, OR 97103

Input for Clatsop County Public Input Session on 6 August 2022

Dear Commissioners Kujala, Toyooka, Wev, Bangs, Thompson; County Manager Bohn; and Director Henrikson:

Thank you for this opportunity to provide input on capping and other STR restrictions that we hope will inform the Board's decisions on limiting the number of STRs in our unincorporated county neighborhoods. We commend Director Henrikson for the planning that she and her team have undertaken, and we especially commend Commissioner Wev for expressing her understanding that neighborhoods mean *more* than just "livability."

For the sake of argument, because we still believe the County unlawfully permitted STRs in *residential* zones where County Code excluded them as a permitted use, we would like to comment on three points brought up in the Board's August 3, 2022, Work Session and on which you've asked for input on today.

1. **Cap.** If there must be STRs in the county's residential zones, then yes, of course, we support imposing a cap, as low a percentage cap as possible, such as the reasonable 4% recommended in the methodology. Given the choice between capping by the county's *total* existing housing stock and *capping by zone*, *the selection must be capping by zone or neighborhood*, on current and future homes, considering the concentration of STRs in certain communities as Director Henrikson exhibited in her methodology.
2. **Grandfathering-in existing STR permits.** Although we understand that some sort of transition period might be necessary, we oppose grandfathering as a *prolonged* measure. And to address a notion suggested at the August 3, 2022, Work Session, we oppose having a percentage cap be allowed *on top of* the existing number of potentially grandfathered-in STRs. Given that the percentage of homes in our neighborhood operating as STR businesses is *already* at a *ridiculous* 30%, adding a *further* 4% is not *limiting*, but *expanding*. We can support a cap of 4% by zone or neighborhood – on current & future homes in the zone or neighborhood – *and that's it*.

3. **Distancing or separation requirement of STRs.** Reducing the *density* of STRs in a given neighborhood or on a given road appeals to us, and we recommend that this concept be further clarified for our Commissioners since most of you, in the August 3, 2022, Work Session, didn't seem to understand the challenge that a dense cluster of STRs presents to livability. For example, since our home is situated in the middle of two lanes, we have the potential of being surrounded *on 6 sides* by STRs within 25 feet. And many of these homes proximate to our property are large homes that would be permitted to accommodate some 14 people! That could be scores of people adjacent to our property at one time! So, yes, imposing a minimum distance between STRs – of 200-300 feet – would make a huge difference in quality of life for us and other residents living in neighborhoods with a high concentration of STRs.

We'd like to add a footnote: In the last few weeks, we have spoken with hundreds of Clatsop County constituents – not only folks from so-called "wealthy enclaves" but from *all* reaches of the county, including folks who live east of Hwy 101 – who feel betrayed by the county, by the Board's passing Ordinance 22-05 in June, which opened the floodgates to unlimited STR growth in all 16 residential zones of unincorporated Clatsop County. We want to take this opportunity to report to you that these hundreds of Clatsop County voters state that they want to see significant reductions in the *current* numbers of STRs.

Respectfully,
Jeff and Denise Davis
79432 Ray Brown Rd.
Cove Beach, OR 97102