

Summary of Public Comments Received During Public Comment Period, Short-Term/Vacation Rentals in Clackamas County (ZDO-270) Ordinance No. _____

No.	Date Received	Received From	Summary	Support/ Oppose
1	12/3/2019	S. Wilent	Email stating that proposal looks good.	Support
2	12/3/2019	B. LaBarge/Mt. Hood Vacation Rentals	Email with comments about draft, including: - Request to make forms available online, either to download or fill in and submit online - Request to omit some of the application requirements, such as identifying anyone with financial interest in property and providing a site plan and dwelling unit floor plan - Other requests related to application process and the definition of a registrant - Request that calculation of maximum occupancy not exclude children under the age of 2 and be increased for larger homes	Support, with changes
3	12/3/2019	R. & S. Hoak	Email opposed to proposal. States that proposed regulations are punitive and burdensome and expresses concern about the costs of the program.	Oppose
4	12/3/2019 - 12/5/2019	M. Sansone	Emails including questions regarding applicability of regulations to areas zoned for farm and forest use (EFU and TBR). Proposes that the county allow homeowners in these zones to rent out a detached unit as an STR.	Unsure
5	12/4/2019	S. & J. Pearse	Email expressing interest in turning a property they own into a STR. Includes several questions about application requirements (to which staff has responded) and a statement that their experience with STRs in the neighborhood has been positive and the homes are better maintained than some properties with full time residents.	Support
6	12/3/2019 - 12/5/2019	S. Cater	Emails including questions regarding why the proposed regulations would not apply to guest houses and expressing interest in amending the regulations to include guest houses.	Unsure, requests changes
7	12/8/2019	F. Mazzara	Email describing two houses on her street that rent to large groups that have parties and park cars in the street and leave trash around. Describes past experience with cars stuck in snow and blocking street for snow plow and blocking access to her driveway. Requests that there be a minimum 3-night stay for rentals to help limit large party crowds.	Unsure, requests changes
8	12/9/2019	E. Rogalin	Email regarding conversation with G. Jahnke. States that he generally agrees with proposed regulations except for the different requirement in the Portland UGB. Wonders if there is any data that informed the proposal.	Generally supports
9	12/10/2019	C. Cookson	Email stating that proposal is very restrictive. States that most people at the public meeting she attended were not in favor of the proposal but were in favor of limited regulations to protect neighborhoods. Also states the regulations would put some people out of business because it does not allow for RV, guest house or tiny house rental.	Oppose
10	12/16/2019	F. Mazzara	Email with two addresses identified in Welches that advertise homes for large parties and other events. Email includes discussion about another property in West Linn that was denied and application to run and even facility and notes that neither of the two identified properties has an approved conditional use permit for the events.	Unsure
11	12/23/2019	D. Gaslin	Email that notes she is in agreement with most of the proposal except that it does not allow for rental of guest houses and RV/trailers/boats. States that other jurisdictions allow STRs in these types of structures and Clackamas County should also.	Support, with changes
12	12/30/2019	C. Ruen	Email from PGA staff with comments on social media from C. Fincher and J. Winthrop, both questioning the need to add regulations for STRs at all	Oppose
13	12/19/2019	D. Bonfield	Email stating the he has been using a home on Mt Hood as an STR for over 11 years and have been a responsible owner and has had no problems and no complaints. Renting the home is a way to secure their retirement home and they feel there are a lot of others who do this that are doing it responsibly. He is not opposed to regulation, but opposes becoming "another revenue source for the county".	Unsure

Summary of Public Comments Received During Public Comment Period, Short-Term/Vacation Rentals in Clackamas County (ZDO-270 Ordinance No. _____)				
No.	Date Received	Received From	Summary	Support/ Oppose
14	1/6/2020	A. Norris	Email questioning how he could benefit from a STR; requesting a map of the UGB be shown; and commenting on other issues in his neighborhood	Unsure
15	1/6/2020	H. Wenzel	Email describing the STR she runs on her property. Notes that her STR is a tree house and the proposed regulations would not allow for this and would shut her down. Requests different rules for large acreage properties without close neighbors and for consideration that some rentals are unique and not going to meet the same criteria as a home or cabin.	Unsure
16	1/6/2020	C. Lumbroso	Email. Understands need for some regulation but states that it is important to see benefits of STR, including providing alternatives to hotels and motels, providing jobs for housekeepers and handymen, providing additional income for owners. States that the proposed fee of \$800-\$900 is too high. Requests there be a difference for owners renting out only a portion of their homes, rather than the entire home.	Unsure
17	1/6/2020	B. Meeker	Email stating that proposal is a bad idea that favors the wealthy over the poor and middle class and takes away property rights.	Oppose
18	1/7/2020	C. Ruen	Email containing several comments from social media posts - opposed to the cost and to regulations in general	Oppose
19	1/8/2020	B. Skowhede	Email explaining why many homes could not reasonably be retrofitted to meet window egress standards and required area around electrical panels and why the standard to keep all exterior doors accessible to renters is not reasonable in and area like on Mt. Hood that receives a lot of snow.	Unsure, requests changes
20	1/8/2020	J. Ingersoll	Letter requesting the regulations exclude the RTC (Rural Tourist Commercial) zone in Government Camp, particularly developments built as "resort accommodations", as per the county's ZDO. He owns a 6-unit building in RTC built as a commercial resort building, to commercial building codes.	Unsure, requests changes
21	1/8/2020	D. Ferretti	Email with letter from T. Ramis. Letter notes benefits of allowing STRs; notes that it is important to limit the scale of STRs in rural areas and that they should only be allowed in existing structures, not new structures built specifically for STRs. His clients support allowing and regulating STRs in the county.	Support
22	1/8/2020	A. & T. Parks	Email including comments. Notes that they have operated a STR for about a year without any issues. Opposes adding another level of registration/ regulation and recommends the Board not move forward but if Board decided to, includes recommended changes to proposal including: purpose statement language, simplifying renewal process, allowing STRs in guest houses, temporary dwellings and other dwellings, and not limiting maximum occupancy to 15 guests.	Oppose
23	1/9/2020	R. Davis	Email from person who is interested in owning a STR in future - supports proposed regulations	Support
24	1/7/2020	J. Winthrop	Email stating opposition to proposed regulations. States that the regulations make is infeasible for residents to run a STR and only people who want to make a business of it can do it and that they cause homelessness.	Oppose
25	1/10/2020	H. Nolen	Email expressing concern about parking and the number of cars on the street in her cul-du-sac due to STRs in her neighborhood. Not sure the proposed parking requirements will take care of the problem.	Unsure
26	1/12/2020	M. Fraedrich	Email expressing concern about insurance requirements and whether a STR is connected to the main home.	Unsure
27	1/14/2020	L. Tugman	Email expressing concern about parking and the number of cars on the street in her cul-du-sac due to STRs in her neighborhood.	Unsure

Fritzie, Martha

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From: Steve Wilent <swilent@gmail.com>
Sent: Tuesday, December 3, 2019 11:59 AM
To: Rogalin, Ellen
Cc: Fritzie, Martha
Subject: Re: Proposed short-term rental regulations ready for review and comment

Follow Up Flag: Follow up
Flag Status: Completed

Thanks, folks! Looks good so far.

Steve Wilent
21360 E. Briarwood Rd.
Rhododendron, OR 97049

On Tue, Dec 3, 2019 at 11:36 AM Rogalin, Ellen <EllenRog@clackamas.us> wrote:

Good morning,

After several months of public input and discussions with the Board of County Commissioners, updated draft regulations for short-term/vacation rentals in unincorporated Clackamas County are available for public review and comment. Comments collected will be shared with County Commissioners to use as they consider adoption of these new regulations in 2020. You can go directly to the draft regulations and the input form by using the following links.

- [Draft regulations](#)
- [Questionnaire/input form](#)

Additional information about the draft regulations is available at www.clackamas.us/planning/str. Please direct any comments or questions to Senior Planner Martha Fritzie at mfritzie@clackamas.us or 503-742-4529. \

You received this email because you have shown an interest in the this topic in the past. If you prefer not to receive any more updates on this topic, please send back an email asking to be removed from the email list. Thank you.

Ordinance No.

Short-Term Rentals

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Ellen Rogalin, Community Relations Specialist

Clackamas County Public & Government Affairs

Transportation & Development | Business & Community Services

503-742-4274 | 150 Beavercreek Road, Oregon City, OR 97045

Office hours: 9 am – 6 pm, Monday-Friday

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Fritzie, Martha

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From: Betsy@mthoodrentals.com
Sent: Tuesday, December 3, 2019 4:18 PM
To: Fritzie, Martha
Subject: a few comments re: STR regs draft
Attachments: Notes and comments re STR Regs 12032019.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Hi Martha-

In our last meeting a month or so ago, you asked me to email my thoughts to you regarding the comments made in the meeting. I have attached a document with the areas in the proposed draft regulations that I have questions, concerns or suggestions about. I completed the online form, but this has more detail.

Overall, this is well done and not onerous (except for the few areas I pointed out 😊).

Thanks for all of your hard work! It has been noticed.

Betsy LaBarge President & CEO
MT HOOD VACATION RENTALS
Creating Memories That Matter

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www.mthoodrentals.com | [Twitter](#) | [FaceBook](#) | [Instagram](#)

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Notes and comments re: draft proposal of STR Regulations (12/3/19)

Submitted by Betsy LaBarge, Mt Hood Vacation Rentals, 866-794-6813 or betsy@mthoodrentals.com

8.10.020 Definitions

G. REGISTRANT means the owner, or agent of the owner, designated on the registration to act for the owner, who is responsible for ensuring the short-term rental adheres to all applicable requirements to maintain a short-term rental registration.

I would like this to be owner and agent to avoid finger pointing by the owner to the agent and back to the owner. In some cases, the owner may be the non-compliant individual and in other cases, it may be the agent. BL

8.10.040 Short-Term Rental Registration Requirements and Fee

B. Application forms for a registration for a short-term rental will be available at County offices. Applications for initial and renewal registrations for a short-term rental must be submitted to the County and must be signed under penalty of perjury. The application documents must include at least the following:

I would like this to be a fill in form online with a way to pay online OR a fill in form that can be downloaded and mailed with a check. There will be more non-compliance or slow to comply if someone is forced to go to county offices. At minimum, mail the form to someone and let them mail it back. This is especially important for people who do not live nearby. BL

2. The true names, telephone numbers, and addresses and any aliases of the persons that have, or have had within the preceding year, a financial interest in the premises.

This is an onerous request of a homeowner. If someone just bought a home, they likely do not have the history of prior persons who had a financial interest in the premises. I presume that you are trying to avoid the person who has a revoked license from transferring the deed to his son, so they can keep renting it with a new license, same problem owner in essence. BL

6. Evidence that a Transient Room Tax registration form has been submitted to the County.

I would want to see a mechanism in the registration for the homeowner to acknowledge a property manager and their registration number or OTA if the STR is self-managed, so you know where the TRTs are coming from. BL

10. A site plan that identifies, at a minimum, all structures on the property, driveway(s), off-street parking spaces, and garbage receptacles.

11. A dwelling unit floor plan that identifies, at a minimum, all sleeping areas and other rooms in the dwelling unit.

This is really difficult to do for most people and I think you just won't get what you are looking for. I understand the safety reasons for this, but I do not see how you can get people to do this. Most STR owners will end up being in non-compliance on this one. We create floor plans for our rentals and it takes hours plus we pay for a software product to do it. I do not have an alternative suggestion, but I am happy to think on it. BL

E. A registration is transferable to a new registrant, so long as the new registrant submits notification to the administrator, signed by the original registrant, of the transfer and agrees in writing to comply with the requirements of this chapter. A change of registrant notification form will be available at County offices.

Same comment as above. Make this available online with a fill in form or at minimum a downloadable form or something you mail to people. BL

8.10.050 Registration Termination – Renewal – Fee

B. Registrants wishing to continue uninterrupted operation of a short-term rental shall submit a new application to the County a minimum of 30 days prior to the expiration of the registration.

I would like to suggest a renewal form be sent out automatically similar to notice of property taxes or vehicle registration. This will work best to get renewals and compliance. BL

8.10.060 Standards and Conditions

B. Maximum Overnight Occupancy. The number of overnight occupants in the short-term rental shall not exceed the number of occupants authorized in the registration. The maximum overnight occupancy shall be clearly posted in the short-term rental, disclosed in any advertising of the availability of the short-term rental, and included in any rental agreement with tenants. The maximum overnight occupancy authorized in the registration shall be calculated as follows:

1. Two occupants per sleeping area, plus two additional occupants.
2. Roll-out beds, fold-out couches, or other similar temporary beds shall not be considered a "sleeping areas" for the purposes of calculating maximum allowed occupancy, but could accommodate the two additional occupants.
3. Children under the age of two shall not be counted as occupants.
4. In no case shall more than 15 occupants be authorized by a short-term rental registration.

I would like to suggest that this be slightly amended. BL

1. For larger homes, a higher occupancy is not onerous. I suggest that for homes with 4 or more bedrooms, the occupancy be limited to 2 per sleeping area plus 4.
2. Please count ALL children of all ages. This is for safety reasons and to not over-occupy the home. I suggest taking out #3 altogether.

8.10.70 Registration Review

B. Upon approval, the administrator shall furnish notice of the approval to all property owners of record within 300 feet of the premises, and contiguous properties under the same ownership. This approval notice shall provide the name, telephone number, and address of a contact person who shall be responsible and authorized to respond to complaints concerning the use of the short-term rental.

I would like to receive a copy of the homeowners with contact info within 300 feet who are notified so I can also reach out to them. To do this now, I have to go onto the county computers and look them up one at a time. BL

8.10.080 Examination of Books, Records and Premises

To determine compliance with the requirements of this chapter, the Clackamas County Zoning and Development Ordinance, and any local tax measures, the administrator may examine or cause to be examined by an agent or representative designated by the administrator, at any reasonable time, the premises, and any and all financial, operational and facility information, including books, papers, and state and federal income tax returns. Every owner is directed and required to furnish to the administrator the means, facilities and opportunity for making such examinations and investigations.

If you want people to trust this ordinance, you have to take out the things that you cannot do like review income tax returns.

8.10.100 Administration and Enforcement

A. Except as otherwise provided for in state law or in the Clackamas County Code, for acts of noncompliance, the Code Enforcement Division of the Department of Transportation and Development shall administer, supervise, and perform all acts necessary to enforce this chapter or any other chapters of the Clackamas County Code applicable to short-term rentals.

I am curious if the process for documentation of code enforcement has a way to add a notation that the property is an STR (registered or not registered) with a searchable component. I think this would alleviate some of the commissioners' concerns about how violations are going to be enforced and tracked. BL

Overall, I would like to see this be an online fill-in form that would include a downloadable document that could be framed that includes the regulations that are relevant to guests (occ, noise, parking, trash, must pay TRT, safety

standards) and the specifics the county is asking for (contact person, max occ, etc.). If this was an official county document that was required to be in the STR, then it makes it a lot easier to enforce when that renegade guest wants to bring more people to an STR or park too many vehicles, noise, garbage, etc.

Fritzie, Martha

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From: Ron and Sheryl Hoak <rshoak@comcast.net>
Sent: Tuesday, December 3, 2019 12:28 PM
To: Fritzie, Martha
Subject: Short term rentals in unincorporated Clackamas County

Follow Up Flag: Follow up
Flag Status: Completed

Please back up and re-plan. The proposed regulations are punitive and burdensome. I don't have a short term rental, but as I read over the proposal it seems that the costs of meeting the regulations would dissuade most from even considering keeping a short term rental. It appears that what the County wants is the ability to control all aspects of life in the county. The only ones who stand to profit from these regulations are county employees who are hired to enforce them. I am totally against using our over burdened Sheriff's department from any involvement in enforcement of these regulations. They are already tasked with enough crime in Clackamas county to keep them busy. Don't add another layer of responsibility to the Sheriff's department.

I read with interest many comments about the new tax, (fee) on motor vehicle registration in the county which was sneaked around the general population's right to vote on it by calling it a fee. Unless our county board of Commissioners becomes more transparent in its processes, no one will ever vote for a new or increased tax. It looks like another scheme where we rural folks get to subsidize improvements to infrastructure for "congested" areas without seeing anything like improvements to our neighborhood streets.

I firmly believe we need less regulation, not more of any kind.

Make Clackamas County an inviting place to live

Ron Hoak
Damascus, OR

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Fritzie, Martha

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From: Margaret Sansone <margaret@margaretsansone.com>
Sent: Thursday, December 5, 2019 7:22 AM
To: Fritzie, Martha
Subject: RE: Short term housing regulations

That is what I was confused about since I am familiar with the ZDO. So I assume the expectation in the reserve zones is that people will be renting their primary residence short term—doesn't make a lot of sense to me unless someone just has a vacant rural property. I believe the county would be wise in amending the ZDO to allow rural property owners that actually live on the property to have the legal ability to participate in the short term rental market with one detached unit. It would be a benefit to an interested property owner as well as provide added revenue for the county. Please include my comments in the review.

Thanks for your help!

Margaret Sansone
Licensed OR Broker, CHMS
Windermere Realty Trust
Earth Advantage Broker®
503-449-0218
www.margaretsansone.com
Buyer and Seller Advisories

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From: Fritzie, Martha <MFritzie@clackamas.us>
Sent: Wednesday, December 4, 2019 10:50 AM
To: Margaret Sansone <margaret@margaretsansone.com>
Subject: RE: Short term housing regulations

No – short-term rentals would be allowed only in legal dwellings. In the EFU and TBR zones, detached structures cannot be converted into additional dwellings because accessory dwelling units are not allowed (except for specific uses like farmworkers).

Martha Fritzie, Senior Planner
Clackamas County DTD | Planning & Zoning Division
150 Beaver Creek Road | Oregon City, OR 97045
(503) 742-4529
Office hours 8:00am to 6:00pm | Monday - Thursday

The Clackamas County Department of Transportation and Development is dedicated to providing excellent customer service. Please help us to serve you better by giving us your feedback. We appreciate your comments and will use them to evaluate and improve the quality of our public service.

From: Margaret Sansone [<mailto:margaret@margaretsansone.com>]
Sent: Wednesday, December 4, 2019 10:18 AM
To: Fritzie, Martha <MFritzie@clackamas.us>
Subject: RE: Short term housing regulations

Thanks Martha, does that mean that a rural property in a reserve zone such as EFU or TBR can build a detached structure (permitted, of course) in order to participate in a short term rental activity?

Margaret Sansone

Licensed OR Broker, CHMS

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From: Fritzie, Martha <MFritzie@clackamas.us>

Sent: Wednesday, December 4, 2019 8:45 AM

To: Margaret Sansone <margaret@margaretsansone.com>

Subject: RE: Short term housing regulations

Margaret – The proposed regulations would apply to all properties in the unincorporated areas of the county (outside of cities), whether they are urban or rural. This is not a change from previous drafts. The biggest change from previous drafts is that, per the Board's request, there is a primary residence requirement for properties inside the Portland metro urban growth boundary.

Martha

Martha Fritzie, Senior Planner

Clackamas County DTD | Planning & Zoning Division

150 Beaver Creek Road | Oregon City, OR 97045

(503) 742-4529

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From: Margaret Sansone [<mailto:margaret@margaretsansone.com>]

Sent: Tuesday, December 3, 2019 12:42 PM

To: Fritzie, Martha <MFritzie@clackamas.us>

Subject: Short term housing regulations

Hi Martha,

The information I have received regarding this proposed change stipulates that it applies to areas outside the city limits in unincorporated Clackamas County. Previously, to my understanding, the reserve areas such as EFU and TBR, were not included as sites where short term rentals would be allowed. Has that changed? It makes sense to me to include all areas so that the county and residents can benefit from the booming short term rental market.

Thanks for your feedback!

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Fritzie, Martha

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From: Stanley Pearse <spearse@yahoo.com>
Sent: Wednesday, December 4, 2019 11:08 AM
To: Fritzie, Martha
Subject: Short Term Rentals

Good day Martha,

My wife and I are looking at turning our rental unit next door into a short term rental - yet we want to be compliant with Clackamas County.

In speaking with one of your associates this morning, I understand that you send out email notifications regarding the regulation process that is currently underway. We would like to be placed on that distribution list.

As it is our desire to maintain our property in an orderly manner and to be compliant with the potential Regulations for Short Term Vacation Rentals, we have the following comments and / or questions:

1. Affidavit of compliance with safety standards. What are the safety standards? Where is this list obtained?
2. Evidence that all county fees and taxes have been paid, including registration with the county's Transient Lodging Tax program. Are these fees and taxes the same as our current property taxes or are they in addition to? Where can we find more information on the Transient Lodging Tax? What would the fee be that we would need to collect?
3. Proof of Liability Insurance. Is this the same as landlords insurance?
4. Site plan and dwelling unit floor plan. Will the county accept a hand drawn site and floor plan?

In closing, our experience with the short term rentals in our neighborhood have been positive - as we are not aware of any negative complaints. We have also seen that these properties are better maintained than some properties that are occupied by full time resident owners. As we live right on the property we would be able to address any noise related issues and maintain and improve the property.

Kind regards,

Stanley & Joan Pearse

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Fritzie, Martha

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From: Scott Cater <scater503@gmail.com>
Sent: Thursday, December 5, 2019 12:46 PM
To: Fritzie, Martha
Subject: Re: Draft proposed short-term rental regulations ready for review and comment

Thanks for your reply Martha. So basically it's not because they are inherently unsafe or some other health or safety reason, it's just that they don't have a separate address?
I'm having a difficult time understanding the rationale. It seems a relatively simple fix to amend the ordinance to allow it unless there is some other reason they are not desirable as an STR. Thanks, just trying to figure out why these would not be allowed. It seems like a win for the owner and a win for the County (tax revenue).

Scott

On Thu, Dec 5, 2019 at 12:33 PM Fritzie, Martha <MFritzie@clackamas.us> wrote:

Hi Scott. The rationale behind not allowing STRs in guest houses is largely due to the fact that they are not separate legal dwellings and our ordinance currently prohibits using a guest house for rental purposes (see attached).

Martha

Martha Fritzie, Senior Planner

Clackamas County DTD | Planning & Zoning Division

150 Beaver Creek Road | Oregon City, OR 97045

(503) 742-4529

Office hours 8:00am to 6:00pm | Monday - Thursday

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From: Rogalin, Ellen
Sent: Thursday, December 5, 2019 9:20 AM

To: Fritzie, Martha <MFritzie@clackamas.us>
Subject: FW: Draft proposed short-term rental regulations ready for review and comment

See email below. Can you respond, please? Thanks.

Ellen Rogalin, Community Relations Specialist

503-742-4274

Office hours: 9 am – 6 pm, Monday-Friday

From: Scott Cater <scater503@gmail.com>
Sent: Tuesday, December 3, 2019 3:59 PM
To: Rogalin, Ellen <EllenRog@clackamas.us>
Subject: Re: Draft proposed short-term rental regulations ready for review and comment

Hi Ellen,

I just filled out your questionnaire, but I wanted to touch base with you directly. Here is a link to our rural STR.

https://www.airbnb.com/rooms/25210366?source_impression_id=p3_1575417364_AxtFq%2FZc%2BBgGKymd

It seems the proposed regulations will put us out of business since this is a 1-room guest house across the driveway from the main house. Is this true and if so, what is the rationale for banning these types of STR's? Thanks!

Scott Cater

5. If you would like us to keep you posted about the possible development of these new regulations, please provide your contact information below. Thank you.

On Tue, Dec 3, 2019 at 11:38 AM Rogalin, Ellen <EllenRog@clackamas.us> wrote:

Good morning,

After several months of public input and discussions with the Clackamas County Board of County Commissioners, updated draft regulations for short-term/vacation rentals in unincorporated Clackamas County are available for public review and comment. Comments collected will be shared with County Commissioners to use as they consider adoption of these new regulations in 2020. You can go directly to the draft regulations and the input form by using the following links.

- [Draft regulations](#)
- [Questionnaire/input form](#)

Additional information about the draft regulations is available at www.clackamas.us/planning/str. Please direct any comments or questions to Senior Planner Martha Fritzie at mfritzie@clackamas.us or 503-742-4529.

You received this email because you have registered to pay transient lodging tax. If you would prefer not to receive any more updates on this topic, please send back an email asking to be removed from the email list. Thank you.

Ellen Rogalin, Community Relations Specialist

Clackamas County Public & Government Affairs

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Office hours: 9 am – 6 pm, Monday-Friday

Fritzie, Martha

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From: Frances <franmazzara@gmail.com>
Sent: Sunday, December 8, 2019 10:20 AM
To: Fritzie, Martha; Cowan, Danielle
Cc: rrbruce@outlook.com; gracehumberston@yahoo.com
Subject: short term rentals

Expires: Thursday, June 4, 2020 12:00 AM

To follow up on my comments submitted in response to your proposed rules.

Right now there are 14 cars and trucks in front of my property with more expected. The gentleman my husband and I spoke with stated the following:

1. They were instructed to park there up in our cull-de sac leaving the spaces in front of the rented house open.
2. Additional cars and trucks are coming.
3. The house was rented for one night, 1 night only, to hold a large Surprise Birthday Party for his daughter.
4. They expect 30-50 guests

Meanwhile the house across the street is all lit up. This house advertises it sleeps 22. It is decorated for what appears to be a party. The drive is too steep for most cars to climb up, thus they park in the street also. Our road is barely 40 ft. wide and less than 500 ft. long..... and steep.

Despite talking with the owners, we have had to pay people to clean up the trash the critters rip into and gets blown all over the place, not to mention the beer bottles that litter the street. They put the trash out in bags on Monday, trash collection here is on Thursday.

Last winter renters cars blocked the road, having slid in the snow. The snowplow could not come up the road. The cars, without proper snow tires, could not move. The snow froze.

At the beginning of the week, before the heavy snowfall my husband had been rushed to the hospital with a heart attack and subsequent surgery. Upon discharge we were forced to stay in a hotel for a week because we could not access our drive until the renters cars were moved and the snow plow could clear the mess..

Weekend, 1-2 night rentals attract just what we are experiencing. Rented for parties...cheaper than a restaurant or catering house. Not prepared for the weather extremes, they are only coming for the night...!

There should be a minimum of 3 night rentals. This would cut down on these 1 night stands with large crowds coming to party. Serious skiers, family groups, couples are not the problem....it is the large party crowds that clog the roads, leave trash all around, drink and party all night. If the owners won't do it the County should step in. We are living next door to a commercial enterprise...a bar, a catering house. .call it what you will. If I opened my house up and advertised as a catering hall for rent I would be shut down immediately. The Board of Health would demand inspections. The LLC would want proof minors are not being served. The Zoning laws would demand I shut down in a residential neighborhood. What is the difference?

Spam Email
Phishing Email

Fritzie, Martha

Page 18 of 55

From: Rogalin, Ellen
Sent: Monday, December 9, 2019 4:01 PM
To: Fritzie, Martha
Subject: STR input

Follow Up Flag: Follow up
Flag Status: Completed

Geoffrey Jahnke and I finally connected today. He'd still like to talk with you if possible, but here's a quick summary:

- He has a couple Air BnB rentals in his own home and it's been a great experience. (He's in the Oak Grove area.)
- He generally agrees with all the proposed regulations and says he already does those things himself.
- Only concern is the different requirements for rentals inside the Portland UGB. He's concerned that will limit the type of rentals available to people in that area, e.g., families who need a larger place to stay. He suggested such a limitation might be more appropriate on the mountain, and he wonders if we have any data on people who rent in their own homes that informed this proposal.
- He asked about the best way to give input and if there would be any opportunity to testify to the Board.

Ellen Rogalin, Community Relations Specialist

Clackamas County Public & Government Affairs

Transportation & Development | Business & Community Services

503-742-4274 | 150 Beavercreek Road, Oregon City, OR 97045

Office hours: 9 am – 6 pm, Monday-Friday

Fritzie, Martha

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From: Fritzie, Martha
Sent: Tuesday, December 10, 2019 4:55 PM
To: Transient Lodging Tax
Subject: RE: Monthly Transient Lodging Tax Report

Thank you – I had not received this.

Martha Fritzie, Senior Planner
Clackamas County DTD | Planning & Zoning Division
150 Beaver Creek Road | Oregon City, OR 97045
(503) 742-4529
Office hours 8:00am to 6:00pm | Monday - Thursday

The Clackamas County Department of Transportation and Development is dedicated to providing excellent customer service. Please help us to serve you better by giving us your feedback. We appreciate your comments and will use them to evaluate and improve the quality of our public service.

From: Transient Lodging Tax
Sent: Monday, December 9, 2019 8:38 AM
To: Fritzie, Martha <MFritzie@clackamas.us>
Subject: FW: Monthly Transient Lodging Tax Report

Martha,

I'm not sure if you have heard from Carol Cookson. I did try to direct her to you. Just in case, here's what she has to say...

Best of luck!

Kathryn

From: Carol Cookson [<mailto:cookson.carol@gmail.com>]
Sent: Monday, December 09, 2019 8:27 AM
To: Transient Lodging Tax <TLT@clackamas.us>
Subject: Re: Monthly Transient Lodging Tax Report

Yes, I did take the survey. The requirements are very restrictive and require a lot of hoops to be jumped through. I can't think of any reason for the severe restrictions other than the hotels are lobbying for strict requirements to cut down on their competition. I went to an initial public meeting where the idea was being proposed. Most of the people at the meeting were not in favor the proposal. Those that were interested were in favor of limited regulations to protect neighborhoods from being burdened by rude and/or loud strangers. If the proposal is adopted, it will put a lot of Airbnb hosts out of business. Not only does it not allow RVs which are designed for short-term lodging, it also does not allow guest houses and tiny houses to be used for short-term lodging. Many of us have invested quite a bit into establishing short-term rentals to help offset our housing costs. I suspect that in some cases that people who depend on rental income will be forced to sell their homes.

Carol Cookson

On Mon, Dec 9, 2019 at 7:54 AM Transient Lodging Tax <TLT@clackamas.us> wrote:

Carol,

I'm sorry to hear that. Have you taken the survey they put on the website?

<https://www.clackamas.us/planning/str>

You can also email Martha directly with feedback <mailto:mfritzie@clackamas.us>

Regards,

Kathryn

Kathryn Stewart | ACCOUNTING SPECIALIST 2

CLACKAMAS COUNTY DEPARTMENT OF FINANCE | Transient Lodging Tax

2051 Kaen Road, Oregon City, OR 97045

office 503.742.5462

tlt@clackamas.us

www.clackamas.us

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My office hours are Monday-Thursday 6:30am to 5pm;

In keeping with the county's sustainability goals, the Finance office is closed on Fridays.

From: Carol Cookson [mailto:cookson.carol@gmail.com]
Sent: Sunday, December 08, 2019 1:38 PM
To: Transient Lodging Tax <TLT@clackamas.us>
Subject: Monthy Transient Lodging Tax Report

Certificate No. 660-19

5576 SE Viewcrest Dr, Portland, OR 97267

Closed Nov - Mar

If the new short-term registration proposal for Clackamas County unincorporated areas is approved, I will no long be eligible to rent my RV. I hope it doesn't pass. If it does this will be my last report.

Carol Cookson

Spam Email
Phishing Email

Fritzie, Martha

Page 22 of 55

From: Fran mazzara <franmazzara@gmail.com>
Sent: Monday, December 16, 2019 5:55 PM
To: Fritzie, Martha
Cc: Rob Bruce; Ken humberston; Cowan, Danielle
Subject: FW: Land Use Hearings Officer decision, 10/24

Follow Up Flag: Follow up
Flag Status: Completed

VRBO Property # 769256 "Foothills House"
25906 E. Highview Drive
Welches, Or.

AND

VRBO Property #1101278 "Friends Lodge"
25811 E. Highview Drive
Welches, Or.

Both advertise " *Large Families, Groups and Business Retreats. Great place for small weddings (75 people) and a great place for training and seminars*"

The Land Use Hearing Officer rejected the attached application. This was the same type of event facility but connected to a farming operation on EFU land and adjacent to rural residential zoning in West Linn.

Why do the owners of the 2 homes adjacent to us not have to go through the same process? Why are they exempt from land use and zoning laws for running an event rental facility ?

While the attached decision refers to the land having been designated EFU, it was originally Fantasy Forest" , a Christmas tree farm when LUBA went into effect and the owner at the time opted not to file to subdivide the land, It is designated EFU and is required to abide by the requirements of the existing laws, including housing, # of occupants and parking.

Our land is designated Hoodland Rural Residential. We are not zoned for business and the owners have not filed for a "conditional use" permit to operate a business on these properties. (*Clackamas County Zoning and Development ordinance, Table 317-1, Permitted uses in the MRR and HR Districts, Hosting of Weddings, Family Reunions, Class Reunions, Company Picnics and Similar Events*).

If the Land Use Hearing Officer were to ask the basics they would find the houses are each on less than a ½ acre, in a residential community with off-street parking of a maximum of 4 cars. Neither of these homes have any type of building, fire or health inspection. They are on a 500 ft. long, 40 ft. wide dead end street with limited access to emergency vehicles, not to mention our regular service vehicles such as garbage trucks, snowplows and propane gas trucks which can not access the street if cars are parked on the street, nor can any of these vehicles turn around to exit if there are cars in the street.

Please consider what I have attempted to point out to you in your decision making process. There are 3 sides to this issue...the owners who rent out their vacation cabins when they are not using them, the local resident owners who have an adjacent property they use as a rental and the third, absentee landlords who have no concern for the neighbors or community and see these homes as a business opportunity. They purchase these homes, hire a manager and deny any responsibility as long as they can.

FRAN & JOE MAZZARA

Fran & Joe Mazzara

25901 E. Highview Drive

Welches, Or 97067

503.622.1140

(F) 971.227.6223

(J) 971.563.2212

From: Clackamas County

Sent: Monday, December 16, 2019 3:47 PM

To: franmazzara@gmail.com

Subject: Land Use Hearings Officer decision, 10/24



Land Use Hearings Officer decision, 10/24

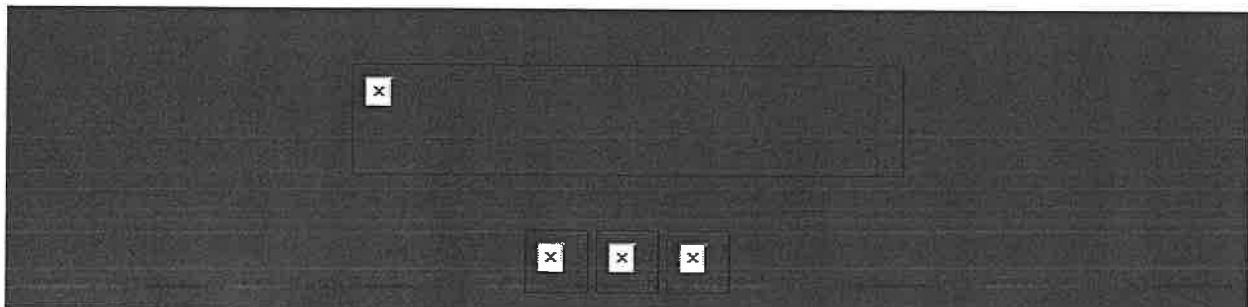
File #: Z0378-19, Conditional Use

Hearings Officer decision:

- Application denied

Proposal: Construction of new wine tasting and wine aging/storage building, which will have the ability to accommodate small events. New building to be approximately 4,100 sf on main level, along with 1,000 sf upper level and 5,100 sf basement for wine storage. Catering kitchen, restrooms, and changing area are shown as included components. Potential events described as wine tastings, weddings, and corporate gatherings. Subject property is site of Festive Hill Winery at 20100 SW Johnson Rd., east side of SW Johnson Rd south of SW Long Farm Road, Stafford area.

Address: 20100 SW Johnson Road, West Linn, OR 97068



Clackamas County | 2051 Kaen Rd, Oregon City, OR 97045

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Sent by news@clackamas.us

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Fritzie, Martha

Page 25 of 55

From: Deborah Gaslin <d_gaslin@comcast.net>
Sent: Monday, December 23, 2019 8:35 AM
To: Fritzie, Martha
Subject: Short term rental
Attachments: image0.jpeg; ATT00001.txt

Hello. My name is deborah gaslin and I've been following this issue since the beginning. Although I agree with 95% of your STR proposals, this section attached I adamantly oppose. Guest houses and RV/trailers/boats are legally recognized habitable structures and should be allowed for use as STR. Many people rely on these investments to support themselves and their families. Prohibiting the use of these structures will incur lawsuits as they are allowed by all STR companies and even the city of Portland. They should be considered equal to all STR in Clackamas county. I have colleagues who rent out their guest houses and ADUs to help support themselves and stay in their homes. Cannon beach lost it's unreasonable STR restrictions because the threat of monetary loss due to hardship of investment lawsuits piled up and would've bankrupted the city. So far your STR requirements are reasonable and sensible. This section is not.

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8.10.060 Standards and Conditions

Any short-term rental must comply with the following standards at all times, in addition to any other state and local requirements:

- A. Dwelling Unit. The short-term rental must be operated within a legally-established, permanent dwelling unit. The dwelling unit associated with a short-term rental shall not have been established through a land use approval or other approval process that specifically limited the use of the dwelling unit, the occupancy of the dwelling unit, or the duration of the existence of the dwelling unit. Examples of non-qualifying dwellings include those approved as an accessory farmworker dwelling, a caretaker dwelling, or a temporary dwelling for care.
 1. Guest houses or other similar structures are not considered to be dwelling units under the county's zoning and development ordinance and may not be used as a short-term rental.
 2. Temporary sleeping accommodations such as tents and recreational vehicles are not considered to be dwelling units under the county's zoning and development ordinance and may not be used as a short-term rental.
- B. Maximum Overnight Occupancy. The number of overnight occupants in the short-term rental shall not exceed the number of occupants authorized in the registration. The maximum overnight occupancy shall be clearly posted in the short-term rental, disclosed in any advertising of the availability of the short-term rental, and included in any rental agreement with tenants. The maximum overnight occupancy authorized in the registration shall be calculated as follows:
 1. Two occupants per sleeping area, plus two additional occupants.
 2. Roll-out beds, fold-out couches, or other similar temporary beds shall not be considered a "sleeping areas" for the purposes of calculating maximum allowed occupancy, but could accommodate the two additional occupants.
 3. Children under the age of two shall not be counted as occupants.
 4. In no case shall more than 15 occupants be authorized by a short-term rental registration.

Fritzie, Martha

Page 27 of 55

From: Ruen, Cameron
Sent: Monday, December 30, 2019 2:43 PM
To: Fritzie, Martha
Subject: short-term rental facebook comments

Follow Up Flag: Follow up
Flag Status: Completed

Hi Martha,

If the ZDO doesn't currently allow for short term rentals, does that also mean they are illegal (if there are no rules against it)? What is the cost of not regulating the short-term rentals? Is this mostly a life/health/safety issue, and inconvenience for neighbors? What is the response to the administration cost debate?

Thanks! Cameron



Author

Clackamas County, Oregon Thanks for your question, Cindy. The current County Zoning Ordinance does not clearly allow short-term or vacation rentals. However, since many homes are being used for this purpose and there is a growing interest among homeowners to rent their homes short-term, we are looking for the most effective way to potentially allow and regulate this type of land use.

1 · Commented on by Cameron Ruen

- · 27m
- **Cindy Fincher** Clackamas so in short the county wants to add regulation, therefore adding administration and adding costs. Is there a reason it must be clearly allowed? Are there cases of people misusing or creating problems using their homes for short term rentals?
 - · 24m
- **Cindy Fincher** If there is no cause to regulate something why create administration & rules to regulate it?
 - · 21m
- **Cindy Fincher** I do not have a vacation rental....but why does this need to be regulated? Are there case studies that show evidence that it needs to be regulated? OR is there just speculation that it needs to be regulated? This will create more administration and more costs.
 - · 35m
- **Jordan Winthrop** Why are you making this an issue? There is no law or rules against it meaning it is completely legal now. Estacada decided to regulate all the vacation homes out of our area. They made up rules that had no bearing on anything. People with gravel driveways can rent a room now in Estacada. Please don't do this! Oh I don't have a rental just know of many who used to....
 - · 6m

Cameron Ruen, Community Relations Specialist

Pronouns: she/her/hers

Clackamas County Department of Transportation & Development

150 Beaver Creek Road, Oregon City, OR 97045

503-742-4335

www.clackamas.us

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Fritzie, Martha

Page 29 of 55

From: dan bonfield <freightman65@gmail.com>
Sent: Thursday, December 19, 2019 1:57 PM
To: Fritzie, Martha
Subject: Short term rental regulation

Hello Ms. Fritzie

My name is Daniel Bonfield, My wife Brigitte and I own and rent our home on Mt. Hood utilizing Air BnB and VRBO.COM and have been doing so for over 11 years. We are all for a form of regulation but want to make clear our opposition to this becoming another revenue source for the county. We have all heard the horror stories of full time residents being terrorized by party houses that have been overbooked with far too many guests, I don't think any homeowner who rents can argue that that is unacceptable behavior. But, let me tell you about my experience as a responsible homeowner who rents his property short term, almost 12 years not one single complaint, neighbors all know me, my Wife and our Son and have our phone number. To do this properly takes work and dedication and I don't know if you think we are turning a profit but let me assure you we are not. I want to keep this house as my residence in retirement and renting it short term allows me to do this, I maintain my home and the grounds, pay property taxes. I have arranged for the garbage cans to be collected emptied and returned to their place by the trash company and have always tried to be the best neighbor on the street... My next door neighbor actually told me he prefers my house to all the others and most issues come from full time residents, my house has all required smoke and CO2 detectors and fire extinguishers upstairs and down. Because I use the two most widely used rental platforms I am covered by a one million dollar liability policy on all rentals so I truly feel a liability insurance requirement to be excessive, my home has no garage but does have a driveway that can fit 2 compact cars as well as two parking spots in front of my home but in my terms of use agreement (House rules) I state " Please, no more than 2 vehicles" in almost 12 years again not one complaint from my neighbors. All renters are required to read and accept these rules which explain things such as fire safety, quiet times, trash removal, house safety equipment ETC. After all that I complete and submit a transient room tax report to the county and remit taxes as required. This is not a business for us, it's a way to secure our retirement home and maybe make a few people happy in the process. We have 5 guest books full of all kinds of great stories of family get togethers and love affairs, marriage proposals, Birthdays and Christmas gatherings, we do it right and just want you to know we are not the minority.

Thanks for listening and considering my point of view on this important topic.

Sincerely

Daniel and Brigitte Bonfield
2832 SE Robin Way
Gresham OR. 97080
503) 995-6030

Spam Email
Phishing Email

Fritzie, Martha

Page 30 of 55

From: Norris <jtnorris@comcast.net>
Sent: Monday, January 6, 2020 10:33 PM
To: Fritzie, Martha
Subject: Short Term Rentals

Hello

Not sure how my family benefits from having a short term rentals By are home .? I guess we can make a lot of new friends?

Also you need to show a map showing the Urban Growth Boundary In Clackamas County For some of us living in unincorporated but inside the Urban growth Boundary (Lake Grove) it's still like the Wild West Very little enforcement illegal structures ,roosters not chickens Which clackamas county should address for once and all MYbe when you mail me your Newspaper stating no Roosters Inside the Urban growth Boundary I don't think the county has ever Really address this also I pretty sure I already have a short term rental On my street (Madrona St) And please don't get me started on Our road conditions Andrew Norris

Sent from my iPad

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END-ANTISPAM-VOTING-LINKS

Fritzie, Martha

Page 31 of 55

From: Hollis Wenzel <hollismacwenzel@gmail.com>
Sent: Monday, January 6, 2020 9:26 PM
To: Fritzie, Martha
Subject: Comment on proposed changes to short term regulations
Attachments: ClackamasCountyrentals.docx

Dear Martha,

I am writing to share with you and the Board of Commissioners our thoughts on the proposed changes to the short-term rental regulations. I ask that you please share these with the Commissioners as we will be out of the country at the January 30th board meeting. Thank you.

We completely understand how these rentals have caused some problems in neighborhoods and even in towns, but let me share a little about our unique situation.

My husband and I live on 20 acres in rural Clackamas County. We are in an area where each lot is a 80 acre minimum. We have been hosting with AirBnB for over 5 years and love it. We have met people from all over the world and it provides a significant income to us as we near retirement.

Because of where we live, our neighbors don't have any idea that we are hosting short term rentals, and we have never had a complaint from any of our neighbors for any reason in 24 years.

Our situation is unique in that our rental is a Tree House! You can see a video on it at mthoodtreehouse.com

It has been featured on HomeBuddies and listed in several publications as a really special place to stay in Oregon... especially if you want to stay in a deluxe treehouse.

When we first built the treehouse, (we started construction over 8 years ago), we first took a 3-day class from Pete Nelson (who later became the star of the TV show "Tree House Masters). We called Clackamas County at that time and were told there were no regulations on building something that was suspended from trees, they said "if it is off the ground, we don't need to know about it" - so we moved forward. We had a friend, who is a bridge engineer, calculate the loads and my husband, who is a former building contractor, built it over the next few years. It is so well built, that we had our insurance agent, who insures our home, come out and look at it. He said it was better built than many houses that he insures and immediately insured it.

All this to say, it is very well built, but based on your proposed regulations, we would have to close it down to rentals. If the Country doesn't provide rules and guidance to building Tree Houses, then how could you possibly send someone out and give us the thumbs up?

For many of our visitors, their time here is a chance to build wonderful memories. You can go to our AirBnB listing Magical Treehouse near Sandy, Oregon and read the reviews... People continuously say that their stay here has been a once in a lifetime experience.

There is simply no "one size fits all" solution. So we ask you this: PLEASE consider a different set of regulations for those of us that are on large acreage without close neighbors, also consider that some rentals are unique and are not going to meet the same criteria that a home or cabin might.

Thank you so much for your consideration. We sincerely appreciate the work you do. We would welcome an opportunity to speak with you Martha, or anyone else from the County Board. We will be out of the country from January 24th - February 8th. But will make time and time before that to speak with you.

I am attaching a copy of this letter so that you can easily print it out and share it with the commissioners.

Warm regards,

Hollis & Dave Wenzel
(503) 621-8861
46575 SE Jadrye Road
Sandy, OR 97055

--
Hollis MacLean Wenzel, MS, LMFT
hollismacwenzel@gmail.com
(503) 577-5338 work direct line (confidential mail box)

"Life is ten percent what happens to you and ninety percent how you respond to it." – Lou Holtz

Spam Email
Phishing Email

January 6, 2020

To: Martha Fritzie
Clackamas Board of Commissioners
Re: Proposed Short-term Rental Regulations

Dear Martha & Commissioners,

I am writing to share with you and the Board of Commissioners our thoughts on the proposed changes to the short-term rental regulations. I ask that you please share these with the Commissioners. Thank you.

We completely understand how some short-term rentals have caused some problems in neighborhoods and even in towns, but let me share a little about our unique situation.

My husband and I live on 20 acres in rural Clackamas County. We are in an area where each lot is a 20-acre minimum. We have been hosting with AirBnB for over 5 years and love it! We have met people from all over the world and it provides a significant income for us as we near retirement.

Because of where we live, our neighbors don't have any idea that we are hosting short term rentals, and we have never had a complaint from any of our neighbors for any reason in 24 years. The treehouse is 100 yards from our home, we are not absent when people are staying here, this is our home.

Our situation is unique in that our rental is a Tree House!

You can see a video on it at **mthoodtreehouse.com**

It has been featured on HomeBuddies and listed in several publications as a really special place to stay in Oregon... especially if you want to stay in a deluxe treehouse. We also donate it as an auction item for charity fundraisers.

When we first built the treehouse, (we started construction over 8 years ago), we first took a 3-day class from Pete Nelson (who later became the star of the TV show "Tree House Masters). We called Clackamas County at that time and were told there were no regulations on building something that was suspended from the trees, they said "if it is off the ground, we don't need to know about it" - so we moved forward. We had a friend, who is a bridge engineer, calculate the loads and my husband, who is a former building contractor, built it over the next few years. It is so well built, that we had our insurance agent, who insures our home, come out and look at it. He said it was better built than many houses that he insures and immediately insured it.

All this to say, it is very well built and safe. But based on the proposed regulations as they are written, we believe we would have to close it down to rentals. If the Country doesn't provide regulations and guidance for building Tree Houses, then how could you possibly send someone out to approve it for renting?

For many of our visitors, their time here is a chance to build wonderful family memories. You can go to our AirBnB listing Magical Treehouse near Sandy, Oregon and read the reviews... People continuously say that their stay here has been a once in a lifetime experience.

There is simply no "one size fits all" solution. We ask you this:

1. PLEASE consider a different set of regulations for those of us who are on large acreage without close neighbors,
2. And, also consider that some rentals are unique and are not going to meet the same criteria that a home or cabin might. Our is what you would call "glamping" a cross between camping and a "glamorous cabin..."

Thank you so much for your consideration.

We sincerely appreciate the work you do. We would welcome an opportunity to speak with you Martha, or anyone else from the County. We regret that we will be out of the country from January 24th - February 8th. But will make time anytime before we leave to speak with you.

Warm regards,



Hollis & Dave Wenzel
(503) 621-8861
46575 SE Jadron Road
Sandy, OR 97055

Fritzie, Martha

Page 35 of 55

From: Christine Lumbroso <beadsofparadise@gmail.com>
Sent: Monday, January 6, 2020 5:21 PM
To: Fritzie, Martha
Subject: Thoughts on Short Term Rentals

To Whom It May Concern:

I expected that there would be some regulations coming in light of the recent openings of AirBnB and other internet-based business opportunities.

While I do understand the need for some regulations to be in place to take care of complaints and difficulties that may arise, I think it is important to see the BENEFIT that the short term rentals provide for the county and that we should make it easy for people to provide this service.

1. There is little to offer as far as hotels, motels or places to stay in rural Clackamas. This is sad because there is so much to offer in our county as far as tourism and events go. We have events such as river rafting, hot springs, and Disc golf tournaments, not to mention many wedding venues and relatives visiting for high school graduations. Even the Physician's Assistants coming to work at our new local clinic need convenient lodging for the short term as they serve our community. People who are willing to extend a warm welcome to these folks should be encouraged and rewarded for their effort in serving the community.
2. Short term rental provides jobs for those looking for part-time housekeeping and handyman and maintenance jobs. Airbnb expects the housekeepers to be paid a living wage, and bringing this type of job opportunity is needed in the rural county.
3. Additional income to homeowners provide stability and increase the value of the homes in the neighborhood as they make needed repairs and upgrade with the extra income they receive.
4. In rural places, there are usually fewer complaints as neighbors are at a small distance and are less likely to be an inconvenience or cause a disturbance.
5. The writer of these regulations seems to not realize that short term rentals are often a portion of the homeowner's home so of course, they have garbage pick-up and limit the occupancy to their rental, and such things as insurance as they care about their property.

These are just a few reasons to encourage Short Term Rentals. Please don't make hardships for this valuable service provided by these rentals. \$800 - \$900 every two years is OUTRAGEOUS!! This would shut down many short term rentals on the spot. What would justify this amount? New trucks to do inspections? A new position of Short Term Rental Inspector?

Please rethink these regulations and make it easy on the Short Term Rentals, for our community and our county,

Thank You,

Christine Lumbroso

Fritzie, Martha

Page 36 of 55

From: Christine Lumbroso <beadsofparadise@gmail.com>
Sent: Tuesday, January 7, 2020 8:15 AM
To: Fritzie, Martha
Subject: PS on short term rentals

As a PS to my previous email, I believe that it would be helpful to distinguish between people offering a room or portion of their home for short term rental vs. those who rent out their whole home or vacation rental. Those who rent a portion of their home are more likely to be home and keep a close eye on their guests, their activities and the property. People who temporarily rent a vacant home or property are more likely to have multiple occupants, parties and to create disturbances. There should be two distinct categories.

Spam Email
Phishing Email

Fritzie, Martha

Page 37 of 55

From: Barrett Meeker <barrettmeeker@gmail.com>
Sent: Monday, January 6, 2020 3:35 PM
To: Fritzie, Martha
Subject: Short-term rentals regulation

The proposed Clackamas County regulation of short-term rentals is a very bad idea. If enacted this regulation would be yet another law that favors the wealthy over the poor and middle class. Charging a registration fee would mean that someone who has no guest space but wants to rent their home once a year while on vacation would be paying a much larger % of their short term rental income toward the fee than someone who was wealthier and owned a bigger property where they have guest quarters with extra parking that can be rented out for hundreds of days a year. Not to mention that someone who has a nicer larger home would be getting a lot more money per night than someone poorer who owned a smaller home. This means you can effectively price the poor and middle class out of the short-term rental market entirely because they may not even make enough to cover the fee. Liability insurance can be similarly prohibitively expensive and time consuming to acquire for someone in the lower-middle class who only wants to rent their home once a year while away on vacation.

We already have noise, parking and trash regulations, why make more hoops to jump through when so many who need short-term rental income are pressed for time and money working long hours and multiple jobs?

This is a terrible idea that takes away property rights and unfairly hurts the poor and middle class while cornering the market for those wealthy enough to have regular guest space.

Thank you for your consideration,
Barrett Meeker
16911 SE River Road, Oak Grove.

Spam Email
Phishing Email

Fritzie, Martha

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From: Ruen, Cameron
Sent: Tuesday, January 7, 2020 9:09 AM
To: Fritzie, Martha
Cc: Johnson, Amber; Rogalin, Ellen
Subject: FW: Reminder: Public invited to review, comment on proposed regulations for short-term rentals in unincorporated Clackamas County by Jan. 9
Attachments: ndShortTermRental_01072020.docx

Hi Martha,

The last reminder push for commenting on the short-term rental proposed regs went out on Nextdoor yesterday. There has been some activity, see attached for full responses as of now.

How would you respond to the questions/comments below? Are the proposed regulations a one size fits all approach (would they disproportionately impact those with less/more resources)? Would there be increased enforcement beyond the current levels?

This regulation is a terrible idea. They are proposing making owners pay a \$800-\$900 registration fee every two years in order to rent your own property for a short term. This is the same fee regardless of how much you make off your short term rental or how often you rent it. What this means is if you have a small house and only want to rent it for a week while you leave for vacation then the fee alone might easily eat up most of your profits.

This unfairly hurts poorer owners with smaller properties while benefiting the wealthier who have more regular guest space where the fee becomes a much smaller % of their profits and they don't have any problems meeting the off-street parking requirements.

Why should we give up more freedom for more regulations telling us what we can and can't do? What is this regulation trying to achieve besides making it much much harder for lower and middle class property owners to make a bit of extra money?


this is just another way for Clackamas County to collect more revenue, how do they plan on enforcing their new rules, oh I got it with the one deputy that they have that patrols our area...this is the biggest farce. if I owned a "vacation rental" I sure in hell would not let clackamas county know....this is almost as bad as living in Multnomah county, but after all it is oregon :

From: Johnson, Amber <AJohnson4@clackamas.us>
Sent: Tuesday, January 7, 2020 7:26 AM
To: Ruen, Cameron <CRuen@clackamas.us>
Subject: FW: Reminder: Public invited to review, comment on proposed regulations for short-term rentals in unincorporated Clackamas County by Jan. 9

FYI, looks like lots of comments came in overnight

From: Nextdoor <reply@rs.email.nextdoor.com>
Sent: Monday, January 6, 2020 9:48 PM
To: Johnson, Amber <AJohnson4@clackamas.us>
Subject: Re: Reminder: Public invited to review, comment on proposed regulations for short-term rentals in unincorporated Clackamas County by Jan. 9


Malcolm H., Eilers Road What business of the county is it how people manage their own private property? Martha and her happy band of socialists need to...

 Malcolm H., Eilers Road

What business of the county is it how people manage their own private property? Martha and her happy band of socialists need to go.

 Thank Private message



 Turn off notifications for this post
This message is intended for ajohnson4@clackamas.us. Unsubscribe here. Nextdoor, 875 Stevenson Street, Suite 700, San Francisco, CA 94103



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Fritzie, Martha

Page 40 of 55

From: Blane @ Mountain Resort Lodging <info@MRL-cabins.com>
Sent: Wednesday, January 8, 2020 9:23 AM
To: Fritzie, Martha
Subject: Proposed short-term rental regulations comments

Hello Martha,

We have been operating a short-term rental business on Mt. Hood since 1997. I have been an Oregon licensed architect since 1988.

I am taking issue with the Clackamas County Planning Department requiring modifications to existing building construction to meet the proposed STR regulations, in particular the egress window dimensions and area, and the clearance at electrical panels. I would also like to challenge the requirement that all building exits be available for use to renters.

When our homes were built they met the building code for an owner occupied residence and for a non-owner occupied residence (short and long-term rental). The length of time a resident stays in the house or whether they are the owner or renter of the house is not a factor when designing a house to meet the Oregon Residential Specialty Code (ORSC). Because of this, when these conditions change over the life of the structure the ORSC does not require the owner to modify any aspect of the structure for this change alone. Furthermore, since the ORSC is updated every 3 or 4 years legally constructed and used existing homes are not required to be updated unless the use of the structure changes, there is a conversion of a non-sleeping space to a sleeping space, there is a conversion of a non-habitable space to a habitable space, or the structure itself is changed.

The ORSC takes precedent over local zoning and planning laws and as such a county planning department does not have the authority to change the State's building code. In other words, changes to a local planning departments regulations do not require a legally constructed and used existing structure to be retrofitted to meet a new planning ordinance. If the County feels strongly about changing the requirements for an item governed by the building code in order to meet a new planning ordinance, it must be done at the state level through the Building Codes Division in Salem. If this is attempted by the County I would be surprised if it will be successful as there are no requirements in the 702 page document requiring anything close to what the County is proposing.

ENLARGING WINDOWS TO MEET PROPOSED EGRESS DIMENSIONS

Notwithstanding the information contained in the paragraphs above, if the County feels it has jurisdiction over the ORSC why isn't it requiring structures to install other much more easily installed devices required by ORSC that prevent fires that may cause a person to use an egress window in the first place? As an example, why isn't the County also requiring arc fault circuit interceptor electrical receptacles in bedrooms? Why isn't the County also requiring all smoke detectors in a house to be interconnected with wireless communicating detectors? Why isn't the County also requiring garages to be separated from the living portion of the house with 5/8" Type-X gypsum wall board? Why isn't the County also requiring the door separating the garage from the house to be manufactured with a solid core? Where do you draw the line? There are many more building codes that have been added over the years to make houses safer but none of them are required by the State's Building Code division to be retrofitted into existing legally constructed and used houses. The reason why? The State does not want to create a financial hardship on the homeowner, which is something the County seems to be ignoring. Since the State Building Codes division is the expert in the fire and life safety of structures the County needs to follow their lead. Furthermore, regardless of when a house was constructed, all bedrooms at the time of construction have a window that can be used for egress, even if it doesn't meet the proposed standards, but very few houses have the safety items described above so why push the egress window requirement before the other items?

Increasing the size of a window can be extremely expensive. To put things in perspective, the load required to be supported by a roof in Government Camp is roughly 250 pounds per square foot. Compare this to the 75 pounds per square foot load required to be supported by the roadbed on the vehicle bridges crossing the Willamette and Columbia

Rivers. Another way of looking at it is the homes in Government Camp have to be strong enough to support the story house sitting on top of it. Because of this the beams above the windows in Government Camp have to be extremely strong. Often times the posts supporting the ends of the beam above a window not only have to go down the floor level of where the window is located, but also need to continue down to the foundation. This means that if a second floor window is widened, a new larger beam must be installed above the window with new a new post at each end that may be required to extend down to the foundation. This requires that not only the wall in the bedroom where the window is located to be opened up and reframed, but also the wall in the floor below. If there is a kitchen or bathroom in the floor below this could require removing both the counter and the cabinetry in order to reframe the exterior wall just to support the new beam above the window on the second floor. It is very easy to see how this this could be an extremely expensive endeavor. I truly don't think the County has fully considered what this proposed change could require homeowners to do. I am also sure that most homeowner's don't understand what will be required of them if the proposed egress window regulations are approved. If they did, there would be a lot more dissent.

A secondary result in widening windows is that it decreases the solid wall length of a house and this is what keeps a house vertical. If more than 5% of the solid wall length is removed then the house needs to be evaluated for lateral stability per the ORSC. I can tell you that many homes in the Government Camp are not laterally braced enough as is. Whenever we have a winter with a large amount of accumulated snow people ask me why their doors (interior and exterior) are not closing properly. I respond by telling them their house is not adequately laterally braced for the load on their roof - they have too many windows to put it simply. When windows are widened wall bracing is lost and this has a direct affect on the lateral strength of the house.

An extremely relevant example regarding the State's effort to avoid financial hardship is the installation of interconnected smoke detectors. For any project in a house requiring a building permit, smoke detectors must be installed in Code required locations if none exist. In new houses all smoke detectors must communicate with each other, which means for example if a detector is activated in the basement it will communicate and activate all others in the house (R314.4). However, the communication between detectors is not required in existing houses if the project does not require removal of wall and ceiling finishes exposing the structure (R314.4 Exception). Why? Because the State Building Code division does not want to create a financial hardship on the homeowner by requiring the installation of wiring throughout the house. This exception exists even though there are wireless communicating smoke detectors available to consumers at very reasonable cost!

My suggestion for the County in regard to the STR building and fire safety requirements is to let homeowners know what the current ORSC states relative to fire and life safety requirements so that homeowners are informed (there are many more than what I state above). The County should also state that they do not have the authority to require these elements to be retrofitted into an existing legally constructed and used structure but highly suggest that as many of them be incorporated into existing homes as possible.

MODIFYING THE AREA AROUND ELECTRICAL PANELS

In regard to the dimensional requirements at electrical panels, what is being required is stricter than what is required in the electrical code. The proposed STR regulations states 30" to both sides for a total of 60". Per the 2017 National Electrical Code Table 110.26(A)(1) the correct dimension is the width of the panel or 30", whichever is greater. What is being proposed could require a new house constructed under the current electrical code to relocate the circuit breaker box (at cost of \$6000 to \$10,000).

KEEPING ALL EXTERIOR DOORS AVAILABLE RENTERS

In Government Camp, where our rentals are located, we average a little under 25 feet of snow per year. Many of the roofs in this area, including ours, are constructed of metal to allow accumulated snow to shed in order to prevent structural damage to the rafters. During the winter season we purposely close a door leading to an exterior deck where the snow sliding from the roof lands. In Government Camp I have witnessed cars being crushed and having to be towed away, a UPS truck's roof collapse, windshields shattered, brick chimneys sheared off and pushed to the ground, all from snow sliding from roofs. On our own deck I saw the snow slide off the roof and crush the deck and guardrail as if it were constructed of toothpicks. If the slides can do this much damage to these objects imagine what it would do to a person. For this reason we do not have all exterior doors available to use to renters and we have signage explaining the dangers of snow sliding from roofs. I suggest the County allow for exceptions to the proposed rule when leaving the door open for use would put a renter in a high risk of danger.

Thank you for considering the above recommendations. If you have any questions or would like to see the above items in more detail please contact me.

Ordinance No. _____
Short-Term Rentals

Page 42 of 55

Thank you,
Blane Skowhede

--
Mountain Resort Lodging Co.

Office location/mailing address:
12020 SE Idleman Road
Happy Valley, OR 97086

Office: 503-760-7394
Fax: 503-760-0534

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Phishing Email

Fritzie, Martha

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From: John Ingersoll <john@highcascade.com>
Sent: Wednesday, January 8, 2020 2:50 PM
To: Fritzie, Martha
Subject: STR regulation request RE Government Camp
Attachments: STR Clackamas County.docx; ATT00001.htm; PastedGraphic-1.png; ATT00002.htm

Martha,

‘Attached are my comments and requests for STR and how they apply to Government Camp.

Kind Regards,

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To: Clackamas County Transportation & Development

RE: Proposed Short Term Rental regulations

Clackamas County and Martha,

After reviewing the proposed regulations and finally receiving a response from Martha Fritzie on 1/6 indicating the regulations would apply to the RTC zoned area in Government, I respond below.

I understand the intention of regulating residential properties in unincorporated areas including residential properties in the RTC zone in Government Camp.

There are special zoning regulations for Government Camp. I ask you to be aware of them and include them in your regulations. In 8.10.030, Applicability to "This chapter does not apply" please include Commercially Zoned and built properties in the RTC zone. There are several buildings that were built in RTC as Resort Accommodations as per the ZDO. They are different than Hotels, Motels, B&B facilities, & hostels (these are included as "does not apply" in 8.10.030, Applicability).

I own a 6-unit building that was built in RTC as a commercial resort building (Resort Accommodations). I have a camp in the summer and other church groups, ski groups and recreational groups in the non-summer months. My building is new as of 2000 and Oregon State Structural Specialty Code occupancy is R-1 and construction type is V-1 Hr. (commercially built with 1-hour fire protection, fire doors and all required fire and safety requirements). I have been paying all transient taxes since 2000. I have a fire marshal determined capacity of 48.

I am available for a call. I hope you either include my request or don't rush into the regulations without including Mt HOOD, RTC special zoning and commercial buildings.

Kind Regards,

John Ingersoll
503 501 7500
Owner of Boardwalk Lodge, 30544 E Olive St, Government Camp

PS: Please make sure all your Building and fire safety are in alignment with building codes. 8.10.060 G7, electrical panel side clearance is different than code.

Fritzie, Martha

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From: Darlene Ferretti <Darlene.Ferretti@jordanramis.com>
Sent: Wednesday, January 8, 2020 3:44 PM
To: Fritzie, Martha
Cc: Tim Ramis
Subject: Short Term rental Regulations
Attachments: Short Term Rentals Letter, 2.pdf

Martha,

Tim Ramis asked me to send you the attached letter of today's date.

Thank you,
Darlene

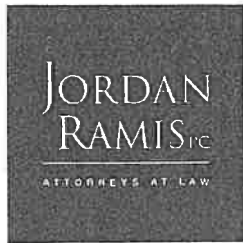
DARLENE FERRETTI | Legal Assistant
Jordan Ramis PC | Attorneys at Law
Direct: 503-598-5551 Main: 503-598-7070
Portland OR | Vancouver WA | Bend OR
www.jordanramis.com

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Two Centerpointe Dr., 6th Floor
Lake Oswego, OR 97035

Tel. (503) 598-7070
Fax (503) 598-7373

www.jordanramis.com

Timothy V. Ramis
Admitted in Oregon

tim.ramis@jordanramis.com
Direct Dial: (503) 598-5573

January 8, 2020

VIA EMAIL TO: mfritzie@clackamas.us

Martha Fritzie, Senior Planner
Clackamas County DTD Planning & Zoning Division
150 Beaver Creek Road
Oregon City, OR 97045

RE: Short Term Rental Regulations

Dear Ms. Fritzie:

Thank you for the opportunity to comment on short term rental regulations in Clackamas County. We represent Gabriella Cordova and Neal Castleman, who support short term rentals and the opportunities they provide to welcome visitors to the County's rural areas. Instead of staying at a hotel, more and more travelers are choosing to stay in short term rentals, which are a great alternative, especially for travelers visiting rural areas. These travelers use websites such as AirBnB, VBRO and Vacasa to name a few.

Short term rentals can be a simpler way to access rural areas of all types as compared with staying at a hotel in a city. If forced to stay in a city, lengthy drives are required to reach the agricultural, forest and recreational opportunities around the County. This option also helps to make rural tourism alternatives cost effective for families. The leading short term rental companies provide reviews and information regarding Clackamas County destinations. This business has matured, and is now accustomed to participating in regulatory programs, including the collection of lodging taxes.

We understand the County's desire to allow short term rentals, and to carefully integrate them into the Zoning and Development Ordinance. The zoning regulations for short term rentals wisely include registration requirements and lodging taxes in order to keep them on an equal footing with the urban hotels that already comply with these requirements.

In order to keep these lodgings on an equal footing with other rural land use regulations, it is important to limit the scale of short term rentals to ensure that they are consistent with other nonresource uses. To that end, the regulations should ensure that short term rentals only occur in existing structures. The regulations should not allow new structures or dwellings to be constructed for the purpose of short term rental. Limiting the scale of development in this way will mitigate risk of inadvertent and adverse impacts on farm and forest practices. The use should be allowed in the rural zones, including the EFU zone, where it will support agritourism and the economic health of farm families.

54866-77980 4832-2743-3901.1

Martha Fritzie
January 8, 2019
Page 2

Ms. Cordova and Mr. Castleman support the County's goal to allow and regulate short term rentals. Ensuring these operations comply with registration, zoning and lodging tax requirements will ensure they work for both the operators and for the County's larger goal to welcome visitors to its rural areas, while protecting the resources uses that form the basis of the rural economy.

Sincerely,

JORDAN RAMIS PC

A handwritten signature in cursive script, appearing to read "J. Ramis", written in dark ink.

Timothy V. Ramis

cc: Gabriella Cordova (via email)

Fritzie, Martha

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From: Tracy Parks <Tracy@clwinery.com>
Sent: Wednesday, January 8, 2020 4:19 PM
To: Fritzie, Martha
Subject: Draft proposed short-term rental regulations ready for review and comment
Attachments: Comments to County regarding Short-term Rental Regulations.docx

Hello Martha; attached please find our comments for consideration. Thank you.

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To: Board of Clackamas County Commissioners

From: Andy and Tracy Parks
27411 SW Campbell Lane
West Linn, Oregon 97068
andy@clwinery.com
tracy@clwinery.com

Date: January 6, 2020

RE: Comments short-term rental policy

Thank you for the opportunity to provide comments to the draft regulations. We have operated a short-term rental for a little over a year now without any issues from our neighbors or anyone else we are aware of. We have registered our property with the County's finance department and paid transient room taxes due timely.

We understand with increased utilization by property owners of their properties for uses such as short-term rental, there is a perceived need to regulate that use, yet in our view, we don't see the use case to regulate the use of residential property if such property continues to be used for residential purposes. The users of the residential property, whether they are the owners, guests, long-term tenants or short-term tenants are subject to the same laws. Adding another level of regulation just further expands government, increases costs, and diminishes property owner freedoms without tangible benefit.

To that end, we'd encourage the Board to scrap the draft regulations all together and continue to regulate the collection of transient room taxes.

Recognizing that's not the likely trajectory the decision will take; we offer the following comments to the proposed regulations:

Purpose:

Rather than the purpose being to "regulate" would it not be to enhance public safety and community livability within unincorporated areas of Clackamas County.? The proposed regulations will not tangibly enhance public safety, so, again, why create, manage and attempt to enforce them?

Registration termination – renewal – fee

Section B.

Renewal should be simple. If there are no changes to the original or subsequent modified approved applications, County staff should be able to verify that required items in 8.10.040(B)

(3, 5, and 6) are in effect or paid. The renewal process should facilitate via affidavit or other means that the other requirements previously met continue to be in place vs requiring a new application for renewal; this will cost more on the County's end to again attempt to manage and attempt to enforce

Insurance certificates should be required to be renewed throughout the life of the rental registration and should be digitally transmitted to the County on a timely basis.

8.10.060 Standards and Conditions

- A. Dwelling Unit. The definition of dwelling unit is too narrow. Excluding accessory farmworker dwelling, caretaker dwelling or temporary dwellings and guest houses or similar structures is overly restrictive. If these facilities are capable of providing housing, what is the benefit to humanity of limiting the use?
- B. Maximum overnight occupancy.
 - 4. Why limit a facility to 15 occupants? We are aware of a facility with 3 separate buildings within several miles of us that accommodates 20 or more. If a facility is designed to accommodate more occupants, and there is an approved conditional land use, the short-term rental regulations should not interfere with the approved land use. We can fully understand and support the concept of avoiding a scenario where someone tries to cram 20 people in a 1 bedroom dwelling, but it seems safe to assume a "per bed" approach of some kind....if there are actual beds, bedrooms and bathrooms to accommodate 20 folks without negative implications for neighboring properties; the result is increased transient revenue for the county using a system that is already in place and working. By the way we are not personally intending to host large groups of folks, it's enough to keep up with the 2 - 3 guests that visit our little place as it is!

We appreciate the opportunity to provide the Board of Commissioners comments related to short-term rentals. If you have any questions, we can be reached at the email above or via phone at 541.913.9779.

Fritzie, Martha

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From: Randal Davis <randalbdavis@gmail.com>
Sent: Thursday, January 9, 2020 2:39 PM
To: Fritzie, Martha
Subject: Short-term rental housing regulations

I have reviewed the draft regulations as posted to the Clackamas County Planning website.

As someone who might in the future become a short-term rental owner, these regulations seem a valuable first step in establishing reasonable principles and guidelines to ensure safety and security for both renters and the community.

I would encourage the Commissioners to move forward with this draft proposal.

Randal Davis
Warnock Road, Oregon City

Randal Davis
randalbdavis@gmail.com

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Phishing Email

Fritzie, Martha

Page 52 of 55

From: Jordan Winthrop <jordan@winthropweb.com>
Sent: Tuesday, January 7, 2020 11:24 AM
To: Fritzie, Martha
Subject: Short term rental in Clackamas

I think this is a bad idea. In Estacada we used to have many options for relatives or friends who were visiting to stay at someone else's home. The City decided to regulate it the same as you are now. Currently there are ZERO rentals available in City limits. The regulations made it impossible to make it feasible. The ones hurt most were the elderly renters who just wanted some company from time to time. The City of Estacada did this without thinking at all. The things they think are necessary changes to rent are the exact reasons people do rent these homes. Having a gravel driveway makes it so you can not rent. Most homes in this area have gravel driveways.

The county should leave this alone entirely. The commissioners boast they want to help the citizens but this is in no way helping. You are hurting those who need help. You are helping out of area people who want to make a business out of this by pushing out all of us residents who want to do this for a week or two a year. This was designed to make empty homes full of life. Homelessness is what regulations like this causes.

Please let the commissioners know my concerns.

Jordan Winthrop
33410 se moss hill rd Estacada OR 97023
503-201-7219 ~ Cell

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Fritzie, Martha

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From: Helen Nolen <helennolen@icloud.com>
Sent: Friday, January 10, 2020 3:27 PM
To: Fritzie, Martha
Subject: Short term Rentals

Martha Fritzie,

Sorry I missed the deadline for comments by 1 day. My main concern about the short term rental (AIR B&B) policy for the house in our neighborhood is the parking. We are in an unincorporated part of Clackamas County/Happy Valley. We have 2 houses on a cul-de-sak who rent out rooms. One home has a consistent group of people (long-term renters) renting 2 rooms. Another home is connected with organizations like AIR B&B, etc. They rent out 1 room and sometimes have 2-3 cars related to their renters. That's on an average 3-4 cars around a cul-de-sak border.

If someone is visiting a home in the cul-de-sak, there is no parking. If someone is pulling a travel trailer, there is NO room to circle the cul-de-sak to turn the trailer around. Parking is a huge problem. I don't know that your 1 car/room solves that problem.

Another concern of our HOA is our rules state that no one can have a business in their home which impacts other home owners - day care dropping off children; construction with big trucks parking and stopping and starting; Who has authority if a business can function in our HOA - the HOA rules which they signed when a house was bought or the county?

Thank you,

Helen Nolen-Balduchi

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END-ANTISPAM-VOTING-LINKS

Fritzie, Martha

Page 54 of 55

From: Michelle Fraedrich <fraedrichfarm@gmail.com>
Sent: Sunday, January 12, 2020 6:38 AM
To: Fritzie, Martha
Subject: Short-term rental housing regulations

Greetings Martha,

I understand that your public input closed, however I only just saw the post on Nextdoor.

My only feedback comment would be when we previously looked into this and consulted our insurance agent, we were told that they don't like a short-term rentals to be connected to the main home, for insurance reasons. A work-around is to have an exterior-type dividing door, but if the county is trying to encourage short term rentals, requiring that they are connected to/inside of a main home may be a deterrent.

My question.....will short term rentals be a possibly for properties located in the EFU zoning district?

Thank you,

Michelle Fraedrich

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END-ANTISPAM-VOTING-LINKS

Fritzie, Martha

Page 55 of 55

From: Leslie Tugman <leslietugman@gmail.com>
Sent: Tuesday, January 14, 2020 12:04 PM
To: Fritzie, Martha
Cc: john foseid
Subject: Comment on draft short term rental regs

Hello Martha: Thank you for accepting my (late) comments regarding Short term rentals in Clackamas County - unincorporated.

My concern is with regard to parking. And, its a BIG issue. We live on a cul-de-sac in an unincorporated area of Happy Valley (Knee Ct.). We have no sidewalks. One of our neighbors uses his home as an Air BnB and they quite frequently have renter's cars parked on the street as a result. We also have a neighbor who has long term renters and they park two cars on the street *regularly*. Our cul-de-sac looks like a car lot on SE 82nd!! It is difficult to back out or turn around and guests can not park nearby when they come to visit. Further, we have/had a lovely piece of greenbelt in the cul-de-sac that is now *always obstructed by parked cars*. This was not the case when we bought our home many years ago. The access and view to the greenbelt was a factor in our home purchase. That is now long gone.

Should your draft regs go into effect, the Air BnB neighbors can simply juggle one of their two cars to the street putting a short term renter in the driveway. The net effect of their rental is that there is still a car (sometimes two) on the street. The overall congestion caused by renters is aggravating and I wonder how firetrucks will navigate this mess when an emergency occurs?

Thank you for working on these regs; I wish I had a reasonable recommendation to make other than to limit street parking or ability to run a rental business in a non-commercial neighborhood. I respect my neighbor's desire to make a living and they are lovely people. However, I do hope you can come up with an enforceable approach to alleviate this street parking issue.

Please feel free to contact me if you have questions or wish to discuss.

Best,
Leslie Tugman
503.312.9275

Parking. One off-street motor vehicle parking space per two sleeping areas is required. Garage space may be used to meet required parking standards if evidence is provided that there is sufficient cleared garage space to fit a vehicle(s). All required parking spaces must be available for occupants to use. 1. If the short-term rental contains only one sleeping area, one off-street parking space is required. 2. If the short-term rental cannot provide the required number of parking spaces based on sleeping areas, the registrant may request a reduced maximum overnight occupancy based on available parking. In no case shall the registrant advertise for, or rent to, more persons than are authorized under the reduced maximum occupancy total. 3. In no event shall vehicles block access for emergency vehicles, block access to the premise, or block a parked motor vehicle. Violation of this section may subject the offending vehicle to immediate tow pursuant to ORS 98.853. E. Garbage. All garbage from a short-term rental shall be legally removed from

NOTE: This message was trained as non-spam. If this is wrong, please correct the training as soon as possible.