

*Published in The Mountain Times, March 2018*

February 18, 2018

Dear MT Editor,

It's 10 a.m. on a Sunday morning as I write this, and I'm grouchy, because I didn't sleep well last night. The party at the "party house" next door ended at about 4 a.m.—later than most such events at the short-term rental homes in this neighborhood. The regular thumping beat of the music seemed a bit louder than it had on Friday night, and last night an outdoor laser light show was added to the mix. I thought about going over to pound on the door and ask them to cool it, or calling the property manager to ask that they do so, but it was too late by then, as we'd already been awakened.

This sort of disturbance is nothing new. Some weekenders are polite, and if we hear their music and laughter, they tone it down by 10 p.m. No problem. Too many other visitors to the Mountain leave any consideration they may have for their neighbors at home. I have personally asked partiers to quiet down, and sometimes they have. We or our full-time neighbors have occasionally called the sheriff's office to intervene. During one party involving dozens of people, a few celebrants were arrested and at least one left by ambulance, reportedly due to alcohol poisoning. Some of the partiers fled the scene by walking across our property; they left a trail of footprints in the snow across our patio and dropped a sweater, hat, and T-shirt along the way. At another party, one intoxicated young man got into his car to leave, but fortunately he was boxed in by other cars. A neighbor found him asleep in the car, which was still idling, well after sunrise.

The local property managers have said they warn all renters to observe the 10-p.m. all-quiet rule, occupancy limits, and other guidelines. They say they try to screen out would-be troublemakers. One property manager came to our house to meet with a half-dozen neighbors. They listened to our complaints and promised to do what they could to reduce the number of loud parties. Two property managers have given us their cell-phone numbers and said that we should call them whenever we are being disturbed. And we have. Yet we still have loud parties. Aside from installing web cams (baby cams is a better term) in rental homes and monitoring them 24/7, I don't know what more the property managers can do. How about a \$1,000 fine for every call about a disturbance, automatically charged to a renter's credit card? Give the money to Neighborhood Missions or some other worthy group.

Sunday nights are usually quiet here after the weekenders head home. But tomorrow is President's Day, so we may be in for another interesting night.

Steve Wilent  
Rhododendron

**Archived:** Thursday, May 30, 2019 8:34:28 AM

**From:** [Dianne Downey](#)

**Sent:** Sat, 4 May 2019 08:41:24

**To:** Fritzie, Martha

**Subject:** Short term rental properties

**Importance:** Normal

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Hello, Ms. Fritzie,

I wanted to send you some of my thoughts on the rental properties in my area and how they are affecting our neighborhood in Rhododendron. I feel like, having vacation rentals in our neighborhoods will decrease the value of our homes and I think that should also be taken into consideration when the new zoning is being decided on. Many of the residents that have lived up here for decades have gotten little to no say on what is happening in our own neighborhoods and it can feel like we're being taken over by vacationers every day of the week. I believe there has to be much tighter regulations put in place or just don't allow them to exist at all. It ruins the quality of life for the homeowners in the area and the upkeep of the road is extra because of the huge number of cars driving up and down any given day. There's also the problem of the renters trespassing onto actual homeowners land, when they're not home or when they're obviously in there homes. It's an invasion of your own space and it feels intrusive. Little to no respect is given to the people who live on the street as permanent homeowners, it's just not a great situation. On our street we've experienced many loud parties, rowdy and destructive behavior that is extremely disrespectful to everyone who lives here full time. It just seems like a very disorganized operation that gives no thought to how everyone else on the street feels about it.

I will be attending the meeting on May 18 at The Resort.

Thank you,

Morgan Downey-Peccia  
Rhododendron, Oregon

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**Archived:** Thursday, May 30, 2019 8:34:30 AM

**From:** [Doug Saldivar](#)

**Sent:** Mon, 13 May 2019 09:08:32

**To:** Fritzie, Martha

**Subject:** Short term Rental properties Meeting in Welches

**Importance:** Normal

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Thank you for asking for community input regarding the above issue. I will not be able to attend the meeting but I would like to offer the following:

As background, My wife and I are former vacation cottage owners in Welches. We lived on the property and our guests were always aware that we insisted on respect for the neighbors and area.

1. Some vacation rentals allow excessive occupancy. I have seen homes that had three bedrooms with three beds in each room. While this may be OK for large family, I believe that in some cases excessive occupancy contributes to the "party atmosphere" and parking problems that are the cause of much of the frustrations felt by neighbors.

**Recommendation:** Use the zoning codes to impose adult occupancy limits on vacation rentals. These limits can be determined by the number of bedrooms and the septic capacity.

2. Fire Safety - Many Vacation rentals advertise "fire pits" for use by their guests. I have seen instances of vacationers building large fires in woodland areas in the middle of dry summers. The local fire district needs more resources to address and police this issue.

**Recommendation:**

a. Allocate funds from lodging tax revenues to the Fire District for publicizing fire regulations and policing unallowed fires.

b. Hold vacation rental owners responsible for any fines or damage caused by guests improperly using fires.

3. Noise from loud music is another source of irritation for neighbors. I realize this is very difficult to enforce due to limited police resources in the Mt Hood area.

**Recommendation:**

a. Provide a dedicated phone, text and email message resource for neighbors to report loud music.

b. Use funds from the Lodging tax to create a rating system for owners based on complaints from loud music and other issues. The rating system should be used to trigger fines and or loss of vacation rental permit.

As I understand the lodging tax, it is used to publicize and promote our area to vacationers. That is a good program. BUT, as our area becomes more and more popular, problems such as those mentioned above require regulation and policing. Lodging tax resources and zoning codes need to be used to help solve these problems and hold owners and guests responsible for the actions adversely affecting the residential neighborhoods in the Mt Hood Villages.

Doug Saldivar  
69054 E. Fairway Ave.  
Welches OR 97067  
503-622-5673

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*The tax which will be paid for the purpose of education is not more than the thousandth part of what will be paid to kings, priests, and nobles who will rise up among us if we leave the people in ignorance. -Thomas Jefferson*

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**Archived:** Thursday, May 30, 2019 8:34:33 AM  
**From:** Ruen, Cameron  
**Sent:** Mon, 13 May 2019 07:49:22  
**To:** ZoningInfo; Fritzie, Martha; Hughes, Jennifer  
**Cc:** Wilson, Katie  
**Subject:** FW: Contact Us Form  
**Importance:** Normal

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**From:** Kirk, Jessie <JKirk@clackamas.us>  
**Sent:** Monday, May 13, 2019 7:29 AM  
**To:** Wilson, Katie <KWilson2@clackamas.us>; Ruen, Cameron <CRuen@clackamas.us>  
**Subject:** FW: Contact Us Form

Hi Katie and Cameron,  
Could you please help me get this forwarded to the appropriate people? It seems land-use related.

Thanks!  
Jessie

**From:** noreply@clackamas.us <noreply@clackamas.us>  
**Sent:** Sunday, May 12, 2019 2:35 PM  
**To:** Contact Us - Other <ContactUs-Other@co.clackamas.or.us>; Web Development Team <webteam@co.clackamas.or.us>  
**Subject:** Contact Us Form

## Question/Comment from Web User

I have a question or comment about: Proposed Regulations on Short Terms Rental Properties in unincorporated areas of CC

Email: [joannepinelli@gmail.com](mailto:joannepinelli@gmail.com)

Message: Several days ago we spoke with Martha Fritzie regarding our concerns for the proposed new regulations for rental properties on Mt Hood. We followed up our conversation with her with the letter below and wanted to share it with the Board as well:

"Dear Martha;

Several days ago we called you regarding the possible new regulations for rental properties on Mt Hood/unincorporated areas of Clackamas County..  
As you may recall, we own the property at 58200 Marmot Road, Sandy, OR.

We have owned this property for almost 15 years and for that duration it has been a vacation rental property.  
We do enjoy the property ourselves several times each year, but for a majority of the year we allow others to rent our property and enjoy beautiful Mt Hood.  
We have had renters from all over the country and the world.

We use a rental agency to handle all our rentals. The office is just minutes from our property.  
They closely manage/monitor all renters.

We are now retired. We paid off our property in full.  
It is now an essential income stream for us in retirement.  
Burdening us with additional fees would be a significant hardship for us.  
We regularly pay for upkeep, improvements, yard and tree care for our house and the four acres it sits on.  
The rental fees allow us to put money back into keep our rental property in good shape.

We have plenty of on site parking, a carport, security gate, home owners insurance, etc.  
We hope the county does not create additional rules, regulations, policies, etc  
We especially ask that the county not add additional fees to we owners.  
That is a burden we as retirees would have a hard time carrying.

-Limiting the number of nights per year you may rent your STR / VR: This would be extremely detrimental to those of us who depend on rental income from our properties. As I mentioned to you on our phone call, the vacation rentals are extremely low this spring. Alarmingly so. Adding any burden to limiting the number of days we can rent, will prohibit us from trying to play 'catch up' on rentals once the activity (hopefully) finally picks back up.

· Limiting the locations or number of STRs / VRs allowed in any specific area or region: This would also impact those of us who have homes in popular areas, such as river frontage, where renters want to stay."

Please seriously consider our concerns as home owners on Mt Hood. It is a beautiful area we want to share with visitors from all over the country and the world. Restrictive/unneeded regulations will greatly impact us.

Frank & Joanne Pinelli

Page Link: <https://www.clackamas.us/contactus>

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Click on page link to view related page

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[Phishing Email](#)

**Archived:** Thursday, May 30, 2019 8:34:35 AM

**From:** [Joanne Pinelli](#)

**Sent:** Wed, 8 May 2019 18:07:14

**To:** Fritz, Martha

**Subject:** Clackamas County; proposed short term rental properties new regulations

**Importance:** Normal

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Hello Martha,

Several days ago we called you regarding the possible new regulations for rental properties on Mt Hood/unincorporated areas of Clackamas County.. As you may recall, we own the property at 58200 Marmot Road, Sandy, OR.

We have owned this property for almost 15 years and for that duration it has been a vacation rental property. We do enjoy the property ourselves several times each year, but for a majority of the year we allow others to rent our property and enjoy beautiful Mt Hood. We have had renters from all over the country and the world.

We use a rental agency to handle all our rentals. The office is just minutes from our property. They closely manage/monitor all renters.

We are now retired. We paid off our property in full. It is now an essential income stream for us in retirement. Burdening us with additional fees would be a significant hardship for us. We regularly pay for upkeep, improvements, yard and tree care for our house and the four acres it sits on. The rental fees allow us to put money back into keep our rental property in good shape.

We have plenty of on site parking, a carport, security gate, home owners insurance, etc. We hope the county does not create additional rules, regulations, policies, etc. We especially ask that the county not add additional fees to we owners. That is a burden we as retirees would have a hard time carrying.

Frank & Joanne Pinelli

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Archived: Thursday, May 30, 2019 8:34:37 AM

From: Joanne Pinelli

Sent: Sun, 12 May 2019 14:27:49

To: Fritzie, Martha

Subject: Re: Clackamas County; proposed short term rental properties new regulations

Importance: Normal

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Hello again, Martha.

In addition to our email to you below, from a few days ago, we would like to add these concerns. They are added concerns we now have from reading we have been doing about the proposed changes:

**-Limiting the number of nights per year you may rent your STR / VR:** This would be extremely detrimental to those of us who depend on rental income from our properties. As I mentioned to you on our phone call, the vacation rentals are extremely low this spring. Alarming so. Adding any burden to limiting the number of days we can rent, will prohibit us from trying to play 'catch up' on rentals once the activity (hopefully) finally picks back up.

**• Limiting the locations or number of STRs / VRs allowed in any specific area or region:** This would also impact those of us who have homes in popular areas, such as river frontage, where renters want to stay.

We are also forwarding these comments and our former email to you to the CC Board of Commissioners.

Joanne & Frank Pinelli

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On Wed, May 8, 2019 at 6:06 PM Joanne Pinelli <[joannepinelli@gmail.com](mailto:joannepinelli@gmail.com)> wrote:

Hello Martha,

Several days ago we called you regarding the possible new regulations for rental properties on Mt Hood/unincorporated areas of Clackamas County.. As you may recall, we own the property at 58200 Marmot Road, Sandy, OR.

We have owned this property for almost 15 years and for that duration it has been a vacation rental property. We do enjoy the property ourselves several times each year, but for a majority of the year we allow others to rent our property and enjoy beautiful Mt Hood. We have had renters from all over the country and the world.

We use a rental agency to handle all our rentals. The office is just minutes from our property. They closely manage/monitor all renters.

We are now retired. We paid off our property in full. It is now an essential income stream for us in retirement. Burdening us with additional fees would be a significant hardship for us. We regularly pay for upkeep, improvements, yard and tree care for our house and the four acres it sits on. The rental fees allow us to put money back into keep our rental property in good shape.

We have plenty of on site parking, a carport, security gate, home owners insurance, etc. We hope the county does not create additional rules, regulations, policies, etc. We especially ask that the county not add additional fees to we owners. That is a burden we as retirees would have a hard time carrying.

Frank & Joanne Pinelli

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Archived: Thursday, May 30, 2019 8:34:39 AM  
From: [Ruen, Cameron](#)  
Sent: Fri, 17 May 2019 09:55:20  
To: [Hughes, Jennifer](#); [Fritzie, Martha](#)  
Subject: RE: Nextdoor comments: STR  
Importance: Normal

Updates added in the thread below.

From: Ruen, Cameron  
Sent: Wednesday, May 15, 2019 7:51 AM  
To: Hughes, Jennifer <[jenniferh@clackamas.us](mailto:jenniferh@clackamas.us)>; Fritzie, Martha <[MFritzie@clackamas.us](mailto:MFritzie@clackamas.us)>  
Subject: Nextdoor comments: STR

We put out a reminder post yesterday. See comments below.



[Clackamas County Public & Government Affairs](#), [Clackamas County](#) AGENCY

### **Reminder: Learn about why Clackamas County may regulate short-term rental properties**

Dear residents of unincorporated Clackamas County: A short-term, or vacation rental, is generally defined as: renting all or part of a furnished home, apartment or condominium for a limited stay (typically 30 days or less), typically on a nightly or weekly basis. Since an increasing number of county homeowners are interested in using their residences for short-term rentals, and the county's zoning code does not specifically address short-term rentals, it is time to decide whether the county should allow and regulate this use.

Whether you rent out your residence or want to, or live near someone who does, you're invited to learn more about this topic and let us know your thoughts about possible regulations. Specific issues to be discussed include: types and locations of residences where this use may be allowed and operational aspects that may be regulated such as garbage collection, off-street parking, maximum days rented per year, noise, maximum number of occupants, and building and fire safety.

Meetings are open to the public and in most cases are hosted by the local Community Planning Organization or Hamlet.

- May 18 at 10:30 a.m.: Mt. Hood Oregon Resort Trees Room, 68010 E. Fairway Ave., Welches (hosted by Rhododendron CPO)
- May 20 at 6:30 p.m.: Development Services Building Room 115, 150 Beavercreek Road, Oregon City (hosted by Clackamas County)
- May 22 at 7 p.m.: Beavercreek Grange Hall, 22041 S. Kamrath Road, Oregon City (hosted by Beavercreek Hamlet)
- May 28 at 7 p.m.: Gladstone Church of the Nazarene, 4180 SE Jennings Ave., Milwaukie (hosted by Jennings Lodge CPO)
- June 3 at 7 p.m.: Clackamas Fire District Station 5, 9339 SE Causey Ave., Happy Valley (hosted by Sunnyside/West Mt. Scott CPO)
- June 11 at 7 p.m.: Stafford Primary School, 19875 SW Stafford Road, West Linn (hosted by Stafford Hamlet)

For more information, to submit comments online or find other meetings: [www.clackamas.us/planning/str](http://www.clackamas.us/planning/str) or 503-742-4529.

### **Clackamas County may regulate short-term rental properties**

Learn more at an upcoming public meeting.



16h ago · Subscribers of Clackamas County in 1 area 3 13

[Max S.](#), Boring · 15h ago

This is dumb. People should be allowed to rent out their homes if they feel like it.  
5 Thanks

[Lisa H.](#), North Oak Grove · 15h ago

I'm glad to see the county is considering this important issue. Everyone in the community, not just homeowners, should consider the risks and benefits to the community/neighborhoods, and take the time to let their county commissioners know their thoughts on this issue. It's been well documented that short term housing (like AirBNB), while generally a benefit to the homeowner as a secondary source of income, it can have also have ill effects on a neighborhood and community because it depletes the available housing stock, and makes it harder for long-term residents and newcomers to find adequate or affordable housing near public transportation, job centers, and other valuable neighborhood amenities. It also creates safety, parking, trash, and other concerns. If the county is considering regulating, it means they are considering a number of measures that would mitigate those concerns. Those measures might include collection of taxes which fund affordable housing initiatives and projects, limiting the number of nights that rooms/housing can be rented, requiring hosts to have business licenses that also generate funds to cover the costs of managing the ill effects of short term rentals. In short, the region is growing and our county must be forward thinking. Thanks to the the county and staff that are looking into this important concern. :-)

4 Thanks

[Gabriella C.](#), Barton to Carver · 14h ago

Renting out a primary residence for short term rentals not only helps families to supplement their income, but it brings revenue and jobs into the community. The problems that Lisa mentions are

**ATTACHMENT 4**

**ZDO-273: SHORT TERM RENTALS**

**6/4/2019**

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by and large experienced in denser urban communities, which is why unincorporated Clackamas County is a perfect place for people to come to rest enjoy and recharge.  
5 Thanks

[Candi C.](#), New Era · 14h ago  
I think it's also time to start the process for zoning for ADUs. There's many properties where these units would be very possible.  
3 Thanks

[Anita B.](#), Gladstone · 13h ago  
Clackamas added onerous requirements (owner-occupancy deed restriction) if you build an ADU (unlike Portland, where they are trying to encourage more housing by permitting 2 ADUs per property and not requiring owner occupancy). But no one can predict what surprises the future might bring. What if you are forced to move due to health or family or job circumstances, and can't (or don't want to) immediately sell? The ADU deed restriction means you can't rent out a home that has an ADU, either. At all. I'd hoped to build an ADU on my property to bring in extra income but when I learned of the deed restriction, I decided against building one. Again, who knows what the future might bring? Given the short-sighted rule-making on ADUs, I expect an equally short-sighted approach to short-term rental rules. Count on the county to make that option equally unappealing.  
2 Thanks

[Lynn H.](#), SE King-SE Linwood · 13h ago  
Rental housing is ridiculously expensive including in our neighborhood. Short term rentals pull long term housing off the market and are contributing to our housing shortage. This is a huge factor in the increase in houselessness in the metro area. Short term rental need to be regulated as to not displace people from the community just so a few people can make a few bucks.  
1 Thank

[Tom P.](#), Aldercrest · 13h ago  
These "short term" rentals are a burden on the neighbors. Cars parked all over the street, loud noise at night etc. The only one that comes out ahead is the rentals owner. A three night minimum would definitely help.  
2 Thanks

[Rick R.](#), Damascus · 11h ago  
Just taking one line from Lisa H., North Oak Grove, "Those measures might include collection of taxes which fund affordable housing initiatives and projects..." I have never seen a tax used for what it was proposed to those who pay it. And I can guarantee with 99.9% certainty that this one won't either. It will be collected and debated upon what those 'affordable housing initiatives' might be, then it will be turned over to some committee who will spend it foolishly to line someone's purse strings close to those who made the decisions to spend it. Meanwhile the taxpayers will see nothing positive come from deeper hands into their already well picked pockets. I have lost all faith in government, especially Oregon government to spend money as if it were actually theirs, which it is not, which is why it's spent without regard to those who provided it. For some reason, anything that involves the government always includes that line, "These measures might include collection of taxes..." Exchange the word 'might' for 'WILL' and you have exactly what these regulations were designed to do and will certainly succeed in doing. I hope I've made my vote for this measure that "might include taxes", patently clear  
4 Thanks

[Syd D.](#), Redland · 11h ago  
Couldn't have said it any better, Rick. Thanks.  
1 Thank

[Carol W.](#), North Oak Grove · 11h ago  
There is already a Clackamas County Transient lodging tax of 6% that is supposed to be paid for short term rentals along with the state tax of 1.8%.  
1 Thank

[Lisa H.](#), North Oak Grove · 10h ago  
I'm sorry you've lost faith in government and that you feel so cynical about public servants who work hard and think so carefully about managing our shared resources. It's unfortunate that so many Americans don't recognize the value that taxes provide. Americans are singularly odd that way. I've traveled around a fair amount and people in other countries have significantly better transportation, infrastructure, transit, land use laws, social services, medical care, education, vacation time, elderly care and various other benefits because they believe in the value of a social "safety net" as they say. They believe that an educated, healthy community that has access to jobs and schools is worth paying for. They are willing to recognize that the benefit of all benefits themselves and their families as well. They are not singularly focused on their own betterment at the expense of others, rather they see the value of an educated, healthy community as enhancing their own lives. Taxes help to support our common resources, things that we all benefit from. Taxes pay for roads and schools and national defense, firefighters and police. Taxes pay people to build pipes to carry our poop away, and they pay for libraries and parks, things that bring us joy and make us more educated, which allows us to have a better quality of life. Taxes help people who can't afford homes and help pay us when we've been laid off from a job. I'm fine paying more taxes so that my community, my state, my nation is more educated, healthier, and happier.  
2 Thanks

[Rick R.](#), Damascus · Edited 10h ago  
In answering your first sentence Lisa, I'm sorry too. Sorrier than you can imagine. But I've been shown time and time again, that I pay my fair share and I have no vote in how it's spent. And I've seen politician after politician live in multi million-dollar homes, sometimes two or three, while I, on a decent six figure salary, after the government takes their share, have to budget to make ends meet. You mention the roads. They're in deplorable condition. You mention the schools. Oregon is ranked 36th out of 50 states in education. Oregon's Governor resigned in disgrace under criminal investigation. Let me know when you want me to quit boasting about the state that I put my heart and soul into. I could go on, but I choose not to beat the dead horse that Oregon government has become.  
2 Thanks

[Mark S.](#), Mount Hood · 1h ago  
I'm concerned that these potential new regulations will add to the already daunting USFS restrictions on rental use of the summer recreational program permit owners. Almost certainly these potential regulations will take the form of a new tax or fee on permit owners. We legally don't own the ground our cabins are on, nor are we allowed to live there full time, as well as the USFS has a policy on short term rental of our cabins. For cabin owners, I see this as just another set of regulations being implemented without much thought other than collecting yet another fee for services. When it takes the county sheriff two to six hours to even investigate cabin break-ins, I chafe at the thought of being burdened with yet another tax that won't "trickle down" to provide any improvement on actual services from the county for cabin owners...  
2 Thanks

[Robert F.](#), Naef-Oatfield · 7h ago  
I'm sorry Lisa but you live in a fantasy land if you really think the governments like that they're selfish narcissistic individuals yes there are great people that work for them and fortunately they're called Minions. And just so you know the fire department and the police department and the military are only there for one reason only to put the fire out that's already started to figure out who murdered somebody after the persons already dead or to drop a bomb on somebody they don't like or don't agree with their policies. I am not political at all. I just been around awhile and nothing has ever changed ever to do with the government in any way shape or form and it's only gotten worse.  
2 Thanks

[Robert F.](#), Naef-Oatfield · 7h ago  
Be kind to your neighbors those are the people that are there to protect you in the event of an emergency those are the people that are going to be there first if you have good neighbors I live in a great neighborhood and all of us are tight friends it would help out each other in any emergency and house trust the zoning laws and you can't pay to live in a house without a permit.  
1 Thank

[Rick R.](#), Damascus · Edited 4h ago  
Rather than the government stepping in with measures that "might include collection of taxes", which is really the bottom line of why they're stepping in, how about those who choose to rent their homes inform their neighbors of such with something like this. ----- "Dear neighbor. We live at (address) and are going to be renting our home short term via (Airbnb). We want to make sure you aren't inconvenienced in any way. Therefor we are informing our tenants: • That there are to be no parties. • There are to be no more than a maximum of (number) of guests staying at the home. • They are to use the driveway and space in front of our home for parking. • There will be no outside noise after 11pm during summer. Our tenants are not to inconvenience our neighbors in any way. If they should violate these rules, they will be given a warning. If it happens again, they will be asked to leave with their funds being forfeited. This will be an agreement in writing that they will sign before renting the home. I am providing you, as my neighbor, my cell number so you may contact me if you feel any of these terms are violated. We want to be good neighbors and let you know what's going on in your neighborhood. I hope you'll help us in keeping our neighborhood safe and a great place for all of us to live. ----- This is only a template. I believe that we are smart enough to take care of our own problems and courteous enough to be good neighbors. If our homes are in nice enough neighborhoods to rent, we must have done something right to get them there in the first place. We don't need the government to come in and do a much poorer job for us than we can do, and have done ourselves. Find something else to tax as I'm sure you will. And leave our homes and our neighborhoods up to us and our neighbors.  
3 Thanks

[Robert F.](#), Naef-Oatfield · 3h ago  
You absolutely nailed it on that. talk to your neighbors be part of the solution and not the problem you nailed it brother!  
1 Thank

[Heidi A.](#), George · 3h ago  
Totally the way I see it. Good template.  
1 Thank

[Robert F.](#), Naef-Oatfield · 2h ago  
I completely agree the world would be so much easier if people would just have respect for other people and talk to them communicate people don't communicate with other people and it causes a lot of problems I understand everybody has their own way of looking at things but that doesn't mean we can't respect one another and if I was going to have an Adu I would absolutely talk to my neighbors about it first I want to know their feelings on it as well I understand it's it's about money also but how important is money over friendships?

[Renee J.](#), Oregon City - Park Place · 2h ago  
For those of you who want to be regulated and told what you may or may not do, whether you are a renter or a homeowner, please don't presume to think that is a popular idea. Move to a neighborhood with lots of neighborhood dos and don'ts. I've lived in the Park Place area since 1974, and the neighborhood has never looked better. I believe that we, in the Park Place area as well as surrounding neighborhoods, are quite capable of keeping everything good and o.k. If there are already rules and regs in place then we are honor bound to follow them. Ever go on vacation say to the beach? Or anywhere else? Every city has it's imposed taxes along with renter rules, which are not exactly the same in all places. You rent your home and you make your own rules. It's nobody else's business. And, how about those of you who live outside Oregon City limits but lie about your address to get cheaper rates afforded to city dwellers who pay their taxes to support things like the swimming pool?  
2 Thanks

[Audrey G.](#), Rural Estacada · 2h ago  
Many of these complaints would not even apply to so MANY people in rural and semi-rural Clackamas county who have acres, forests, and hills between them and their neighbors. The regulations to resolve suburb neighborhood issues would not serve the whole. Your neighbor can "make a few bucks" or your committees can. Who do you want to support?  
1 Thank

[Syd D.](#), Redland · 53m ago  
Renee: call me naïve I guess, but what does this mean? "And, how about those of you who live outside Oregon City limits but lie about your address to get cheaper rates afforded to city dwellers who pay their taxes to support things like the swimming pool?" On what document, to whom, and how could one lie? Horribly confused. Old and horribly confused.

[Lance S.](#), Barton to Carver · 1d ago  
Neighbors. RV illegally "camping" near Barton. An RV w a white Volvo wagon near Barton store the last 2 weeks now moving its way down Bakers Ferry rd. Please call Clackamas County Sheriff and report. Let got this stopped now!!!  
1 Thank

[Lisa H.](#), North Oak Grove · 21h ago  
Hi folks, thanks for all the posts and comments. I always appreciate hearing what my neighbors are thinking, even when I may not completely agree. I find it both entertaining and educational, and am grateful that there's a forum where we can discuss thoughts and concerns and sometimes be corrected on various issues that are important to us. In pointing out what the potential regulations might do (collect taxes from those who want to rent out their homes short-term, or limit room nights, things like that), I was not trying to offend anyone, so my apologies if anything I said gave that impression. I wanted to share with those in this group that I received a private message from one of you suggesting that because I live in "incorporated Clackamas County" that I should "fuck off to North Korea." Hmmm. Firstly, thank you for educating me that there was an incorporated vs an unincorporated Clackamas County. I didn't know that! I also didn't know a few other things that people posting here have pointed out, so I appreciate the information. I look forward to researching this more, and gaining a better understanding of the county boundary and the challenges that each area faces. Secondly, I do think that no matter what area of our county or country I live in, I should still have the freedom to discuss my concerns, share information, and express my thoughts on matters that affect people in my community. So thanks for the suggestion, but I'm probably not going to North Korea to live. As others have said here, please let's respect one another. Thanks for listening, Lisa  
1 Thank

[Marge T.](#), Lower South End Road · 13h ago  
When I read your initial comments I thought you must be a lobbyist for the hotel industry. My granddaughter in Canby does Airbnb and there are no parking issues, trash, etc. no more than if her son was still living at home. But she earns a little extra to support her family. The market controls your concerns, they don't need taxes or government intervention. If the home is not acceptable, safe, etc., reviews will put it out of business. If it violates parking, etc. there are already regulations. We have enough taxes and government control! My gosh, let people who pay enough in property taxes have a little income in their own home if they want. It is their home. Around the world people have rented out rooms for b&b to make ends meet. Do we really need more controls? Aren't there enough regulations and fees for fences, cutting trees, erecting rv covers, etc. on ones own property already? Yes, it cuts into the hotel business and I'm sure they would love to shut down free enterprise of young people like my grand daughter trying to supplement their income. When is enough enough?  
3 Thanks

[Lisa H.](#), North Oak Grove · 1h ago  
Thanks, Marge. I'm not a lobbyist for hotels or anything else. I have seen that affordable housing can be affected in some areas, mostly when people rent out an entire home as a vacation rental and it can't be occupied by a resident. I think some of the issues I pointed out above (trash, parking) are more relevant in those cases, but probably not so much if a person is renting out a room. I'm not saying that is happening or will happen with your granddaughter or anyone else. But it happens. I'm not against Airbnb, I actually think it's great. But everything we do has an effect on something else, it's a universal law.

[Marge T.](#), Lower South End Road · 45m ago  
But is that effect necessarily negative? In my grand daughters case it a win-win for her and the budget traveler and there is no negative effect on her neighbors. I think this is the vast majority of rentals. As a matter of fact in order to rent property it must be attractive and a case can be made it has a positive effect. I See this as just another way for government to get into our pockets. I'm almost 80 and I remember a day when we actually owned our homes and talked to our neighbors. I feel sad.  
1 Thank

ATTACHMENT 4

ZDO-273: SHORT TERM RENTALS

6/4/2019

Page 10 of 27

Pronouns: she/her/hers  
Clackamas County Department of Transportation & Development  
150 Beavercreek Road, Oregon City, OR 97045  
503-742-4335  
[www.clackamas.us](http://www.clackamas.us)

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## TESTIMONY - CLACKAMAS COUNTY PLANNING DEPARTMENT REGARDING VACATION RENTALS

By: Janet Marshall, owner of a family cabin/ vacation rental located at 32785 East Hobday Road, Government Camp Oregon. (Mailing address 1305 Presby Road, Lisbon, NH 03585. Email: [janmarshall@roadrunner.com](mailto:janmarshall@roadrunner.com). Phone 603-838-6877)

### **I am a user of vacation rentals, an owner of one and a neighbor to multiple ones.**

**As a user** – I won't vacation where I can't use a reasonably priced vacation rental and I know a lot of other people who feel the same way. The Mt. Hood economy depends on tourism. Vacation rentals are beneficial. I prefer a neighborhood that has a significant proportion of vacation rentals. In my experience, while there are bad actors everywhere, those neighborhoods tend to be better maintained, safer and quieter.

**As an owner** – My family has lived part time in cabins in Summit Meadow, a small subdivision entirely surrounded by National forest, located between Government Camp and Trillium Lake for 4 generations. The oldest came across the plains in a Conestoga wagon, losing her parents on the way and raising her siblings. I want to pass our cabin onto the 5<sup>th</sup> generation. We need to rent our cabin at least 100 nights a year to be able to keep it and pass it on.

Our cabin is professionally managed by Mt. Hood Vacation Rentals. Whenever I see my neighbors I inquire whether there have been any issues. There have not been. My neighbors rent my cabin when they need extra bedrooms and we rent other vacation rentals in the neighborhood when we have a large family gathering. Vacation rentals are beneficial.

**As a neighbor to vacation rentals** – Our Summit Meadow neighborhood, when I was growing up in the 50s and 60s, was pretty run down and vandalism and break-ins were common. Fortunately, Dave and Wendy Butz started to buy cabins, upgrade them and use them as vacation rentals. The result was an improved neighborhood and far less criminal activity. Our neighborhood is now about 40% vacation rentals without significant issues. Our neighborhood has one vacation rental that has occasionally been noisy and one non- rental property which has been noisy on weekends, for more than 50 years. All in all, I prefer the occasional noise. Vacation rentals are beneficial.

**I urge Clackamas County to recognize that they have the capacity to do great damage to the reasonable interests of owners and to everyone dependent on the fragile Mt. Hood economy, by any heavy handed regulation of vacation rentals or substantial fees.** Mt Hood's entire economy is dependent on tourism.

Any regulation that makes vacation rentals less plentiful or more expensive can harm almost everyone whether they be property owners, business owners or employees of businesses located on Mt. Hood. I urge you to show restraint. I spend time on the Big Island of Hawaii where I lost a house to the 2018 lava flow. Recently promulgated regulations on vacation rentals there are causing the real estate market in rural areas to freeze up, housing prices to drop and unemployment to increase to no real benefit for anyone.

## **Unincorporated Clackamas County STR Workshop 5-20-2019**

### **Subject: Recommendations**

Dear County planners: We appreciate the approach the County is taking, getting input via workshops before drafting Ordinances.

Host2Host.org is a local, non-profit trade association that advocates for hosts who welcome travelers into our homes in Portland and metro areas. Some of our members also own property outside of Portland that fits the definition of vacation rental, in which the entire home is rented out as a STR. Jurisdictions often hear only from platforms such as Airbnb and HomeAway. We use those platforms, but our interests often differ. Our association fully supports STR hosts being permitted, paying occupancy taxes and meeting reasonable regulatory requirements. We provide continual educational opportunities to our members to enhance their hospitality skills, and to understand the requirements.

Short term rentals can add high value to the jurisdiction by

- offering diversity in hospitality choices and prices;
- creating “ambassadors” in the form of hosts motivated to take the time to direct guests to the best the area has to offer;
- allowing visitors to stay in the same neighborhood as their family members who may not have enough room in their house to accommodate them;
- continuing the long tradition of whole families being able to stay together in destination areas such as Mt. Hood and the Coast.
- enabling older hosts to age in place, through the additional income from hosting, and younger hosts to augment their income.
- contributing revenue to the jurisdiction through occupancy taxes, and
- strengthening small businesses in the neighborhoods
- enhancing cultural bridges

In destination areas, most STR houses are not “affordable” and will not contribute to affordable housing if regulations ban or limit them to a point of causing them to close. Reducing the allowable number of rental nights is an example of a limitation that can easily imperil a mortgage holder. The best hosts with the best reviews and fewest problems are typically the STRs that have higher numbers of nights rented.

We have talked to many hosts regarding STR space in their own homes and asked: If STR were not an option, would they otherwise offer it as long-term housing? By far, the majority of situations show that the hosts either do not have the kitchen/bathroom facilities to accommodate

long-term housing, or they desire to have their space available for visiting family or friends, and would not choose to use their space for long-term rental.

There is a natural "market" for short term rentals. Although people who host generally love to do it, none of them do it for free or would do it for free, because it's not easy. It's the people who need the extra income to maintain or keep their home, pay bills, visit kids and grandkids etc. There is no danger of every house in a jurisdiction becoming a short term rental. One final "value" to add to the above list, is that many people who begin hosting discover a love for hospitality and create in their guests an appreciation for neighborhood venues and activities.

Thank you for your progressive approach to regulating short-term rentals. We would be happy to provide further input if you want it.

Respectfully,

Debi Hertert,  
Chair, Host2Host

[INFO@host2host.org](mailto:INFO@host2host.org)

[www.Host2Host.org](http://www.Host2Host.org)

**Archived:** Thursday, May 30, 2019 8:34:44 AM  
**From:** [Callie Elliott](#)  
**Sent:** Sat, 4 May 2019 14:36:36  
**To:** Fritzie, Martha  
**Subject:** Short-term rental properties on Mt Hood  
**Importance:** Normal

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Ms Fritzie,

Today I received the mailer about the meetings regarding regulation of short-term rental properties on Mt Hood. I will definitely be attending the 10:30am meeting in Welches on Sat, May 18th.

My husband and I own our home and are permanent residents of Hoodland. We also have two long-term renters and I manage a few short-term rentals. I completely understand both sides and I'm looking forward to hearing some ideas on how to possibly balance the two.

\*We NEED year-round tourists with multiple options of accommodation. But the market is also becoming flooded with short-term rentals; to the detriment of owners, employers... and employees who cannot find a place to live locally.

--

Callie Elliott  
[c.elliott810@gmail.com](mailto:c.elliott810@gmail.com)

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[Spam Email](#)  
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**Archived:** Thursday, May 30, 2019 8:34:46 AM  
**From:** [Lara Wilent](#)  
**Sent:** Sat, 18 May 2019 13:24:28  
**To:** Fritzie, Martha  
**Subject:** Short Term Rentals  
**Importance:** Normal

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Martha,

I was at this morning's meeting at The Resort and want to follow up with my thoughts on STR's.

Although you did your best to keep the meeting on point, I think most speakers were there to vent. It is a very frustrating problem for a lot of us here on the mountain.

FYI, we live 2 miles up E Lolo Pass Road on E Briarwood Road. We've lived on the mountain since 1993 and in this particular house since 1995. The year we moved in here we hosted a neighborhood party and have been hosting one every year since! Neighbors have come and gone, but I am in charge of a neighborhood list that is circulated to everyone who is on it. The info on the list includes contact info for owners and/or rental managers, if it is a rental. We have five rentals on our road and another couple on a connecting road (E Linden Road).

We have had most of the problems mentioned at the meeting: noise/partying, multiple cars at a rental and too-fast driving, parking issues, renters trespassing on our property, worry about fire issues, etc. We are always on guard as the weekends approach and wonder what might happen. We have good relationships with owners and property managers and they have, mostly, been responsive to us. At times we have had to be the "squeaky wheel" in order to get their attention.

It bothers me that we have to be on our guard and monitor STR in order to maintain our peaceful neighborhood. And it really makes me mad when we are woken up in the middle of the night and have to call someone to try to get a renter to be quiet. If we have to do that, that means our peace has been broken. We have gotten to the point that if we suspect a group of renters are there for partying purposes, we call the property manager BEFORE it gets started and BEFORE we go to bed for the night. I DO, however, agree with the speaker at the meeting who pointed out that it isn't just STR that cause these problems.

It would be great if owners self-regulated themselves, but the fact is that they don't, either because they don't care or don't live close enough to be able to. I don't want to see regulations for owners who are already doing the right thing, but have no suggestions for those who aren't. Fines might be an answer, but there is a lot of red tape to go along with that: how much, who collects, what happens if it doesn't get paid, where does that money go and how is it used?

I'm going to keep thinking on this and will let you know if I come up with some brilliant ideas! Thanks for listening!

Lara Wilent  
21360 E Briarwood Rd  
Rhododendron OR 97049  
503-622-5664  
[lara.wilent@gmail.com](mailto:lara.wilent@gmail.com)

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**Archived:** Thursday, May 30, 2019 8:34:48 AM  
**From:** Nadine Ash  
**Sent:** Sun, 19 May 2019 10:28:35  
**To:** Fritzie, Martha  
**Subject:** Nightly rentals  
**Importance:** Normal

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We have four nightly rentals on our street and the traffic on our Streets with speeding is terrible. Also the wear and tear on our street the homeowners are paying for, not any more money from the owners of the nightly rentals.

I think they should have to pay for a number of cars using our streets. We had a very nice neighborhood now it's people speeding and number of cars passing by Loud noises. Not pleasant :(

Nadine L. Ash, Broker  
541-390-4017  
Nadine.ppg@gmail.com  
Real Estate in Oregon  
Premiere Property Group, LLC  
1133 NW Wall Street, Bend Or 97701  
License in Oregon

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END-ANTISPAM-VOTING-LINKS

**Archived:** Thursday, May 30, 2019 8:34:51 AM

**From:** [Dan Bonfield](#)

**Sent:** Mon, 20 May 2019 14:57:27

**To:** Fritz, Martha

**Subject:** Meeting at The Resort at the mountain 05/18/2019 ( short term rentals )

**Importance:** Normal

---

Hello Martha

Thank You so much for your and your partners time today, unfortunately it devolved into the usual yelling and somewhat over blown stories from some full time residents on the mountain. As I stated I have had a vacation rental that I built myself with the intention of living in but a career change during construction made it impossible to live that far out so my wife and I decided to rent the house as a vacation rental until we retire and can live up there full time. We love the area and our neighbors and do everything possible to be the best rental property around and in 11 years of renting we have had zero complaints. This brings me to the bullet points on the flyer

1. Garbage collection, the company we use Bliss sanitary offers a full service option where the cans are not required to be put out but are retrieved, emptied and returned for a small extra fee thus avoiding garbage being put out days in advance.
2. Maximum occupancy no more than 2 adults and 1 child per bedroom, I don't think any house has room for 14 -20 people.
3. Maximum day rented per year .. i really don't think that is the county's business unless you want to limit Hotels and Bed and breakfasts
- 4.off street parking. I limit my renters to 2 vehicles, 1 in the driveway and 1 on the spot in front of my house
5. Noise/ nuisance ( BIGGEST PROBLEM) I have all potential renters go over and agree to the house rules which includes quiet time at 10:00 PM where all outdoor activity is to be kept to a minimum, No fireworks are allowed period.
6. Building and fire safety. The house is equipped with all required equipment, guests are required to acknowledge active burn bans and are given the hoodland fire dept burn ban hotline number and are instructed to call daily for updates before any burning or grilling.

This all comes down to owners and their commitment to their neighbors and communities, I would suggest a county short term rental business licence I would hope it wouldn't become a revenue source for the county but would be used as an enforcement tool, a property that receives multiple complaints or has been identified as a problem property or exceeds the fire marshal's maximum capacity loses their licence and are forbidden from renting .

Thank You for taking the time to listen to my ideas..

Dan Bonfield

503) 995-6030

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**Archived:** Thursday, May 30, 2019 8:34:53 AM  
**From:** [Chris O'Neill](#)  
**Sent:** Mon, 20 May 2019 14:57:28  
**To:** Fritzie, Martha  
**Subject:** Short Term Rental property comments  
**Importance:** Normal

---

Hi -

I attended the short-term rental meeting yesterday in Rhododendron and wanted to provide some feedback in writing since I did not have a chance to speak at the meeting. I also wanted to thank you for holding these meetings - it is a very heated topic and a difficult situation to regulate.

My husband and I own a log cabin on 5 acres in Rhododendron that we use as our family cabin part-time, until we eventually can retire and live there full-time. We rent out our cabin through a local management company (Mt. Hood Vacation Rentals) who has been managing vacation rentals in the area for 15+ years. Without the income we receive from rentals we would be forced to sell our property - potentially at a lower value than we purchased it. This would be emotionally and financially devastating for our family. I know there are other property owners who would be in a similar situation.

Our opinion is that STR should continue to be allowed, and that any regulations that are enacted are fair and enforceable. It seems reasonable that there is a registration process so that the county can track numbers and enforce basic regulations to maintain safety.

We are in favor of regulation addressing the following items. Many of these already have code for all property owners and it becomes a matter of enforcing these regulations for STRs.

- \* Managing garbage collection: our management company collects our garbage after each tenant checks out and brings it back to their commercial dumpster so it does not sit at the end of our private road waiting to be picked up or accumulate at the cabin.
- \* Reasonable parking. We are on five acres and have plenty of parking but we still limit rentals to 4 cars
- \* Building/fire safety regulations - we are in compliance with items you have outlined
- \* Providing first point of contact for noise/nuisance complaints - our management company hand delivered their contact information to all of our neighbors. Neighbors also have our personal email/phone numbers. The one time we received a complaint it turned out not to be our renters but family of the land owner behind our property.

If the items above are in compliance and enforced it should reduce impact on neighborhoods and alleviate the need to regulate the following:

- \* Maximum occupancy requirements: By regulating parking it should limit overcrowding in rentals thus reducing noise and neighborhood impacts. We have a 4 bedroom/3 bath home with a large loft - we rent out to 10 people max.
- \* Max number of days - Limiting rental days would force us to sell our cabin, likely at a lower price than we purchased it for. This would also have a negative impact on the community in terms of tax dollars, tourism and supporting local businesses such as restaurants. We do not limit the days our home is rented but total usage (ours + rental) is far fewer days than a full time occupant who in theory would be coming and going 365 days a year.

Based on some of the feedback in the meeting yesterday it seems that there are some STR owners who are managing their rentals in a considerate way and there are others that aren't (just like there are "good" neighbors and "bad" neighbors). It is our hope that you will come up with an enforceable set of regulations that don't punish current STR owners who are managing their properties responsibly, but ensure all property owners are following a fair, enforceable set of guidelines.

Best,

Chris & Colin O'Neill  
503-333-7785

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**Archived:** Thursday, May 30, 2019 8:34:55 AM

**From:** [Bernie DeLay](#)

**Sent:** Mon, 20 May 2019 15:07:28

**To:** Fritzie, Martha; BCCMail

**Subject:** Clackamas County Proposed Regulations for Short Term Rentals

**Importance:** Normal

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I'm writing concerning the proposed Clackamas County Short Term Rental & Vacation Rental regulations. As an owner of a cabin in Government Camp several aspects of this proposal will benefit the community and people who take advantage of our cabin to enjoy Mt Hood. But a number will negatively impact not only us as a cabin owner, but also the businesses & people of Government Camp and the surrounding area that benefit from the people who stay in the cabin from all over Oregon and other states.

The first positive aspect is even enforcement of the Clackamas County Room Tax. We utilize one of the well established property management companies on Mt Hood, Mt Hood Vacation Rentals, and therefore ensure all required Taxes are collected. But cabins rented through other means like Air BnB may not be and therefore are not playing on a fair field and also not contributing to funds that could improve Clackamas County.

Some proposed regulations address trash, noise and parking issues. I also strongly support these, but believe current regulations, <https://www.clackamas.us/codeenforcement/>, are already in place and could serve this purpose if enforced. Developing another set of regulations may lead to confusion & non-enforcement. I also want to note established Mt Hood Property Management companies like Mt Hood Vacation Rentals and All Seasons have well established policies to ensure these rules are followed. I strongly recommend that any regulation update encourage the use of these type of companies.

Lastly our cabin and others through property management companies provide a significant source of employment for a large number of people in the Government Camp area. This includes the property management companies, people who work for them cleaning and maintaining the property, the local restaurants, ski rental companies, ski resorts and many more. Proposals that reduce the opportunity for people to stay and spend more time on Mt. Hood could have a significant impact on what is a small community. Clackamas county should be taking steps to ensure more people can come enjoy Mt Hood and the surrounding area. This benefits all. As such I strongly oppose two proposed regulations that would be counter to this:

- Limiting the number of nights per year you may rent your STR / VR
- Limiting the locations or number of STRs / VRs allowed in any specific area or region

Please consider the above in the proposed regulation updates.

--Bernie DeLay

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**Archived:** Thursday, May 30, 2019 8:34:57 AM  
**From:** [Dennis Tylka](#)  
**Sent:** Tue, 21 May 2019 08:21:30  
**To:** Fritzie, Martha  
**Subject:** short term rentals  
**Importance:** Normal

---

Dennis Tylka \* PO Box 369 Welches, OR 97067 \* 503 622-3853

Re: Short term rental Properties

I've lived at 68865 E Manape Dr Welches OR for over forty years and have seen a huge increase of houses being convert to short term rentals, I have 4 of them in my small neighborhood that cause me grief and has changed the character of my neighborhood. The biggest adverse effects are:

- 1 Instead of 1 or 2 cars associate at a residential home these rentals rent to several people so it's common to see and hear 5 to 10 cars coming in and out of these rentals.
- 2 In a residential neighborhood a neighbor may have a loud party once or twice a year, with these short term rentals are having a loud party every weekend and all summer long. The difference between a house used as a residence having a loud party would be, I would of probably be invited to the party so the noise wouldn't of bother me, or if I wasn't invited to the party I could just call my neighbor and ask them to keep the noise down with a short term rental there is no one to call.

**Expand any new regulation to cover RV Camping on vacant tax lots**

There are numerous small vacant tax lots 40x 80 and 50 x 100 that were not buildable because of their size; there are more unbuildable lots in my neighborhood then developed lots with houses. I've notice several RV campsites being developed on these unbuildable lots between homes which are conflicts like the ones above, also without a home these RV have to rely on portable generators and without sceptic tanks how the waste being is disposed of.

If this RV campsites are put into a rental pool the adverse effects could be disastrous because these lots would be very inexpensive to buy and develop into RV sites, can you imagine having RV campsite a few feet from your home with several RV's and people partying all night long.

Thank You for your consideration

Dennis

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**Archived:** Thursday, May 30, 2019 8:34:59 AM

**From:** [Cara Lacy](#)

**Sent:** Wed, 22 May 2019 10:22:53

**To:** Fritzie, Martha

**Subject:** short-term rental properties

**Importance:** Normal

---

Ms. Fritzie,

I missed the meeting on Monday but would like to voice a few thoughts. We have a forest service cabin between Government Camp and Rhododendron. The USFS has its own regulations restricting, but they have limited resources to enforce the rules. Recently, there are a lot of cabins in our area on Airbnb or VRBO. This means a constant revolving door of new people and dogs. Lights on and off all through the night. LOTS of cars. It changes the whole atmosphere of the area. I hope that the county will adopt short-term rental regulations and fees that will benefit the county, including limiting the number of days per year that a home in a primarily residential area may be rented for short-term use and imposing fees. Our cabin is a vacation home and it is a nuisance; I feel sorry for those who must live next to short-term rental properties.

Thank you,  
Cara Lacy  
971-303-7360

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**Archived:** Thursday, May 30, 2019 8:35:01 AM

**From:** [Fran mazzara](#)

**Sent:** Tue, 28 May 2019 08:49:41

**To:** Humberston, Kenneth

**Cc:** Bernard, Jim; Savas, Paul; Schrader, Martha; sfisher@clackamas.us; Fritzie, Martha; dcowen@clackamas.us

**Subject:** short term rental housing in Clackamas County

**Importance:** Normal

**Attachments:**

[VRBO Madcor.pdf](#) 

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We realize you are aware of our complaints regarding short-term rental housing in Welches. At this time we are aware that you have been counselled that the existing zoning laws do not forbid/address short-term rentals. We are also aware that such zoning regulations are reviewed and interpreted by the Clackamas County Attorney Steven Madcor. Thus the opening statement by Ms. Fritzie at the Sat., May 18 meeting stating there are no zoning laws governing short-term rentals in Clackamas County.

Attached is an article from the "Oregonian" concerning Mr. Madcor and his wife, Jenny Madcor, and their interpretation and defense against existing zoning laws as they effect his short-term rental in Dayton Or., Yamhill County. It is quite obvious that Mr. Madcor is basing his opinions on his confirmation bias. Since the zoning laws in place were written prior to the advent of VRBO etc., they do not explicitly address short-term rentals. The existing zoning laws innumerate the other forms of guest occupancy..., B&B's, Guest Houses, homestays. Confirmation bias occurs when the person performing the data analysis wants to prove a predetermined assumption.

Meanwhile...we are gearing up for a very unpleasant weekend as the 2 short-term rental homes on our very short narrow street are both booked. Last weekend, there were 12 cars parked on the street with the house in question advertising sleeping 14 guests. The second house was not rented. This weekend both are booked and the guests started arriving. 2 large motor homes arrived on late Tuesday night, waking us up at 10:30pm as they set up camp in the street. Pictures are attached. It is our understanding that camping on county roads is not permitted. Is this correct? It is not our intent to ban short-term rentals in Clackamas County. But the County MUST come to terms with it soon. We have been meeting, writing, calling you for 2 years now. We have been told to continue to call the Sheriff's Office, which we do. You heard neighbors complain despite the fact they are not directly impacted..., one woman stated she lives 14 house down on an adjacent street can hear the noise, screaming, fighting that goes on.

The rules governing B&B's Guest Houses etc. are sensible. While it takes homes out of the long term rental market, which impacts our community, These zoning regulations are a compromise.... No one wins totally, but no one loses totally.

1. Allow only 2-3 guests per bedroom. These house have stashed beds in hallways, common rooms, on stair landings to increase capacity so that a 3 bedroom house sleeps 14, a 4 bedroom house advertises it sleeps 22.
2. Require sufficient off-street parking.
3. Require noise ordinances be posted clearly.
4. Require fire pits etc. be disabled during fire alerts.
5. Ban fireworks, especially during fire alerts, quiet hours and onto neighboring properties.
6. Register the houses and make the adjacent homeowners aware of who the owners are and ways to contact the owners. An e-mail on the VRBO website to the manager sits there until the manager checks their e-mail..
7. Inspect the house for safety, occupancy, fire, health and parking violations on a regular basis as done with hotels, B&B's etc.
8. Cite the owners for occupancy, parking, noise, underage drinking violations. Fine them after the first offense.

The owners of the 2 houses directly effecting us charge over \$400 a night, their cries of what they have invested in their homes amazes us. They are running lucrative businesses in a residential neighborhood and have no interest or concern for how it is impacting the adjacent homes and neighborhood. These are not vacation home owners who seek to rent their cabin out when they are not using them. These were purchased to be used as BUSINESSES! They will continue to devalue our homes, destroy our peace, interfere with the use of our homes, patios, yards and imperil our safety as emergency vehicles can no longer enter drive up our road.

Thank you

Fran & Joe Mazzara  
25901 E. Highview Drive  
Welches, Or 97067  
503.622.1140  
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PACIFIC NORTHWEST NEWS

## Wine country rental house flap ensnares two top government attorneys

Updated Oct 26, 4:35 PM;  
Posted Oct 26, 4:23 PM

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By **Noelle Crombie**, [ncrombie@oregonian.com](mailto:ncrombie@oregonian.com)

The Oregonian/OregonLive

The top attorneys for two of Oregon's largest counties were fined this month by the city of Dayton for operating a short-term rental after warnings that they were violating city codes.

A municipal judge in Dayton ordered Stephen and Jenny Madkour to pay a \$500 fine.

Jenny Madkour is Multnomah County counsel; her husband, Stephen Madkour, holds the same position in Clackamas County.

Jenny Madkour said Friday in an email that the couple plans to appeal the decision to Yamhill County Circuit Court. **ATTACHMENT 4**  
**ZDO-273: SHORT TERM RENTALS**  
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**Fritzie, Martha**

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**From:** gerry murphy <earlyriser43us@yahoo.com>  
**Sent:** Sunday, June 2, 2019 6:00 PM  
**To:** Hughes, Jennifer; Fritzie, Martha  
**Subject:** Mt Times Article on STR

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Jenifer & Martha,

I know you would be interested in any media attention coming from this area so, I've attached this recent article put out by the Mountain Times this month.

Murph

County considers regulating short-term rentals posted on 06/01/2019 More than one hundred local residents attended a May 18 Clackamas County Planning Division public meeting and voiced, at times, sharply divided opinions on allowing and regulating short-term rental property (STR) in unincorporated Clackamas County. The meeting was hosted by the Rhododendron Community Planning Organization at the Mt. Hood Oregon Resort in Welches.

In addition to potentially regulating properties used as STRs, the county planning commission is considering whether to allow them throughout unincorporated Clackamas County or limit the usage to the Mount Hood resort areas.

"It's a problem going on in our community. We're here to listen," said Clackamas County Commissioner Paul Savas.

At the meeting Clackamas County Planning Manager Jennifer Hughes stated that current county zoning code does not allow or disallow STRs. She added that the county was considering implementing regulations of STRs because of an increase in properties being used in this manner, fueled by the growth of internet-based rental platforms. Hughes said that while the STRs provide additional income to property owners and bolster tourism in the region, there are concerns about their impacts on neighbors.

Some of the impacts on surrounding neighbors cited by both the county and community members in attendance included noise, litter, adherence to garbage pick-up schedules with bins, on-street parking and rental occupants disregarding posted speed limits in communities.

Community members also listed examples of serious safety and environmental concerns, such as lack of access for emergency vehicles due to clogged on-street parking and occupants disregarding burn bans and other fire code issues.

Opinions expressed by local citizens in attendance impacted negatively by STRs varied from calling for a complete ban of these rentals, to implementing regulations with violations punished by a series of fines. Concerned STR owners called for restraint from the county and urged that regulation not punish responsible rental operators.

Many STR owners stated that their properties were only affordable due to the rental income.

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**ZDO-273: SHORT TERM RENTALS**

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"The money that I make is what allows me to live here, to pay my property taxes. Without the supplemental income I'd be on the rolls of the homeless up here," said Dale Peters, a retired Welches resident who has lived in the community for twenty years.

Others in attendance pointed to the positive impact STRs have on the community by fostering tourism and promoting local business.

"By shutting us down the community will be impacted," said Alicia Fiorito, operator of two vacation cabins in Rhododendron. She stated she constantly promotes local restaurants and businesses through her rentals and only utilizes local businesses for the maintenance and repair of her properties.

Hughes stated the county realizes that rental use has been around in the region for decades and that there are neighborhoods and condominiums specifically developed as resort/vacation rental properties. She noted there would be no new tax from the initiative and instead suggested a fee paid by STR operators to cover the cost of administering and sustaining the new program.

Many in attendance called for the county to simply improve the enforcement of existing ordinance regarding noise, fire code violations and illegal parking instead of creating a broader regulatory framework.

"I don't see these as specific issues (to STRs)," Welches resident Hilari Kolstad said. She cited the counties lack of enforcement of similar noise and fire code violations on her neighboring non-rental properties as being a problem she is struggling to address. "Maybe it's easier to have the short-term people gone then deal with the long-term nuisance."

The meeting was the second in a series of seven public meetings being held across the county in May and June to present information about the issue and seek public input.

More information regarding the proposed ban and/or regulation of STRs is available online at [www.clackamas.us/planning/str](http://www.clackamas.us/planning/str). Clackamas County encourages public participation in an online survey available on the site. For more information or to comment contact Senior County Planner Martha Fritzie at 503-742-4529 or at [mfritzie@clackamas.us](mailto:mfritzie@clackamas.us).

County representatives will also discuss STRs at the Mt. Hood Area Chamber of Commerce meeting at 8 a.m. Tuesday, June 4, at the Mt. Hood Village RV Resort, 65000 Hwy. 26 in Welches.

By Benjamin Simpson/MT

Sent from my iPad

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**ZDO-273: SHORT TERM RENTALS**

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END-ANTISPAM-VOTING-LINKS

**Fritzie, Martha**

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**From:** David Rogers <david.kevin.rogers@gmail.com>  
**Sent:** Wednesday, June 5, 2019 10:56 AM  
**To:** Fritzie, Martha  
**Subject:** Rental regulations

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I attended the recent meeting in Welches at the Resort. I live in the Welches/Rhododendron area full time and do not have any rental property. On my road 7 of the 24 homes on my lane (E Autumn Lane) are short term rentals. Fortunately I have not had many of the terrible experiences that others voiced at the meeting with inconsiderate annoying renters. I am very concerned about these issues and do feel there should be more regulations with progressive increasing fines levied on those violators. Budgeting for enforcement could be accomplished by having a annual county fee on these rental property owners. Rental agencies should also be held accountable. It would be helpful to have a density restriction on rental homes so they are not overly concentrated in certain areas. Thank you for addressing this problem as it seems to increase more every year.

Sent from my iPhone

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END-ANTISPAM-VOTING-LINKS

**Fritzie, Martha**

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**From:** ZoningInfo  
**Sent:** Thursday, June 6, 2019 4:27 PM  
**To:** Fritzie, Martha; Cross, Nicole  
**Subject:** FW: Proposed zoning regulations

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Comments on Short Term Rentals...

-----Original Message-----

From: Dougmorten [mailto:dougmorten@comcast.net]  
Sent: Thursday, June 6, 2019 2:17 PM  
To: ZoningInfo <ZoningInfo@clackamas.us>  
Subject: Proposed zoning regulations

To Whom it May Concern,

My parents purchased a condo in the Clear Hills Properties in 1965. After they died, I became the owner. I am a retired

NP/CNM and the cost of upkeep of the condo is prohibitive without the ability to rent. We use it for the required owner time

and rent it through Vacasa. We have been very pleased with this company and have had no complaints from other Clear

Hills owners nor from the property manager. They provide a contact for renters 24 hours, if needed. We comply with the

safety regulations for our renters.

I am opposed to the proposal of increasing regulations for short term rental properties in unincorporated areas of Clackamas

County. Not only do the proposed regulations infringe on the rights of the owners, but the ability to enforce these regulations

is prohibitive. Please rule against this proposal. There is no need for extended governmental oversight.

Thank you.

Sincerely,

Ann Keane Morten  
owner, Clear Hills 651  
503 807 2018

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END-ANTISPAM-VOTING-LINKS

**Fritzie, Martha**

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**From:** Bob McCulloch <alobar13@mac.com>  
**Sent:** Monday, June 10, 2019 12:05 PM  
**To:** Fritzie, Martha  
**Cc:** Betsy@mthoodrentals.com; cari@mthoodrentals.com  
**Subject:** proposed regulation of rental properties

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello Martha,

I attended the presentation held in Welches May 18 and wanted to put in my two cents worth.

The economic benefits of rentals in the Mt Hood area are huge. The businesses that currently make life so enjoyable for full time residents wouldn't survive without the income generated by vacationers. The quality of life would drop for all those living in the area without these vacationers. We should not let a few problem houses dictate what the County does when there are ways to deal directly with the few bad apples. Let's keep it simple and not go overboard with new regulations!

To handle these problem houses I believe the County should do the following:

- Register all rentals and landlords with a minimal (license) fee to cover the cost of doing this.
- Create a list of nuisance houses based on simple criteria such as number of complaints, who has complained, what the complaint was, etc.
- Regulate on street parking and trash removal.
- Establish local law enforcement.
- Identify problem landlords based on nuisance houses.
- Fine problem landlords and eventually shut them down if they don't clean things up (only for legit complaints).

To end, let me say that I own a home in Welches that I rent out whenever I'm not using it. One day I hope to move into that home full time and to stop renting it. Until that time, it's important to my economic health to continue renting it. I've never had a complaint about my renters, about parking, about trash, etc.

Thanks for holding these hearings and for considering my two cents worth.

Yours truly,

Robert McCulloch  
2534 SE 35th Ave  
Portland, OR 97202

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June 10, 2019

Chair Jim Bernard  
Commissioner Sonya Fischer  
Commissioner Ken Humberston  
Commissioner Paul Savas  
Commissioner Martha Schrader  
Clackamas County Board of Commissioners  
2051 Kaen Road  
Oregon City, OR 97045

Chair Bernard and fellow Commissioners,

I write to you today as a concerned resident of unincorporated Clackamas County. You will be considering whether and how to regulate short term rentals of dwellings located on residential lands throughout unincorporated Clackamas County. I will provide a collection of fact-based assertions that will justify why short term rentals should be regulated as a land use and be subject to the policies of the Comprehensive Plan.

**Short term rentals are a fundamentally distinct land use from housing.**

Short term rentals function as small scale hotels. Hotels at any scale are a commercial hospitality use, which is not a residential land use, with usage and travel patterns that in some cases may be incongruent with adjacent residential properties or other conditional uses located in residential areas (such as schools or churches). Land uses are specifically and deliberately regulated through a process that allows for public input and for appeal of decisions based on flawed interpretations of the law or facts. Approval of a land use that is inconsistent with the residential lands and housing policies of the Comprehensive Plan should be subject to review and public input in each case.

**Short term rental of spare bedrooms in the operator's primary dwelling are low impact and may help some people afford to stay in their homes.**

The most equitable use case for short term rentals is the bed and breakfast model, which is already accommodated by the Zoning and Development Ordinance. In this case, the operator rents extra bedrooms in their primary residence for short durations. This provides opportunities for homeowners to earn a residual income that, in some cases, may be the difference between a person being able to afford to stay in their home or preserve a Historic Landmark. The residential lands and housing goals and policies of the Comprehensive Plan can continue to be satisfied under this model, as the residence is occupied full time and meeting the need of providing housing.

**Permitting short term rentals of entire dwellings creates an incentive for entrepreneurs to compete for housing with families and first time home buyers.**

When whole dwellings located on residential lands are permitted to be used as short term rentals, an incentive is created for people with means - investors and entrepreneurs who are predominantly wealthier than the population as a whole - to compete in the housing market with people including young families and first time home buyers who are actually looking for a dwelling for their family to live full time. Increased competition in markets - including the

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market - increases prices for buyers, raising the minimum price of entry to participate in the market. Higher prices have a disproportionate impact on lower income households, who are predominantly less white and less wealthy than the population as a whole, an objectively inequitable outcome. Especially when one considers the current housing emergency in the county and Metro area, it seems inappropriate on its face to maintain or endorse an incentive for increased competition in the housing market.

**Permitting short term rentals of whole dwelling units in multifamily buildings creates an incentive for owners and operators to remove long term dwellings from inventory, harming renters and disproportionately impacting low income households, young families, and people of color.**

Dwellings in multifamily buildings are often more cost effective for lower income households to access and may be the only accessible housing typology for some households. When whole dwellings in multifamily buildings are used as short term rentals, those dwellings are removed from the inventory of long term rentals, increasing competition for the remaining available units. Increased competition in markets leads to increased prices, which has a disproportionate impact on lower income households. Owners of multifamily buildings are predominantly private landowners or institutional investors such as corporations or investment funds, of whom shareholders and owners are predominantly wealthier than the population as a whole. Creating an incentive for such investors to reduce available long term housing units from inventory, which increases rents and disproportionately impacts lower income households, is an objectively inequitable outcome.

**Investors and entrepreneurs who seek to distribute for-profit commercial enterprise throughout our residential lands should be required to demonstrate consistency with Comprehensive Plan policies or mitigate when inconsistent with policies.**

When investors or entrepreneurs seek to exact a profit from a land use, the burden of proof for demonstrating consistency with the goals and policies of the Comprehensive Plan and land use regulations should fall on their shoulders. Certain commercial land uses are fundamentally consistent with the housing goals and policies of the Comprehensive Plan, such as operating long term rentals of dwellings that provide stable housing for families and the workforce. However, when certain land uses are inconsistent with - or even undermine - the goals and policies of the Comprehensive Plan, additional review should be required to ensure that those impacts are mitigated and the goals and policies of the Comprehensive Plan are not undermined by a small number of individuals for their own benefit. This is what Conditional Use reviews are for, and it is an appropriate compromise to conditionally permit short term rentals of whole dwellings to guarantee mitigation for undermining Comprehensive Plan housing policies.

**Regulating a land use outside of the land use ordinance will sow distrust among those who do not directly benefit.**

The goals and policies of the Comprehensive Plan are controlling for land use regulations in the state of Oregon. A commercial hospitality use at any scale is a fundamentally distinct land use than residential housing. Circumventing the intent of state land use Goal 1 by implementing land use regulations outside of the Zoning and Development Ordinance and avoiding the challenge of addressing how the land use in question conflicts with and undermines the goals and policies of the Comprehensive Plan does not build public trust in local government.

**Land uses that undermine Comprehensive Plan goals and policies should be attached**

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**Goal 1 public participation on a case by case basis.**

The Comprehensive Plan establishes land use goals and policies based on extensive public participation in compliance with state land use goal 1. Land uses that undermine the efficacy of the policies and goals established by that process should be subject to public input in all cases. The Conditional Use application process affords the public the opportunity to ensure that policy-level and site-specific concerns are addressed and mitigated by those who will most benefit from the proposed use, rather than the public at large.

Different communities will have a spectrum of opinions about this issue. The facts of the matter show that this is a land use issue, that the controlling instrument for land use regulation is the Comprehensive Plan, and that the land use proposed to be regulated is in direct opposition to several of the goals and policies of the Comprehensive Plan relating to housing access and affordability. The appropriate remedy for such a situation is to restrict the use where it undermines the Comprehensive Plan goals and policies, or to permit it as a Conditional Use. This approach could be applied to the entire unincorporated county, to all areas outside of the Mt. Hood Village area, or to only the area within the Portland Metro Urban Growth Boundary.

Thank you for your consideration of these concerns.

Respectfully,

Joseph P. Edge  
Oak Grove resident

## Fritzie, Martha

---

**From:** Blane @ Mountain Resort Lodging <info@MRL-cabins.com>  
**Sent:** Wednesday, June 12, 2019 6:18 AM  
**To:** Fritzie, Martha  
**Subject:** Short Term Rental possible regulation comments

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Martha,

We have been operating our short-term rental business in Government Camp for over 20 years. In that time we have seen sweeping changes in the industry. Some of these changes have been good but many of them have been detrimental. I share the following information in hopes of helping to raise the reputation and quality of STR's and their guests in residential areas.

A successful STR must advertise in order to be seen by potential guests. We have our own web page, Facebook page, and we list with Craigslist and VRBO. When my comments below reference VRBO most of the time they will be referencing AirBnB too.

Comments:

1. The quality of guest has been dropping in general due to the fact that VRBO now prohibits screening (via Internet searches) of potential guests. They do this by hiding the contact information of the guest and of the lodging owner until a booking is made. Until that time all correspondence must be through their system. In their system all email addresses, phone numbers, web pages are redacted to prevent direct contact between guest and lodging owner. This makes it very easy for guests with sketchy backgrounds or sketchy intentions to reserve a lodging. If after the booking when contact information is made available the lodging owner finds they potentially have a problem guest (due to conducting an Internet search of them) and would like to cancel they can do so, but if they do the lodging owner is penalized by VRBO. VRBO will lower your search ranking for sure and they have been known to hide the listing. This is done without notice to the lodging owner. Because of this lodging owner's are very apprehensive about cancelling guests.
2. Because VRBO and AirBnB have grown so large their competition is minimal. Any other company that starts gaining on them is quickly purchased by them in order for it not to become a threat. The last I read VRBO had purchased 23 online listing companies. These two companies spend millions in Google Ad dollars in order to keep their listings on the front pages of Google, an amount other companies cannot do.
3. Because they have command of the market, VRBO sets the rules within their service to benefit themselves (of course) and to benefit the guest. There are very little protections given to the lodging owner when a bad guest shows up at the door and stays. This often affects all the residences around the STR.

Solutions:

1. Only allow online listing companies to operate in Clackamas County that allow pre-booking open communication between the guest and the lodging owner. Most of experienced lodging owners can sniff out a bad guest which saves ourselves the headache of having them in our residence and saves the neighborhood from disruptive behavior coming from our residences.
2. Require all rentals to have on-site parking. Because many guests arrive from at least 60 miles away (at least they do on Mt. Hood) they tend to carpool. I suggest one parking spot for each 4 beds.
3. Do not allow one night rentals unless it is a bed and breakfast or the owner of the residence lives on site full time. One night rentals more often than not are used as party houses.

4. Set up a phone number and email address at the County (County Tourism since they get the transient tax dollars?) for neighbors to contact if there is a problem. Those residences with frequent complaints should lose their ability to operate as a STR.

5. Require homeowners to place their phone number discretely on the front of their STR using a County standardized plaque. If there is an issue at the residence the neighbors can then contact the homeowner easily and directly.

In the end I am not sure how much regulations will work/help without strong enforcement. The current problem STR's, those who do not operate responsibly and in consideration of the neighborhood, I doubt will change their ways because there are additional rules to follow.

Thank you,  
Blane Skowhede

--

**Mountain Resort Lodging Co.**

Government Camp, Oregon - Mt. Hood's only alpine village

Office location/mailing address:

12020 SE Idleman Road

Happy Valley, OR 97086

Office: 503-760-7394

Fax: 503-760-0534

Cell: 503-730-3013

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**Fritzie, Martha**

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**From:** donandelenaives@gmail.com  
**Sent:** Saturday, June 15, 2019 10:34 AM  
**To:** Fritzie, Martha  
**Subject:** Short Term Rentals in Clackamas County

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello,

I attended the public meeting on STRs in Gladstone on May 28<sup>th</sup>, but didn't get a chance to speak, so I thought I'd send you my STR story via email.

My husband and I have been AirBnb hosts since July of last year, and have accommodated guests in our Forest Grove listing for 225 nights since then (as of this writing). And what we've learned in these ten months of hosting described up in one word: Families. Our family and many many other families. This unique and amazing ability to share our home in this manner benefits families in so many amazing ways that I never imagined.

First, please bear with me briefly as I tell you a little bit about our current listing. While I'm a fourth-generation resident of rural Clackamas County, this one is in Washington County. It is an Italianate Victorian home in Forest Grove's old-town historic district.

In 2013, we had enough of my husband's 90-minute commute to his job in Hillsboro, and decided to immigrate to unfamiliar Washington County. We fell in love with a dilapidated home in Forest Grove that had been built in 1876 by one of the town's early founders and Oregon State representative I.L. Smith. We bought it for cash that I inherited from my mother, as it was not eligible for any mortgage in its current state. It had been vacant for three years, occupied only squirrels and raccoons, as well as the occasional squatter. We spent three years renovating it from its crumbling foundation up to the leaking crumbling chimneys.

By 2018, we had revived the house to its former grandeur. It was featured on two historical society tours, and we even got to meet I.L. Smith's direct descendants! However, right about that time we discovered that Don's employer had been bought out, and it was time to find a different one. We felt we were needed back in Clackamas County to provide a better support system for our kids and our twelve grandchildren. It was then that we realized that we would never be able to sell the house for what we had put into it, and we decided to try it out as a short-term rental instead. In that new adventure, we discovered several things:

First, we were surprised to discover that three other historic homes within two blocks were short term rentals. We had no idea, as there were no issues.

Second, we discovered that STR guests are not the young transient, frat-type partiers that the word "AirBnb" tends to conjure up. Quite the opposite. The Forest Grove house is filled with family heirlooms, including china, crystal, antiques, expensive carpet, hardwood floors, leaded glass, antique books, and wallpaper. Our guests use our large kitchen, pans, appliances, and glassware, and china to create family meals. We allow children of all ages and provide toys, crayons, books, DVDs, etc. We have never had any problems or damage whatsoever. Our home and things have been treated with utmost respect.

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Thirdly, and most amazingly, we discovered what an amazing unique opportunity AirBnb provides for families to gather. Of those 225 nights, the overwhelming majority of those were spent by extended families gathering for weddings, graduations, holidays, or funerals. Grandparents, aunts, uncles, cousins all getting together because one of the kids was playing basketball at Pacific University, and everyone had converged on Forest Grove to cheer him on.

Afterwards, in reviews, cards, and notes, the overwhelming sentiment conveyed is gratitude. Something I didn't expect! Last summer, a young single mother from Idaho traveled with her four children to Oregon to meet her father for a weekend at the Smith house. Afterward, she left a heart-felt review, thanking us for our "role in a weekend that changed our lives." Over and over, I am thanked for making our home available in this manner.

I just received a card from a child who had attended a girls' weekend with her mom, aunt, cousins, and grandma. Inside, she had drawn a picture of one of our claw-foot tubs, with herself depicted as a "chamber maid." It was from a make-believe game, she explained, that she had played with her sisters.

Well, it worked out so well, we bought a place in Clackamas County with a big house beautifully situated along Milk Creek (but another fixer-upper!) complete with a small cabin. It seemed like the perfect plan! We don't need a big place for the two of us. We just occasionally need a big "grandma's house" for holidays and family dinners and sleepovers. So we would live in the cabin and use the big house for family gatherings as well as a short term rental where other grandmas, grandpas, aunts, uncles, and cousins can gather as well. Plus it would allow us to keep the Forest Grove house. So, after months of preparation, we've just had our first guests, with many more scheduled. Bookings for ... you guessed it... extended family gatherings: graduations, weddings, holidays, reunions; and I couldn't be happier.

We went live in May. The first group was a reunion of camp counselors. The second group was a family from Portland... Mom, dad, and three kids. Mom wrote when she made the reservation that it would be nice to spend a weekend out of town. They played in the creek, roasted marshmallows and hotdogs, barbecued, and hiked. After they left, I found a note on a chalkboard, left by the little girl, that the Cedars was "a gift."

Since then we have hosted extended family groups for two weddings and two graduations. The Clackamas County home is filling the same need, that we discovered in Forest Grove. Short term rentals fill in a huge sociological gap that I never knew existed! It provides places for families to gather! If this avenue was cut off that opportunity would not only be lost in Colton, but in Forest Grove as well, because we would be forced to sell. We just can't manage both mortgages without that income.

I understand the concern that this latest innovation in the sharing economy is drying up the well of available long-term housing. But it needs to be pointed out, that this has greatly reduced the actual quantity of wasted space. I used to feel guilty as an empty-nester knowing that we had spaces... bedrooms, bathrooms, dining room... that weren't used very frequently. It seemed wasteful. This provides an avenue that greatly increases the use of resources, fills in the blank spots where an actual long-term change isn't feasible, and benefits everyone involved.

And when I hear concerns, such that garbage pickups should be regulated, etc., I just shake my head. If we had garbage laying around, we wouldn't be in this business very long! It's brutal! You work for those reviews, or you will be out of business quick! Everything has to be perfect. We are constantly touching up, manicuring everything, and examining everything with a critical eye, to a level that we never achieved as private owners!

You might wonder why I don't worry about my priceless family treasures, way out in Forest Grove, in the hands of strangers. You might wonder why I didn't even know that our neighbor with the great big magnificent Craftsman home two doors from us in historic Forest Grove, had been letting it out as an AirBnb for an entire year without our knowledge. And another on the same block, and another around the corner. That's because the

system is self-regulating. It is review driven. If you're a bad guest, the hosts will tell everyone, and you're out. Likewise, if you're a bad host and you don't keep everything immaculate, the guests will tell everyone, and you're out as well.

Thank you for allowing me to share my Short Term Rental story. It has definitely been a win-win for us as well as for our guests, and, by extension, it will be a win for Clackamas County. Thank you so much.

Sincerely,

Elena Ives

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**Fritzie, Martha**

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**From:** Betsy@mthoodrentals.com  
**Sent:** Thursday, June 20, 2019 6:02 PM  
**To:** Fritzie, Martha; BCCMail  
**Subject:** Follow up to last week's STR meetings with planning commission and BCC  
**Attachments:** Clackamas County STR Regulations Recommendations.pdf

Hi-

I wanted to follow up with you regarding many of the comments and recommendations that were made last week regarding short term rental regulations in the county planning commission meeting and the BCC meeting as well as the several public hearings and meetings that I attended during the past 5 weeks or so. I appreciate the time and effort that is being taken by Clackamas County to listen to constituents and stake-holders and to actually listen.

In addition, I also would like to point you to two organizations that are experts in the STR industry for regulations and safety.

[Smart City Policy Group](#) has worked in partnership with government jurisdictions on short term rental regulations throughout the country for several years. They have a depth of knowledge on best practices and what works.

[Dwell Safe](#) is a fire and safety inspection company that specifically serves the short term rental industry throughout the country. They have a home safety certification program that costs \$89/year and they partner with government jurisdictions.

I have attached a PDF document for clarity, so you do not have to sort through a lengthy email.

And please reach out to me if you would like talk in more detail about any of these topics.

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

T 866-794-6813 | [betsy@mthoodrentals.com](mailto:betsy@mthoodrentals.com)  
Mail: PO Box 454 | Office: 67898 E Highway 26 | Welches, Oregon 97067  
[www.mthoodrentals.com](http://www.mthoodrentals.com) | [Twitter](#) | [FaceBook](#) | [Instagram](#)

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## Short Term Rental Regulations Discussion for Unincorporated Clackamas County Response to Planning Department and Board of County Commissioners – June 20, 2019

After attending most of the Clackamas County Short Term Rental Regulations public hearing meetings, the presentation at the Mt Hood Chamber of Commerce, the Clackamas County Planning Commission meeting and the Board of County Commissioners' meeting during the past few weeks, I would like to comment on several of the issues that came up that some people seemed to be confused about.

First, I need to give a big thumbs' up to Martha Fritzie for her hard work in organizing the meetings, presenting at the meetings and for listening to what people are saying. She deserves a round of applause!

Secondly, thank you to all of you for including the public's input. This makes a HUGE difference in getting buy-in as you make changes to the county code and create Short Term Rental Regulations for unincorporated Clackamas County.

I would like to say that I am not against regulation, if it is fair and reasonable, enforceable and created so that people will actually follow it. Everything you want to see happen, Mt Hood Vacation Rentals already does as you will see in my comments below.

The most important factor is that county code is silent on whether short term rentals are allowed or not allowed. As the county has overwhelmingly heard through the survey and comments that short term rentals should be allowed in all parts of unincorporated Clackamas County, I would agree that the code should be amended to allow STRs in all of unincorporated Clackamas County. I would also agree that the number of rental nights per year or restrictions by neighborhood should not be regulated. I appreciate that you have recognized the economic importance of vacation rentals in the Mt Hood area where about 75% of all short term rentals in the county are located. Obviously this code cannot supersede other regulations that may disallow STRs such as farm zoning. Bed and Breakfast Inns would not be covered under the STR regulation as they are already regulated in Section 832 of county planning code.

These regulations would only apply to stays for 30 days or less. Rentals for more than 30 days are regulated by Oregon's Residential Landlord/Tenant Statutes. This topic came up in several of the meetings. The reason the TRT statute is written to cover rental activity of less than 30 days is because that is how the state defines transient lodging. By definition in the Residential Landlord/Tenant Statute, transient "occupancy does not exceed 30 days" and a tenant "does not mean a guest or temporary occupant".

Regarding concerns about STRs taking up affordable housing supply, in the Mt Hood area, very few STR owners would consider purchasing a home to be used as a long-term rental and they would not consider converting their family's vacation home that they also rent on a short-term basis into a long term rental. This is a much bigger issue that needs to be tackled from a different perspective. Additionally, the Residential Landlord/Tenant Statutes are very specific and complicated regarding what landlords can and cannot do. Add to that the seasonality for tenants in the Mt Hood area and owning a long term rental is very difficult to do in the eastern section of the county. I had a Property Management license and managed long term rentals here for about 15 years and got out of that end of the property management business because of how difficult it is to do here. I would be happy to talk with you more about this. Additionally, while it appears on the surface that a homeowner can get more rental income from short term rentals than from long term rentals, there are also a lot more expenses including utilities, furnishings and weekly cleaning costs. Many homeowners of self-managed STRs do not always consider these expenses and they do not pay themselves for their time.

I agree with Commissioner Bernard's assessment of how STRs should be regulated and what should be regulated. I have made some important notes and considerations below following up on some of the questions that were asked in many of the meetings.

1. **Permit, License or Registration:** This would be a permit, license or registration that goes with the homeowner and the home. If a short term rental is sold, the next owner would need to start with their own permit. If for example, Bob Smith owns an STR at 123 Main Street and he follows all the rules and is in good standing, his record should not be passed on to a new owner, Mary Jones. Mary Jones would need to start with their own permit.

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had safety inspections done, has notified neighbors of the new contact info, has proper insurance, etc. Conversely, if Bob Smith is a repeat offender of not following the rules, this should not be on Mary Jones' record when she does everything according to the regulations. The permit, license or registration could be coded to reflect the STR address and the unique owner as well. Additionally, the annual fee cannot be too high or people will simply not comply. Anything over \$200/year will start to invite non-compliance.

Non-compliance should have a hefty fine (\$1000-\$5000 graduated with each offense with a first time "freebie" perhaps) so that the homeowners who are following the rules are not burdened financially for the enforcement of the non-compliant STR homeowners. And there needs to be a good way to insure that complaints are real and actually happened to avoid someone from making a nuisance complaint against a neighbor they do not like or just because they do not like STRS.

There should be a database of all STRs that is easily assessable online by neighbors, emergency workers, law enforcement and government officials.

This permit, license or registration should be administered by the Finance Department as they are already involved with the collection of TRTs and already have a partial list of STRs. Mt Hood Vacation Rentals is contacted annually by the Finance Department asking for a list of homes with addresses that we manage.

When this is first implemented, there needs to be a big PR push to let people know what is happening. Then give all STR owners a 3-6 month grace period to become registered. After that double the licensing fee. Also, any new STR owner needs to be registered within 60 days after closing on the purchase of a home (it takes time to get everything in order like insurance and this covers the transition of an STR from one homeowner to another homeowner) or if they already own the home, prior to using it as an STR.

2. **Clackamas County Transient Room Tax:** A homeowner who rents their entire home or part of their home on a short term basis (anything up to 30 days) would be required to collect and remit the Clackamas County 6% Transient Room Tax. Many are currently not doing this and there is no good mechanism to determine who they are. A permit could be tied to the monthly remittance to determine who is not in good standing. For example, a property manager or Online Travel Agency (OTA such as HomeAway/Vrbo or Airbnb) is collecting the taxes on behalf of the homeowner, their TRT ID would have a subsection with a list of the STR license or permit IDs.

MHVR already collects and remits the TRTs on our homeowners' behalf. The Finance Department has a list of all the homes we manage so they know which vacation rentals we are collecting and remitting the TRTs for. The collection and remittance of TRTs needs to be separate from the home registration. With the database that is kept, there just needs to be cross-referencing who the property manager or other local representative is.

3. **Trash Collection:** Short term rental homeowners would need to show evidence of trash collection services. However, Bliss Sanitary Services, the garbage collection company for the Mt Hood area is unable to pick up garbage at many locations for many reasons (difficult to access a narrow road or driveway, snow in the winter, etc.). MHVR hauls the garbage from about 1/3 of our homes to our office dumpster weekly and bills out the homeowners. For STR owners who cannot get Bliss Sanitary Services (or other garbage service depending upon their location), there would need to be another way to document that the garbage is being hauled either weekly or after each rental activity. MHVR would prefer to not be in the trash collection business, however, we know this is important so we do it.
4. **Maximum Occupancy:** Of course maximum occupancy in a home should be limited, however, it should not be more restrictive than a hotel room. An average hotel room is about 350 square feet and often includes two queen beds which can sleep 4 guests. The occupancy per bedroom should be defined not just by the number of guests, but also by square footage. A good rule of thumb would also be to add 2 guests to accommodate for loft areas, sofa beds, etc.

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5. **Maximum Vehicles and Off-Street Parking:** This goes hand-in-hand with the occupancy limits. I recommend that the number of vehicles that are allowed to park at an STR cannot exceed the number of bedrooms. MHVR limits the number of vehicles for our homes based upon availability of parking and occupancy. In the Mt Hood area, parking can be limited at some properties due to narrow driveways and many homes do not have garages. I am not sure it would be feasible to completely disallow street parking, but perhaps to rather limit it to no more than one or two vehicles to be parked on the street. Additionally, there are many full-time residents with multiple vehicles and some are parked on the street.
6. **Notice to Neighbors:** Short Term Rental Homeowners should be required to notify neighbors that the home is a short term rental and provide the name and phone number of a contact person or people that would be available 24/7/365 and those persons needs to be able to get to the rental home to rectify any issues or concerns in a reasonable amount of time. However, during the winter for example, it can take us an hour to get to Government Camp from Welches (12 miles) when there is a lot of snow or traffic; there is no alternate route in the winter. And during the past several years when we had highway construction during the summer, it could also take an hour to get to or from Government Camp. These considerations need to be taken into consideration.

MHVR has an office that is open 362 days a year during business hours and an after-hours phone number that is shared amongst staff for all times when the office is not open. This number is shared widely with rental guests, neighbors and homeowners. I agree that neighbors should call the homeowner or property manager or representative directly first to remedy situations. However, in my experience, I have found that many neighbors are reticent to do this. Also, considering that 60% of the homes at Mt Hood are not full-time residences, the neighbors are difficult to contact.

There are limitations to notifying all neighbors. It was noted that 4700 post cards were mailed to Mt Hood area homeowners and that 60% of the homeowner addresses were out of the area. MHVR has attempted to contact neighbors of STRs we manage, however, currently the only way to acquire these names and addresses is to first do a survey of the neighbors' homes' physical addresses, then look up the homeowners' names and mailing addresses on the county computers in Oregon City. This is very time-consuming and sometimes the addresses are incorrect (have not been updated after a move or it can take a couple of months for a new homeowner's info to show up or the address associated with the owner is the address of the home which is clearly not where they live). After an STR is registered, I would recommend that the county should send a list of neighbors to the STR homeowner (or property manager) that need to be contacted. When a building permit or non-conforming use permit is filed, neighbors within 500 feet receive a notice, so maybe this same system could be used for STR homeowners. Not being able to easily access the neighbors' contact info would be a stopper for many; I doubt most would even know how to find homeowner contact information.

We have not placed signage at our vacation rentals because homeowners did not want to announce to everyone that their home is not occupied full-time. The reality is that most homes at Mt Hood are not occupied full-time, so burglars already know that. STRs have frequent activity with renters, housekeepers, maintenance personnel and homeowners, so that does deter break-ins. For MHVR, signage would be a marketing tool that doubles as a way to share important contact info for neighbors and emergency responders. The signage should include the permit ID for that specific STR. It could also be required that all advertising lists the STR permit number by property (similar to Construction Contractor License rules).

7. **Building and Fire Safety:** I agree with a self-affidavit system with specific safety requirements as part of the licensing procedure that the homeowner would need to check off (the existence of smoke detectors, carbon monoxide detectors, fire extinguishers, safe railings and decks, legal egress out of all sleeping areas, at least two entrances or exits to a home, locking doors and windows, etc.). If documentation of safety and fire inspections by professionals can be provided the license fee could be discounted.

8. **Enforcement:** For the most part, there will not be funding to send someone out on Saturday night at midnight for a noise complaint, or at any time for that matter. The Mt Hood area already has very slim police protection

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(one sheriff on duty day shift, one sheriff on duty swing shift and no sheriff on duty for graveyard shift) and the sheriff is not going to be able to answer every nuisance call. This will be the most difficult part of the regulation process. And there needs to be a mechanism to ensure there are not nuisance complainers who are exaggerating or overstating situations or just do not like the homeowner.

9. **Vacation Rental Insurance:** This is one area that was not discussed a lot, but that we recommend is required. We know of situations around the country when claims for injuries or damages in short term rentals were not covered by the insurance company because the home was not insured as a vacation rental. In my experience, the vacation rental insurance companies have never come out to inspect a home for safety or fire standards, however, if there is a claim, it may not be covered if certain items are not in place (smoke detectors for example). A copy of the VR insurance declarations page should be included with the permit application.

Please feel free to reach out to me at any time if you have questions or would like to talk in detail about any of these topics. And again thank you for taking the time and energy to get this right the first time.

Betsy LaBarge  
Founder, President and CEO  
Mt Hood Vacation Rentals  
betsy@mthoodrentals.com  
866-794-6813

**Fritzie, Martha**

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**From:** ryan fox <rfox418@yahoo.com>  
**Sent:** Monday, June 24, 2019 1:12 PM  
**To:** Fritzie, Martha  
**Subject:** Short term rental ordinances

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

To whom it may concern,

I would like to strongly encourage you to adopt new zoning ordinances regarding short term rentals. We have a short term rental on our road and it has dramatically effected our neighborhood. The one point I would like to make and I hope you consider is the existing zoning ordinance regarding Bed and Breakfasts. Ordinance #832.01 states that the owners of the bed and breakfast need to have written permission from all home owners on a private road, if the rental is accessed off of the private road. Our road is private and we incur the cost and labor in maintaining the road. The short term rental has dramatically increased the traffic on the road and also increased the maintenance costs. Thank you for your consideration.

Ryan Fox  
18381 SE 422nd ave  
Sandy or 97055  
503-341-6269

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