

## Gail Henrikson

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**From:** Clatsop County Oregon <clatsop-county-or@municodeweb.com>  
**Sent:** Friday, August 5, 2022 4:04 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 Fri, 08/05/2022 - 4:04 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

### **Additional comments**

Since I grew up in Oregon in the 1970's my family spent several weeks every year renting vacation houses on the Oregon coast. It is one of the things that brought me back to Oregon to start my business almost 30 years ago. Limiting rentals will only mean that families throughout the State will no longer be able to spend a week at the coast as it becomes a place for only the very well off to own a home and visit. It is also one of the most unsustainable practices to essentially have so many houses sitting empty except several weeks of the year when owners come to visit. Anyone who understands the economics of real estate will tell you that limiting STR will not create any more affordable housing. The issue of STR's causing traffic also makes no sense since these houses are zoned for full time occupancy whether by owners or renters. In any place I have lived there is always someone that has a party down the street that is too loud and it has nothing to do with them being renters or owners. At least with an STR one can actually complain to the rental agency - not something that is easy to do with a neighbor / owner.

### **Name**

alec holser

### **Email**

[alec@opsisarch.com](mailto:alec@opsisarch.com)

### **I live in:**

Unincorporated county

## Gail Henrikson

---

**From:** Clatsop County Oregon <clatsop-county-or@municodeweb.com>  
**Sent:** Friday, August 5, 2022 1:50 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 Fri, 08/05/2022 - 1:49 PM

Submitted by: Visitor

Submitted values are:

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

Yes

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

No

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

Yes

### **Additional comments**

Please grandfather in existing STR's and consider caps beyond that. If existing STR's are not permitted, it may be considered a "taking" of property value legally. There are so many wonderful families that call unincorporated Clatsop County their 2nd home and provide beautiful traditions and experiences on the Oregon Coast for the greater Oregon residents. Keep the Oregon Coast for all not just the few who can afford to live here full time. In gratitude, Amber Geiger Morgan (Cove Beach)

### **Name**

AMBER GEIGER MORGAN

### **Email**

[AMBER@AMBERGEIGER.COM](mailto:AMBER@AMBERGEIGER.COM)

### **I live in:**

Unincorporated county

## Gail Henrikson

---

**From:** Clatsop County Oregon <clatsop-county-or@municodeweb.com>  
**Sent:** Friday, August 5, 2022 1:27 PM  
**To:** Clancie Adams; Gail Henrikson; Tom Bennett  
**Subject:** Webform submission from: Short Term Rental Caps/Limits

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

Submitted on Fri, 08/05/2022 - 1:26 PM

Submitted by: Visitor

Submitted values are:

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

Yes

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

No

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

No

### **Additional comments**

Str renters have a huge intrusion factor on neighborhoods, we have had trespassing, property damage, liter and extra noise... leaving notes to guests doesn't cut it! Are HOA's going to have to raise fees on us to pay for enforcement and clean up? This isn't fair to homeowners that moved for a peaceful neighborhood experience only to be invaded by 14 people for a weekend party next door.

### **Name**

Dan Rider

### **Email**

[dan@danridersculpture.com](mailto:dan@danridersculpture.com)

### **I live in:**

Warrenton

## Gail Henrikson

---

**From:** Clatsop County Oregon <clatsop-county-or@municodeweb.com>  
**Sent:** Friday, August 5, 2022 1:43 PM  
**To:** Clancie Adams; Gail Henrikson; Tom Bennett  
**Subject:** Webform submission from: Short Term Rental Caps/Limits

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Submitted on Fri, 08/05/2022 - 1:42 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**

Daniel Sollaccio

**Email**

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

**I live in:**

Warrenton

## Gail Henrikson

---

**From:** Clatsop County Oregon <clatsop-county-or@municodeweb.com>  
**Sent:** Friday, August 5, 2022 4:04 PM  
**To:** Clancie Adams; Gail Henrikson; Tom Bennett  
**Subject:** Webform submission from: Short Term Rental Caps/Limits

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**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**

Limiting str is completely ridiculous. Why? You're making something more "exclusive" and coveted than it needs to be. The complaints are from a few people whose lives are not truly affected by the existence of str's. They talk about wanting community but their personalities are acidic. Str's existed before Airbnb through ads in Craigslist, the newspaper etc. nothing has changed. Except now it's more easy for the county to regulate it. If you deny str's. Please trust me when I tell you. Those that want to will continue it will just be under the radar, word of Mouth as it always wa s in the old school. Keeping it above board allows transparent taxing for the county. What if arch cape and falcon cove incorporated ? Would we even be having this conversation ? Is that what needs to happen? It's seriously so frustrating that a few cranky pants can cause such a ruckus. Down that way, It's a vacation home community. Period. I'm all for noise ordinances, low lights, catching people that litter. So let's stick to that and not continue to split hairs for a few crab apple people.

### **Name**

Donald Jans

### **Email**

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

### **I live in:**

Unincorporated county

## Gail Henrikson

---

**From:** Clatsop County Oregon <clatsop-county-or@municodeweb.com>  
**Sent:** Friday, August 5, 2022 11:13 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 Fri, 08/05/2022 - 11:12 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?**

No

**Additional comments**

STRs are ruining neighborhoods and the residents' quality of life. They need to be stopped.

**Name**

Elleda Wilson

**Email**

[always.yankee@gmail.com](mailto:always.yankee@gmail.com)

**I live in:**

Astoria

## Gail Henrikson

---

**From:** Clatsop County Oregon <clatsop-county-or@municodeweb.com>  
**Sent:** Friday, August 5, 2022 2:30 PM  
**To:** Clancie Adams; Gail Henrikson; Tom Bennett  
**Subject:** Webform submission from: Short Term Rental Caps/Limits

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Submitted on Fri, 08/05/2022 - 2:30 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**

This is a horrible idea and should be voted on and not mandated by the board.

**Name**

Eric Dransfeldt

**Email**

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

**I live in:**

Unincorporated county

## Gail Henrikson

---

**From:** Clatsop County Oregon <clatsop-county-or@municodeweb.com>  
**Sent:** Friday, August 5, 2022 3:02 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 Fri, 08/05/2022 - 3:01 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**

What happened to the > 2 year process we just went through? I do not understand why this is being rushed now with a study that does not apply to our rural area, and with statistics that do filter false complaints. Please give the current solution a chance to work. Also, where does this leave those of us who could not develop our properties due to a baseless water moratorium and now the high cost of construction? We all have equal property rights and the rule of first capture should not apply

### **Name**

Guido Paparoni

### **Email**

[gtaparoni@tx.rr.com](mailto:gtaparoni@tx.rr.com)

### **I live in:**

Unincorporated county



## Gail Henrikson

---

**From:** Clatsop County Oregon <clatsop-county-or@municodeweb.com>  
**Sent:** Friday, August 5, 2022 2:21 PM  
**To:** Clancie Adams; Gail Henrikson; Tom Bennett  
**Subject:** Webform submission from: Short Term Rental Caps/Limits

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Submitted on Fri, 08/05/2022 - 2:20 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 wish there were a third option on the question of grandfathering in permitted STRs: maybe.

The current level of STRs in Arch Cape is a nuisance and destructive to the community. This is true for properties that have been monetized on both sides of the highway. Restricting just those on the west would have the impact of raising values to the east—I hope this is taken into consideration.

Beginning in the 1940s, my grandfather rented a duplex short-term while also living here full time (as I do) in order to supplement his retirement. When we moved here in 1979, my husband and I chose to rent that duplex longterm in order not to be a nuisance to the few long time residents who are still here.

Nevertheless, people bought property with the expectation of making money. That is true of houses on every side of my home. Perhaps it would not be fair to remove that option; on the other hand, perhaps a time limit on the permit? Three years? Five? Ten years?

Or perhaps renting out a home in a residential area, often for only a night and three at a time (despite agreeing to rent only by the week) is unfair to those of us who do not.

### **Name**

Jan Priddy

### **Email**

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

### **I live in:**

Unincorporated county

## Gail Henrikson

---

**From:** Clatsop County Oregon <clatsop-county-or@municodeweb.com>  
**Sent:** Friday, August 5, 2022 2:01 PM  
**To:** Clancie Adams; Gail Henrikson; Tom Bennett  
**Subject:** Webform submission from: Short Term Rental Caps/Limits

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Submitted on Fri, 08/05/2022 - 2:00 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**

Once the cap is put in place the existing rentals should not be grandfathered especially in areas where the existing ratio would exceed the newly established cap. I live in Tillamook county but my cross street neighbors are in Clatsop County so your decision here directly effects our home. I agree also with the non transference of the permit when the property is sold.

**Name**

Jeff Weil

**Email**

[jeffreyweil7@gmail.com](mailto:jeffreyweil7@gmail.com)

**I live in:**

Outside Clatsop County

## Gail Henrikson

---

**From:** Clatsop County Oregon <clatsop-county-or@municodeweb.com>  
**Sent:** Friday, August 5, 2022 4:53 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 Fri, 08/05/2022 - 4:52 PM

Submitted by: Visitor

Submitted values are:

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

Yes

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

No

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

Yes

**Additional comments**

Grandfather in STRs in Arch Cape. Keep the number as is and that feels like a fair compromise between STR owners and folks who want to limit them.

**Name**

Jennifer Dransfeldt

**Email**

[jennifer.dransfeldt@gmail.com](mailto:jennifer.dransfeldt@gmail.com)

## Gail Henrikson

---

**From:** Clatsop County Oregon <clatsop-county-or@municodeweb.com>  
**Sent:** Friday, August 5, 2022 2:07 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 Fri, 08/05/2022 - 2:06 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**

This was all decided a couple a months ago where there was overwhelming support for the STR's in the Clatsop County meeting. There was clear evidence that the members who oppose the STR went outside the legal law to have it their way.

**Name**

Jim

**Email**

[jimpdx9@gmail.com](mailto:jimpdx9@gmail.com)

**I live in:**

Unincorporated county

## Gail Henrikson

---

**From:** Clatsop County Oregon <clatsop-county-or@municodeweb.com>  
**Sent:** Friday, August 5, 2022 1:18 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 Fri, 08/05/2022 - 1:17 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**

The STRs have no vested interest in their community. They are driven solely on income and they have no idea who the folks are they are renting to and they don't care. There is wear and tear on our communities without regard for private property, noise, fire and capacity.

**Name**

Kathryn Rider

**Email**

[kat@katnipsisland.com](mailto:kat@katnipsisland.com)

**I live in:**

Unincorporated county

## Gail Henrikson

---

**From:** Clatsop County Oregon <clatsop-county-or@municodeweb.com>  
**Sent:** Friday, August 5, 2022 2:07 PM  
**To:** Clancie Adams; Gail Henrikson; Tom Bennett  
**Subject:** Webform submission from: Short Term Rental Caps/Limits

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Submitted on Fri, 08/05/2022 - 2:07 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**

Current legal vacation homes absolutely should be grand fathered in.

**Name**

Kurt Malmedal

**Email**

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

**I live in:**

Unincorporated county

## Gail Henrikson

---

**From:** Clatsop County Oregon <clatsop-county-or@municodeweb.com>  
**Sent:** Friday, August 5, 2022 2:55 PM  
**To:** Clancie Adams; Gail Henrikson; Tom Bennett  
**Subject:** Webform submission from: Short Term Rental Caps/Limits

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Submitted on Fri, 08/05/2022 - 2:55 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**

There will be inevitable violations, there needs to be fair and reasonable sanctions. These should include suspension or termination for repeated violations. This is predominantly an economic activity and sanctions should effect the stream of income to owners.

### **Name**

Lane Borg

### **Email**

[laneborg59@gmail.com](mailto:laneborg59@gmail.com)

### **I live in:**

Unincorporated county

## Gail Henrikson

---

**From:** Clatsop County Oregon <clatsop-county-or@municodeweb.com>  
**Sent:** Friday, August 5, 2022 3:44 PM  
**To:** Clancie Adams; Gail Henrikson; Tom Bennett  
**Subject:** Webform submission from: Short Term Rental Caps/Limits

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Submitted on Fri, 08/05/2022 - 3:43 PM

Submitted by: Visitor

Submitted values are:

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

Yes

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

No

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

No

**Additional comments**

STR should be capped at an absolute number rather than a %.

Existing STR should have to re-apply for a permit along with everyone else.

**Name**

les sinclair

**Email**

[bongobob@sbcglobal.net](mailto:bongobob@sbcglobal.net)

**I live in:**

Cannon Beach



## Gail Henrikson

---

**From:** Clatsop County Oregon <clatsop-county-or@municodeweb.com>  
**Sent:** Thursday, August 4, 2022 5:23 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 Thu, 08/04/2022 - 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

**Additional comments**

STR's are not compatible with residential areas. Unless a homeowner is on site and is renting a portion of their home to help pay their mortgage on their primary residence, it is not appropriate to permit this use in any community in our county. Let the professional hoteliers run commercial businesses, and keep our neighbors and neighborhoods safe and stable.

**Name**

Linda Gannon

**Email**

[lgannon1430@students.clatsopcc.edu](mailto:lgannon1430@students.clatsopcc.edu)

**I live in:**

Astoria

## Gail Henrikson

---

**From:** Clatsop County Oregon <clatsop-county-or@municodeweb.com>  
**Sent:** Friday, August 5, 2022 3:46 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 Fri, 08/05/2022 - 3:45 PM

Submitted by: Visitor

Submitted values are:

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

Yes

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

No

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

Yes

**Additional comments**

The cap on STRs should be much less than 10%. I feel 5% or less. Neighborhoods should be for residents and neighbors, not STRs that ruin the security and calmness of neighborhoods.

**Name**

Margaret Cross

**Email**

[m.simmons-cross@mottmac.com](mailto:m.simmons-cross@mottmac.com)

**I live in:**

Warrenton

## Gail Henrikson

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**From:** Clatsop County Oregon <clatsop-county-or@municodeweb.com>  
**Sent:** Friday, August 5, 2022 3:27 PM  
**To:** Clancie Adams; Gail Henrikson; Tom Bennett  
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Submitted by: Visitor

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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**

Margi Felix-Lund

**Email**

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

**I live in:**

Unincorporated county

## Gail Henrikson

---

**From:** Clatsop County Oregon <clatsop-county-or@municodeweb.com>  
**Sent:** Friday, August 5, 2022 2:19 PM  
**To:** Clancie Adams; Gail Henrikson; Tom Bennett  
**Subject:** Webform submission from: Short Term Rental Caps/Limits

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Submitted on Fri, 08/05/2022 - 2:18 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**

Mary Olson

**Email**

[mary66john@gmail.com](mailto:mary66john@gmail.com)

**I live in:**

Unincorporated county

## Gail Henrikson

---

**From:** Clatsop County Oregon <clatsop-county-or@municodeweb.com>  
**Sent:** Friday, August 5, 2022 1:58 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 Fri, 08/05/2022 - 1:57 PM

Submitted by: Visitor

Submitted values are:

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

Yes

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Yes

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

Yes

### **Additional comments**

Establishing caps seems a reasonable thing to do. Generally speaking it's never a good idea to base a long term policy on an existing number. (i.e. 149 existing rentals). This does not scale for future changes. I strongly suggest that you consider a % of available dwellings instead.

Additionally a grand-father clause is an absolute must. People have purchased homes, renovated, established their rentals with investment of tens of thousands or hundreds of thousands of dollars, to take this away strips property rights from these people when they have done nothing wrong. It's penalizing responsible owners for the complaints of a few. Also--make sure the grandfathering allows for confidence in their ability to keep their rental year over year. Thank you for taking our comments.

### **Name**

Monica Wellington

### **Email**

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

### **I live in:**

Unincorporated county

## Gail Henrikson

---

**From:** Clatsop County Oregon <clatsop-county-or@municodeweb.com>  
**Sent:** Friday, August 5, 2022 2:03 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 Fri, 08/05/2022 - 2:02 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**

Richard Garbutt

**Email**

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

**I live in:**

Unincorporated county

## Gail Henrikson

---

**From:** Clatsop County Oregon <clatsop-county-or@municodeweb.com>  
**Sent:** Friday, August 5, 2022 2:27 PM  
**To:** Clancie Adams; Gail Henrikson; Tom Bennett  
**Subject:** Webform submission from: Short Term Rental Caps/Limits

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

Submitted on Fri, 08/05/2022 - 2:27 PM

Submitted by: Visitor

Submitted values are:

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

Yes

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

No

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

Yes

**Name**

Sheila Nolan

**Email**

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

**I live in:**

Gearhart

## Gail Henrikson

---

**From:** Clatsop County Oregon <clatsop-county-or@municodeweb.com>  
**Sent:** Friday, August 5, 2022 4:51 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 Fri, 08/05/2022 - 4:50 PM

Submitted by: Visitor

Submitted values are:

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

Yes

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

Yes

**Additional comments**

Existing permits should only be grandfathered in if the owner remains the same.

**Name**

Susan Paduano

**Email**

[spaduano1@msn.com](mailto:spaduano1@msn.com)

**I live in:**

Unincorporated county



## Gail Henrikson

---

**From:** Clatsop County Oregon <clatsop-county-or@municodeweb.com>  
**Sent:** Thursday, August 4, 2022 3:31 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 Thu, 08/04/2022 - 3:31 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)**

No

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

Yes

### **Additional comments**

Creating a cap on STR's will significantly affect businesses and members of the community. Not all vacation rental companies are like Airbnb or Vacasa who do not care about anything but a paycheck. We are family owned and run companies that employ over 30 members of the community. We put food on the table for their families and clothes on their children's backs. We create relationships with our guests and share the importance of preserving the environment here on the Oregon Coast. We provide free advertisements and recommendations for shops and local restaurants. We are all connected in one way or another. This will affect everyone. Not just the vacation home industry.

### **Name**

Whitney McQuilliams

### **Email**

[whitney@beachcombervacationhomes.com](mailto:whitney@beachcombervacationhomes.com)

### **I live in:**

Warrenton

James C. Aalberg  
89384 N. W. Manion Drive  
Warrenton, Oregon 97146  
[jamesaalberg@gmail.com](mailto:jamesaalberg@gmail.com)

To: Clatsop County Commissioners:

Mark Kujala

John Toyooka

Pamela Wev

Courtney Bangs

Lianne Thompson

RE: STR Caps-Public Input Meeting- 8.6.22 10:00 a.m.

Date : August 5, 2022

Dear Commissioners,

Unfortunately, I have a conflict and will not be able to attend the referenced meeting. Interesting that my conflict is the annual meeting of the Surf Pines HOA where we will be discussing the practicalities of eliminating STRs which the county illegally permitted within the boundaries of our coastal residential community. I am sure you would greatly appreciate HOAs solving this disaster you have all created.

I realize you all made up your minds on this issue several years ago and are now just going through the political motions of “open meetings” “public testimony” and “guarantees of controls.” However, one question continues to trouble me. Why are the commissioners and the county administration continuing down this path to illegally allow STRs in Coastal Residential Zones? The county made a mistake, and that is okay, we all make them. Simply correct it by disallowing the STRs that were illegally permitted in Coastal Residential Zones and move on. Please don’t use the rationale of infringement on personal property

rights and/or fear of lawsuits against the county, or impact on tourism -- all red herrings to be sure. I can only conclude that the answer is greed for the now illegally gained \$700,000 (an unaudited number I might add) in transient guest taxes. Or, are commissioners somehow personally benefiting from the permitting of STRs in the Coastal Residential Zones where they historically have never been allowed? I can't image this would be the case. Are commissioners' campaign donors STR operators? Are commissioners planning to convert their residence to a STR sometime in the future? Again, I can't image this would be the case. At the end of the day, I am obviously missing or not understanding a piece to this puzzle.

As I have indicted previously, I am not overly concerned about STRs one way or the other, but I am very concerned with governmental actions resulting in injustice, inequality, and lack of transparency.

Respectfully,

Jim Aalberg

89384 Manion Drive

Warrenton

Cc R.J. Marx- Seaside Signal

J. Warren- Cannon Beach Gazette

8/2/2022

Greetings,

It looks like County Staff has been hard at work gathering data and best practices to come up with a solid proposal for caps within the STR ordinance. To that end, prior to your working session we (Several STR Owners) wanted to share some thoughts and concerns.

We generally believe that the methodology, geographic and percentage caps that have been proposed are reasonable. However, one major flaw in the recommendation is that there is no grand-father clause for existing permitted properties, and the method by which properties would be permitted is not reasonable when considering how vacation rentals actually work. As noted on page 4 it states: *"Establish a 4% cap on short-term rentals by zone. This would apply to all residentially-zoned properties west of Highway 101 and all of the AC-RCR zone. As permits are no longer transferrable under Ordinance 22-03, the number of STRs would be reduced as properties are sold. Permits would be renewed on a first-come, first-served basis. A waiting list would be maintained by County staff."* and *"Decrease permit length from two years to one year"*.

What seems to be implied is that a current permitted owner may or may not be allowed to renew their existing permits. For those of us that have invested tens of thousands of dollars and developed our properties to rent, there is no assurance here that we might be able to keep them. This simply isn't fair. While we agree that establishing caps is generally acceptable, to not have a grand-father clause included for those of us that have been playing by the rules all along is extremely short-sighted. Instead, we would like to see a grand-father clause established for existing, permitted STRs. If a home is sold, or the permit lapses for any reason or is revoked, then that permit is available for use. By setting this expectation with future buyers, no one can be caught off-guard and those of us that depend on the income will still be allowed to operate.

The second big issue is the duration of permits and our ability as STR owners to rent the homes out confidently. Some of us use Airbnb which has a one-year window for renting. (i.e. We already have our home booked for June in 2023). If we don't know year over year whether our permit can be renewed, it's going to be impossible for us to plan appropriately and this will make it a frustrating experience for owners and guests. By establishing the grand-father clause for those that have paid their fees, had their homes inspected, and are good STR citizens, at least we can manage our rentals with a degree of confidence. Imagine trying to manage a business or even your own personal travel without any assurance that your plans can be executed.

Our recommendations:

1. Add a grandfather clause for existing permitted STRs, and as properties are sold, the levels and density of STRs will lower down to the acceptable levels.
2. Allow the grand-fathered STRs to auto-renew yearly without having to go on a waiting list, so that we can manage our rentals with a degree of confidence. If there still needs to be an inspection, so be it, but we should assume that we will be allowed to continue to operate. Anything other than this is simply not reasonable.
3. We would also strongly suggest that the county starts to ear-mark some of the transient \$ for STR owner outreach, and/or community -based grants. Use the \$ we are paying to make improvements in the neighborhoods where residents are frustrated. i.e. Would some road work in Cove Beach help the residents feel better? Would improvements in some of the parks improve the quality of life for the local residents?
4. For anyone who is building or has purchased land with the intention of applying for a permit, a grand-father clause should exist that would allow them to apply for a permit. Lots purchased pre-cap should be grandfathered in, but lots sold after the cap should not. This way, we consistently set the correct expectations when people are investing hundreds of thousands of dollars.
5. While in theory 4% cap is a desirable objective, it is impractical to implement in established communities that have long established practices and property owners with short term rentals in place. Further, it does not account for the fact that a very high percentage of homeowners in our coastal communities are not year-round residents, and frankly the neighborhoods were originally designed as vacation properties, with owners rarely living there full time. The U of O study is academic and useful model for planned communities or new developments, but impractical for all neighborhoods that fall within unincorporated Clatsop County.
6. The 100 ft rule is hard to understand. For example, we have situations where a lot is 100 x 200 ft, so that if you go in a north-south direction, only every other house would be an STR. However, if you draw a 100ft radius from one of the corners of our lot, it impacts many more homes since you would cross streets. Imagine drawing 100 ft circles from the corners of multiple lots. Could someone clarify how the 100 ft. radius will be determined? From the center of the home, or some consistent marker on the properties?

Lastly, we encourage the BOC or the county to ask questions on how we operate STR in order to ensure that the recommendations are viable. We are happy to provide insights on that - which reflect the opinions of other short term rental owners as well - should you have any questions.

Thanks

Monica Wellington & Kurt Malmedal

John Meyer

Guido Paparoni  
Nancy Chase  
Carol Harn

## Gail Henrikson

---

**From:** Clatsop County Oregon <clatsop-county-or@municodeweb.com>  
**Sent:** Friday, August 5, 2022 10:01 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 Fri, 08/05/2022 - 10:00 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**

Caryl scharpf

**Email**

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

**I live in:**

Gearhart

## Gail Henrikson

---

**From:** Clatsop County Oregon <clatsop-county-or@municodeweb.com>  
**Sent:** Friday, August 5, 2022 9:53 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 Fri, 08/05/2022 - 9:53 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 am not sure where the need comes from short-term vs long-term. I am feel we need to limit our watchdog approach to people's ability to rent what they own. We don't want to keep adding and adding rules and regulations to people.

**Name**

Kathleen L. Samsel

**Email**

[Ksamsel44@gmail.com](mailto:Ksamsel44@gmail.com)

**I live in:**

Seaside



## Gail Henrikson

---

**From:** Clatsop County Oregon <clatsop-county-or@municodeweb.com>  
**Sent:** Friday, August 5, 2022 9:46 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 Fri, 08/05/2022 - 9:45 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**

Nancy Chase

**Email**

[nchase34@gmail.com](mailto:nchase34@gmail.com)

**I live in:**

Unincorporated county

## Gail Henrikson

---

**From:** Clatsop County Oregon <clatsop-county-or@municodeweb.com>  
**Sent:** Friday, August 5, 2022 9:18 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 Fri, 08/05/2022 - 9:17 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**

I'd like to understand better what the goals are related to caps. It's unclear above, and in public comment sessions many times residents are confused and make false claims about various problems and solutions. I'd like significantly better clarity on what the goals are, and how the caps achieve those goals. For example, it's clear with data available on the County website that the existing permitted STRs are not impacting low income housing (they are all too expensive to be rented by even those making the median wages in Clatsop county).

### **Name**

Rob Chambers

**Email:** [rob.chambers@microsoft.com](mailto:rob.chambers@microsoft.com)

### **I live in:**

Outside Clatsop County

## Gail Henrikson

---

**From:** Clatsop County Oregon <clatsop-county-or@municodeweb.com>  
**Sent:** Friday, August 5, 2022 7:23 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 Fri, 08/05/2022 - 7:22 PM

Submitted by: Visitor

Submitted values are:

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

Yes

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

Yes

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

No

### **Additional comments**

STRs should be limited in all zones, no matter the location. There are areas east of Highway 101 that could also be high STR areas over time, such as between Arch Cape and Cannon Beach, around Seaside, and along the Columbia River.

STRs should be phased out at renewal not only when a property is sold. If they are grandfathered in unless sold, it will take too long. Some areas are already 20 and 30 % rentals, which is way too high.

STRs should not be allowable uses in all zones. They should be conditional uses, which requires public notice like bed and breakfasts are.

They should be capped at less than 10 percent but also by location, like in Manzanita. This prevents clusters of rentals.

This is the most pathetic survey I have ever completed. Don't do surveys unless they are done correctly and without bias.

### **Name**

Why Doyouneedit

### **Email**

[nevermind@ghail.com](mailto:nevermind@ghail.com)

### **I live in:**

Unincorporated county

## Gail Henrikson

---

**From:** Clatsop County Oregon <clatsop-county-or@municodeweb.com>  
**Sent:** Friday, August 5, 2022 6:45 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 Fri, 08/05/2022 - 6:44 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**

10% is too many, 4% at most.

**Name**

Debbie Boothe-Schmidt

**Email**

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

**I live in:**

Unincorporated county

## Gail Henrikson

---

**From:** Clatsop County Oregon <clatsop-county-or@municodeweb.com>  
**Sent:** Friday, August 5, 2022 6:33 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 Fri, 08/05/2022 - 6:32 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**

tamara litwinchuk

**Email**

[tlit@live.com](mailto:tlit@live.com)

**I live in:**

Unincorporated county

## Gail Henrikson

---

**From:** Clatsop County Oregon <clatsop-county-or@municodeweb.com>  
**Sent:** Friday, August 5, 2022 6:06 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 Fri, 08/05/2022 - 6:05 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**

Faith Deur

**Email**

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

**I live in:**

Unincorporated county

## Gail Henrikson

---

**From:** Clatsop County Oregon <clatsop-county-or@municodeweb.com>  
**Sent:** Friday, August 5, 2022 5:48 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 Fri, 08/05/2022 - 5:47 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**

Although I understand the awful situation happening where locals cannot find long-term rentals that are affordable, I do not feel that it is in any town or cities best interest to tell private homeowners how they can use their extra properties. Private owners make a lot of money on these STR without the majority of damages or issues that happen with LTR. I still think we need to find more options for LTR so we can attract a good workforce, but penalizing private property owners is not the way to do it.

### **Name**

Joni Marcks

### **Email**

[mcgiz2@yahoo.com](mailto:mcgiz2@yahoo.com)

### **I live in:**

Unincorporated county

## Gail Henrikson

---

**From:** Clatsop County Oregon <clatsop-county-or@municodeweb.com>  
**Sent:** Friday, August 5, 2022 5:23 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 Fri, 08/05/2022 - 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

**Additional comments**

We need to limit the number of new str's at what has already been allowed. No more and allow those who sell their home to pass it to someone else. I agree that it seems like people should be able to make money, but we have a housing shortage beyond comprehension.

**Name**

Tamara Roberts

**Email**

[robertstamara3@yahoo.com](mailto:robertstamara3@yahoo.com)

**I live in:**

Seaside