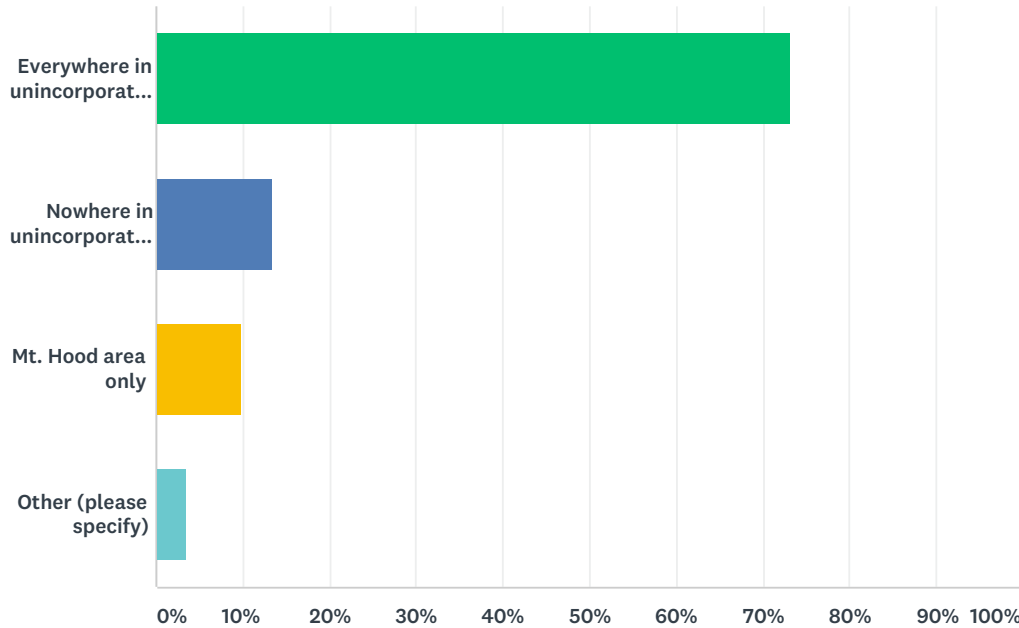


**Q1 Any county regulations would only apply in unincorporated areas of Clackamas County, but regulations could vary from one area of unincorporated county to another. In what areas do you think short-term/vacation rental properties should be allowed?**

Answered: 194 Skipped: 1



ANSWER CHOICES	RESPONSES	
Everywhere in unincorporated Clackamas County	73.20%	142
Nowhere in unincorporated Clackamas County	13.40%	26
Mt. Hood area only	9.79%	19
Other (please specify)	3.61%	7
<b>TOTAL</b>		<b>194</b>

#	OTHER (PLEASE SPECIFY)	DATE
1	Why is the county interested in the un incorporated area? By definition it's not in the corporation of the county. Why establish limits? Who is benefiting? Who's going to be limited? Is there some tax being proposed that being proposed that will impact property owners of short term rentals? I'm against regulation for the sake of raising taxes. If there's a good reason for limiting property owners from the use of their property, I'll listen.	5/23/2019 9:14 PM
2	Wherever people want to. If they pay property taxes then leave the property owner alone.	5/17/2019 9:10 PM
3	Short term rentals should not be allowed in Mt Hood area. I live in Welches and short term rentals are a nightmare for those of us who live here full-time. We've experienced it in our neighborhood and all it brought was traffic, littering, noise and trespassing.	5/16/2019 7:27 PM
4	Not only are short term rentals none of the Counties' business, there are too many County regulations on long term rentals.	5/13/2019 1:25 PM

## Copy of Short-term / Vacation Rental Property Regulations

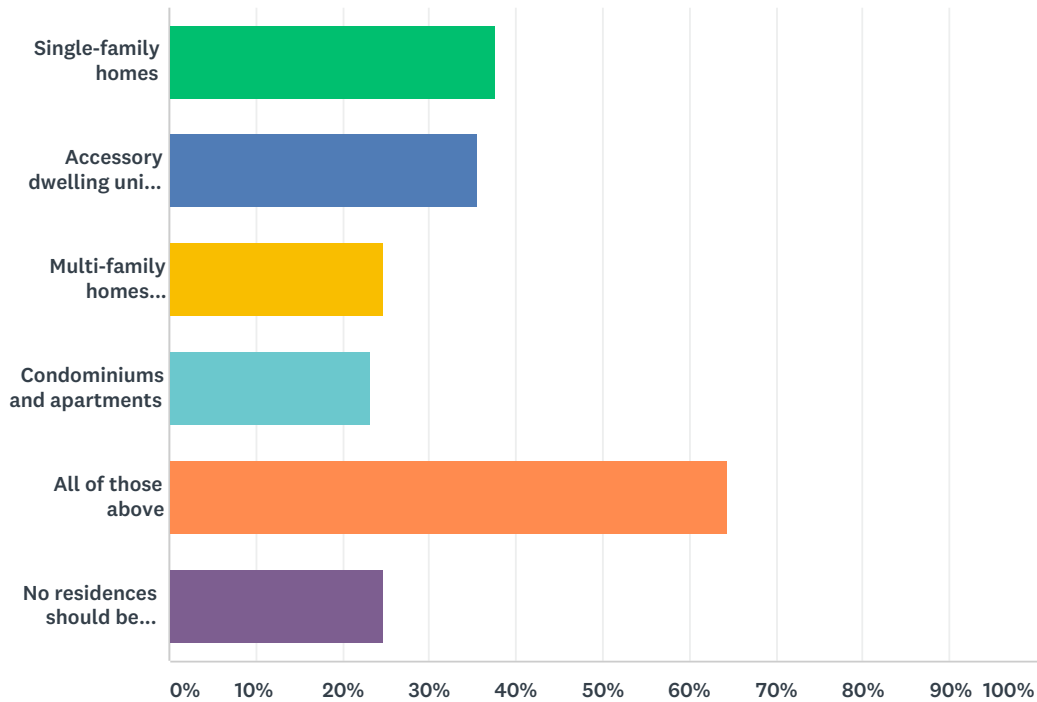
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5	"allowed" and "Regulated" are two different things, This question is unclear. Short term rentals should be allowed in the Mt Hood and Welches areas as it would negatively affect property values to change. Because of the remote location, it is unreasonable that people would live here year round, so rentals are critical to the desirability of property ownership	5/13/2019 5:45 AM
6	Everywhere in unincorporated Clackamas County but with special regulations and restrictions in the Mt. Hood area.	5/8/2019 6:35 PM
7	This has been going on for 25 years , you the county is late to the party, Its is our right as property owners and tax payers to do with our property as long as we follow the laws. We do not need HOA rules, if there is a problem call the sheriff. if not call the owner. We are a tourist driven economy up here and there is was not enough lodging so that's what became of our area.We have civil rights , If you regulate this the local economy will suffer from lack of overnight stays they are our business. I operate a restaurant that depends on these tourist . To bad a few of the rental company's are bad seeds ruining it for the rest of us ( Vacasa) Its up to the company's to provide good customer service and comply with the laws.	5/8/2019 1:21 PM

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Q2 In what types of residences should short-term/vacation rentals be allowed? Please check the box next to all types of residences that you think should be allowed to be used as short-term or vacation rentals.

Answered: 186 Skipped: 9



ANSWER CHOICES	RESPONSES
Single-family homes	37.63% 70
Accessory dwelling units on a property that has a primary residence	35.48% 66
Multi-family homes (duplexes, multi-plexes, townhouses, etc.)	24.73% 46
Condominiums and apartments	23.12% 43
All of those above	64.52% 120
No residences should be regulated	24.73% 46
Total Respondents: 186	

#	OTHER (PLEASE SPECIFY)	DATE
1	In all properties, STR should be allowed. If not wanted, they can be regulated by HOAs.	5/29/2019 3:59 PM
2	with rules	5/29/2019 3:53 PM
3	Single family home are not designed as rental - no fire suppression, no adequate sanitation	5/29/2019 3:51 PM
4	Mt. Hood!	5/29/2019 3:34 PM
5	Stay out of it. The existing noise and nuisance ordinances should deal with problems. Regulating and adding an additional layer of ordinance is just a government money suck. We don't need it. The economy can't handle another hand in our pocket. These rentals are already being done out of financial desperation. I look forward to your next project, regulating visitors at homes.	5/29/2019 2:56 PM

**ATTACHMENT 2**

**ZDO-273: SHORT TERM RENTALS**

**6/4/2019**

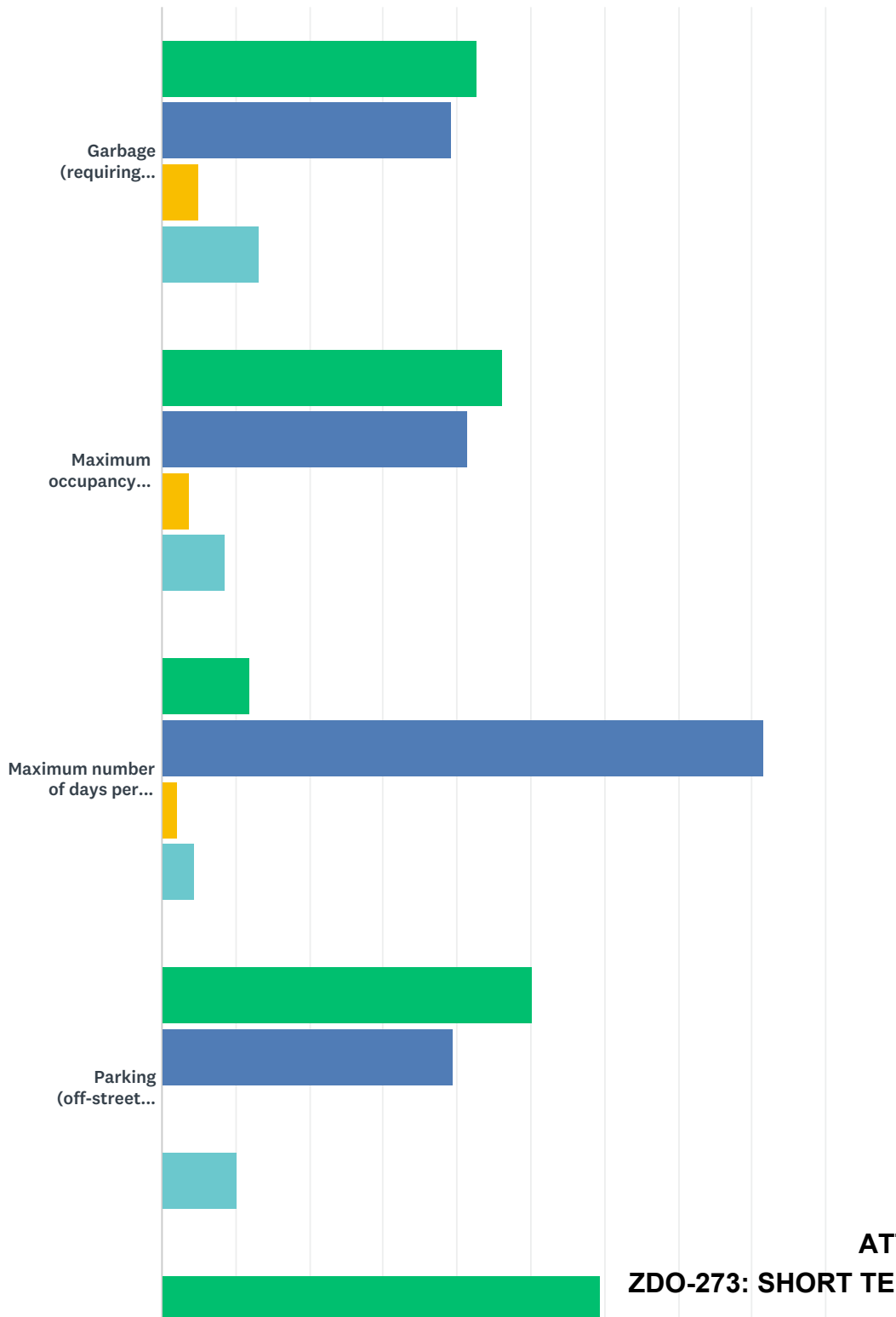
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Copy of Short-term / Vacation Rental Property Regulations

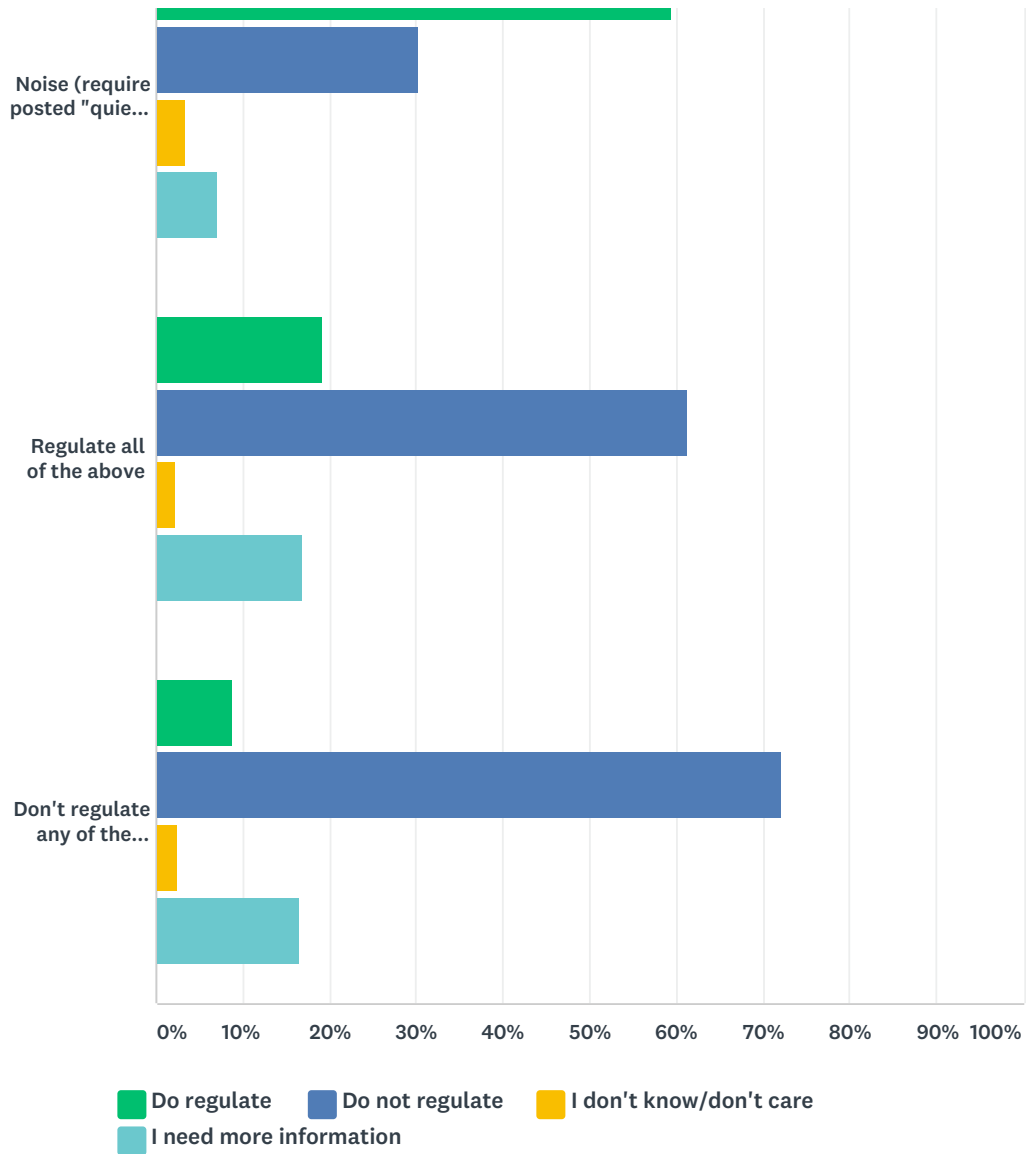
6	should not be allowed	5/27/2019 2:38 PM
7	Seasonal Luxury Tent, Yurt, Tipi rentals	5/26/2019 10:01 PM
8	The county should My two cents is that FRBO, Property Management and relate by owners or Sub letting is not a commercial use. As such the typical rules of residential ownership apply. The county should apply the same rules of residential ownership, let the owners be responsible for their use. If there's an issue with that, please present it.	5/23/2019 9:14 PM
9	A lot permanent resident who can watch over their own property rentals and ensure standard and respect is kept in line!	5/19/2019 2:01 PM
10	No residences should be allowed for STR	5/18/2019 2:26 PM
11	there should be a cap on the number of listings, ie, no one should be able to have many homes in the program, no property managers, no developers, no apartment buildings, etc	5/17/2019 9:54 PM
12	Camping, RV, tiny homes	5/17/2019 9:38 PM
13	let folks do what they want with their properties, don't create regulations that take our tax dollars to uphold.	5/15/2019 1:12 PM
14	I don't want to see sheds, barns, units above garages used as short-term or vacation rentals.	5/14/2019 6:18 PM
15	The County should have NO control	5/13/2019 1:25 PM
16	None, they are a nuisance. I have called about issues in Zig Zag Village (HOA) and was told the county already doesn't have the resources to respond to violations. Is the county planning to add more law enforcement to respond to more problems? Drunken out of control parties, renters partying at all hours of the night while residents nearby are trying to sleep because they have to go to work the next day, small children trying to sleep, out of control renters threatening residents. How will the county "regulate" this for full time residents? It's not right to do to good, hardworking, law abiding citizens!!! I'm sick of STRs	5/9/2019 4:21 PM
17	Only single family homes that are the primary residence.	5/8/2019 12:01 AM
18	non should be allowed for vacation or short time rentals.	5/7/2019 6:48 PM

Q3 There are many specific aspects of short-term/vacation rentals that could be regulated. For each item below, please note whether you think it should be regulated, should not be regulated, or you don't care or need more information.

Answered: 190 Skipped: 5



## Copy of Short-term / Vacation Rental Property Regulations



	DO REGULATE	DO NOT REGULATE	I DON'T KNOW/DON'T CARE	I NEED MORE INFORMATION	TOTAL
Garbage (requiring pick-up and closed receptacles)	42.62% 78	39.34% 72	4.92% 9	13.11% 24	183
Maximum occupancy (limit the number of people who can stay at the residence, for example, limit the number of people allowed per bedroom)	46.24% 86	41.40% 77	3.76% 7	8.60% 16	186
Maximum number of days per year the property can be rented	11.89% 22	81.62% 151	2.16% 4	4.32% 8	185
Parking (off-street spaces, number of vehicles per residence, not blocking access for emergency vehicles)	50.27% 93	39.46% 73	0.00% 0	10.27% 19	185
Noise (require posted "quiet" hours, give neighbors a name and number of someone to contact if there are noise problems)	59.46% 110	30.27% 56	3.24% 6	7.03% 13	185
Regulate all of the above	19.32% 17	61.36% 54	2.27% 2	17.05% 15	88
Don't regulate any of the above items	8.86% 7	72.15% 57	2.53% 2	16.46% 13	79

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**ZDO-273: SHORT TERM RENTALS**

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Copy of Short-term / Vacation Rental Property Regulations

#	OTHER TOPICS YOU THINK SHOULD BE REGULATED AND/OR SPECIFIC SUGGESTIONS FOR THOSE LISTED ABOVE:	DATE
1	Remediation in cases where owner is unable or unwilling to satisfy neighborhood complaints	6/2/2019 10:59 AM
2	Neighbors to landlords must have recourse when renters are out of hand. Shane had to call CCS Fire Dept, OLCC, take videos of situations, threaten lawsuits. I also have short term renters but I am a live-in landlord so am able to control my guests and set sensible rules.	5/31/2019 2:09 PM
3	Private neighborhood road- if you have more traffic you should be responsible for road maintenance, not the whole neighborhood. Neighbors deserve the right to privacy and living in the country, meaning not having strangers in and out of driveways and side roads at all hours	5/31/2019 9:01 AM
4	This is a leading set of questions. If people reply to any of these, the previous questions are moot. Not everything needs to be regulated. Unincorporated means just that. People who choose to move away from cities are seeking less, not more regulation.	5/30/2019 11:42 AM
5	There are bad short term renters & bad residents. Education about how to deal with neighbors could be helpful.	5/29/2019 3:59 PM
6	Firepits! during burn ban times	5/29/2019 3:53 PM
7	No more regulations	5/29/2019 3:47 PM
8	Good vacation owners already do all of this. We are a review based host. I regulate all of this.	5/29/2019 3:44 PM
9	Legal bedrooms, parking, proximity to neighbors - fair to use Cranky homeowners who complain about everything - not fair! There are few hotels (that aren't "by the hour") in Oak Grove!	5/29/2019 3:33 PM
10	The county already has codes & regulations in general. I think that should cover regulations. If a homeowner is not compliant they should be held accountable under current regulations. I see permanent residences who aren't following codes and no one is policing them.	5/29/2019 3:28 PM
11	There are already ordinances in effect that regulate all these issues. If you create a public nuisance, then it's time for government to step in.	5/29/2019 2:56 PM
12	There are ordinances for all of these items that already apply to 31+ day rentals. We all want good neighbors and the rules to be a good neighbor should apply the same to whomever is in a housing unit, of whatever style. Short term rentals need to take care of this type of things or they will not be successful renters/hosts. I have seen more problems with long term rentals than I have short term, since AirBnb is 95% of the marketplace, and if you don't maintain high rankings, you suffer tremendously with your ability to rent on a short term basis.	5/28/2019 10:21 PM
13	Require registration/contact person. Generally do a better job of providing policing for Government Camp area. Most serious problems relate to people camping out in areas where camping is not permitted such as around the Trillium Lake area.	5/28/2019 5:08 AM
14	Home owner living on the premises.	5/27/2019 3:21 PM
15	Require Aggregator Sites to list only properly licensed properties -- There are a large number of "Gray" market listings on vacation rental aggregator sites (e.g. Airbnb, VaCasa, etc.) which, if allowed to remain "Gray" will not be regulated. County Lodging Taxes: Require the Aggregators to collect and remit county lodging taxes as well as state lodging taxes. For example: Airbnb currently collects the state tax but not the county tax. Requiring the Aggregators to collect and remit the county lodging tax will enhance county revenues. Multnomah County, for example, requires Airbnb to collect both state and county lodging taxes. The state of Washington requires Airbnb to collect and remit both county and state taxes. A combination of eliminating "gray" properties and requiring aggregators to collect the county lodging tax will decrease scofflaws AND increase tax revenue. The tax revenue should be earmarked for enforcement.	5/26/2019 10:01 PM
16	Outdoor fires should be regulated. Animal control for renters	5/25/2019 7:05 PM
17	Incorporated areas should be regulated, not unincorporated areas	5/24/2019 7:12 AM
18	Initially just have guidelines in place for the benefit of the community. And create strict regulation only over time based on feedback from the community.	5/23/2019 11:00 PM
19	All of these are accounted for in the rental agreement. Not sure why the county need to be the authority. The owner is the authority.	5/23/2019 9:14 PM
20	Most of the unincorporated area is recreational anyhow, not residential so these are invalid concerns.	5/23/2019 8:41 PM

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Copy of Short-term / Vacation Rental Property Regulations

21	In Clackamas county ALL these items are already regulated- you should not impose more laws on someone who is already following code with their single family homes or even multi family homes. There is already a nuisance or quiet law in effect, garbage is already regulated, parking is already regulated, how many people can sleep to a room is already state law.... number of occupants to a home with regard to size is already a state regulated item. STAY OUT OF PEOPLES HOMES! If I am planning to be away for a month, I will rent it out for 28 days, I do NOT need you to tell me I CANNOT do what I want in my home.	5/23/2019 8:11 PM
22	MOST of what you have listed above is Already regulated through our HOA Board running our condominium building on Mt Hood. We do need additional LAWS regulating existing property management standards.	5/23/2019 1:33 PM
23	Regulation should be made on vacation rentals that are NOT BnB. A BnB is typically a space in a home that the owner lives in and occupies while the guest is there. The BnB business has become out of control in neighborhoods where homes are purchased and rented but the owners do not live there. If the home is in a typical tourist area, like the beach, vacation rentals are expected. Regular neighborhoods where people live, work and go to school, that have growing non-owner occupied rentals is creating a market that makes it hard to find affordable housing and loosing its sense of community. Regulate those. Dont regulate homes that share a space for a trvelling guest.	5/22/2019 6:38 PM
24	The specifics of the proposed areas should be more specific (in description). E.g., the parking regulations should depend on the availability of parking on site. In addition, the impact on neighborhoods depends on the site (e.g., buffering, etc.).	5/22/2019 6:35 AM
25	Limit the number of pets per dwelling (i.e. two).	5/21/2019 2:40 PM
26	na	5/21/2019 10:25 AM
27	For safety reasons, minimum requirements for safety such as those that apply to standard rentals (e.g., working smoke detectors, notification of lead (if present), etc.) should also apply to short-term rentals. This could be addressed simply with STR owners submitting forms attesting to safe conditions, with an option for STR occupants to report to the county when a rental facility is not in compliance or if they have other safety concerns.	5/21/2019 9:42 AM
28	There is a difference between the operation and goals of at least three types of STRs (investors, off-site owners and on-site owners). I am in favor of requiring permits for each owner type. Permits should include verified proof of who the owner is and their contact information. Unpermitted STR operators could be fined if a valid complaint is received from a resident in the STR neighborhood. Permits provides a list of who should be paying SLR county tax. The permit should address compliance of safety, noise, parking, etc. Investors Issues: Investors my live in another state or country and be potentially unreachable for complaint resolution. Unregulated property investors can deplete the housing market. There should be a limit to the number of properties that an investor can use as STRs to protect against depletion of LTRs. Should pay the highest permit fee than off or on site STRs. Off-site Owner Issues: Can be the same as Investor issues. There should be a limit of one STR to be eligible as an off-site owner. More than one, the STR becomes an Investor. On-site Owner Issues: Least likely to receive complaints. A complaint system of three strikes and you lose your permit would give owners incentive to be good neighbors. Complaints should be confirmed as valid before affecting the STR. The permit fees should be sufficient to fund complaint investigation and management.	5/21/2019 8:49 AM
29	No fire pits! Owners names to be distributed to neighbors so that OWNERS can directly be contacted for noise, parking, garbage issues, etc	5/21/2019 5:29 AM
30	Occupancy should be highly regulated and enforced. A regulation is only as good as the enforcement behind it. Enforcing whatever regulations is key.	5/20/2019 4:00 PM
31	Garbage pickup is hard because the rural pickup services are terrible. We have a bear-proof bin (the pickup won't even deal with bear-proof bins) and we take the trash to the dump ourselves. Maximum days per year would be hard because the cabin is a place we go to relax, but we also rent it out to help us afford it.	5/20/2019 1:27 PM
32	In general, should be like any other rental. Existing regulations may suffice. For instance, don't noise regulations already exist?	5/20/2019 8:49 AM
33	We use Vacasa Management for our second home in Brightwood. I have been very pleased and believe they manage these homes responsibly and we have not had any negative comments from neighbors. One positive is that the property is monitored regularly by Vacasa when we are not there. This has been a real plus for maintenance and theft (we had two break-ins before hiring Vacasa.	5/20/2019 7:35 AM

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## Copy of Short-term / Vacation Rental Property Regulations

34	Do not add additional regulations if there are existing regulations that cover the behavior.	5/20/2019 6:46 AM
35	Fines for number of reports called in 1st \$100 2nd \$500 3rd \$1000 and any after that SHUT THEM DOWN!	5/19/2019 2:01 PM
36	I think for parking, only allow the number of cars that can be accommodated in the driveway of the residence, or allow only 1 space in the street. To me this is a safety issue as well as a rental issue.	5/19/2019 10:37 AM
37	I live full time in Mt Hood area and work in the vacation rental industry. If you regulate short term rentals. You need to regulate all residents that live in the area.	5/19/2019 10:13 AM
38	Regulate safety. Such as fire pits, smoke/CO alarms, beds in rooms without adequate exit windows, safety railings.	5/19/2019 9:30 AM
39	Home safety. All homes are required to have smoke alarms all sleeping areas have working windows. The home is generally in safe condition to allow renters.	5/19/2019 9:14 AM
40	Home safety. All homes are required to have smoke alarms all sleeping areas have working windows. The home is generally in safe condition to allow renters.	5/19/2019 9:12 AM
41	Pets are not to be allowed off leash or to be left alone in their weekend residence. Owners need to be educated about the dangers of their pets being off leash in the forest. Dogs new to the area are unused to the wildlife smells and don't behave in their normal patterns. Owners think because they're in a rural setting they can allow their dogs to run loose. The dogs often take off into the unknown chasing the new smells and owners are left looking for them. Also, owners are unaware of the life threatening danger to dogs of salmon poisoning in and around our rivers & streams. Dogs are drawn to those smells and it could kill them. When dogs are left alone at their weekend location they often bark the entire time the family is away. Garbage should not be put out until pick up day. The issue is the bears. If it's put out earlier in the week (even in a covered container) it draws the bears into the neighborhoods, they rip open the container, and the garbage is strewn all over the street and surrounding properties. The garbage collectors do not clean up the mess. They only pick up what's in the can. That leaves the neighbors to clean up the mess. Noise: Each residence needs a land line. Neighbors need to know the phone number of the land line or someone to call in the middle of the night that will "pick up" their call. Property Managers don't "pick up" after their office is closed. Parking/Occupancy: Campers, motor homes & tents should be prohibited.	5/19/2019 8:44 AM
42	it's not your property to regulate. stay away from home owners rights.	5/18/2019 9:40 PM
43	What we see in our neighborhood is that the vacation homes that are ran through a management company have much less issues than those that are self managed by owners. We do have an issue with several of the long term rentals that abuse the "rules" just as the vacationers. Broken down cars, yards out of control or dead, pot grows, on-going parties, etc. I have worked in the ski industry for 21 years and lived on the mountain for 17 of those. I don't believe our community could survive without places for vacationers to stay. We also need to keep in mind having a place to stay after a long day of skiing / drinking is better than putting them on our hwy all the way back to Portland.	5/18/2019 9:22 PM
44	Regulation is pointless without adequate enforcement/penalty. We are having a hard enough time getting current issues taken care of let alone new ones.	5/18/2019 4:26 PM
45	If you take good care of your place and you paid taxes, you should be allow to rent or exchange it with other people. Yes I think ALL residence should POST A BULLETIN with info about burning fire. The Airbnb business Bring lots of revenu to store, restaurant.... My neighbor doesn't do Airbnb, but they have a dog that run loose and on garbage night, totally trash our lane. Because we have Airbnb and we want to keep our place neat and clean, we pick it up every time.	5/18/2019 4:03 PM
46	For those of us who live on streets NOT maintained by Clackamas County, a fund should be established for road maintenance/repair. The homeowners should not have to maintain our streets when the damage is caused by vehicles from the rentals.	5/18/2019 2:26 PM
47	Types of events that can be held at a rental, i.e., weddings, staff parties	5/18/2019 12:53 PM
48	laws should be mad that are logical and make sense. Laws that say that the owner has to be living on the premises at the time of rental don't make sense. The biggest issue is scale, ie, corporations and property managers and developers using this niche to maximize their profits. keep it so that any homeowner and renter can opt to make some extra income allowing guests to stay in their home.	5/17/2019 9:54 PM
49	Rental property should be owner's primary or secondary residence.	5/17/2019 9:39 PM

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## Copy of Short-term / Vacation Rental Property Regulations

50	Only allow short term rental of property where host lives on property as well. Independent unoccupied homes should be allocated for residents to long term rent.	5/16/2019 8:48 PM
51	Unless there is an existing HOA, many mountain houses do not have traditional parking or garbage pick up. Regulating these items would effectively eliminate smaller, off the grid, or unique properties from being able to be rented — even when responsibly cared for and properly overlooked by property owners. “Excessive Noise” is subjective and regulating these can be a slippery slope. A retired couple may think children playing outside is too loud, and a wedding or bbq may be reason for constant or unsubstantiated complaints.	5/16/2019 5:20 PM
52	HOA's should be allowed to make decisions in their neighborhoods. Vacation rentals on Mt Hood, and neighboring "vacation " areas should be regulated only by that town/city.	5/16/2019 3:25 PM
53	I have been an Airbnb host for 4 years. The ONLY regulation needed is when bad hosts overuse on street parking in congested areas. Beyond that should be responded to by neighboring residents for noise complaints. The ability to have any kind of short term rental ultimately falls on hosts to control their guests. OTHERWISE, LEAVE US THE HELL ALONE!! We provide a welcome service that brings in revenue to restaurants, airlines, car rental agencies, gas stations etc. Stop trying to strangle the Golden goose for one last egg! Let us provide for our families and our futures Remember we are supposed to have “life, liberty and the pursuit of happiness”!!	5/16/2019 2:29 PM
54		5/16/2019 12:40 PM
55	Safety- rented spaces should have the latest fire and carbon monoxide detectors, fire extinguishers & appropriate railings, hand rails, etc. They should not be required to be ADA compliant.	5/16/2019 12:37 PM
56	The county should work with third party sites such as Air BnB to collect Lodging Taxes from the renter on the website, so that everyone is paying these taxes, and the process is streamlined. This would increase compliance with the law, and put all home owners on the same playing field, as far as paying the taxes. Some homes are listed at such a low price I can't imagine they are paying the county lodging tax. These low ball vacation homes encourage irresponsible renters and houses packed full of people.	5/16/2019 11:42 AM
57	Your form does not work accurately. The last 2 questions are redundant and confusing.	5/16/2019 11:06 AM
58	If there is already an HOA that covers all these items, the properties should be exempt, cause it's redundant.	5/16/2019 11:01 AM
59	Illegal BnB.	5/16/2019 10:59 AM
60	Many businesses serve STRs. Many people visit the area and homes are much more comfortable for families with kids. It makes it much more affordable to eat when traveling not to mention eating healthier. When we welcome visitors it helps with tourism. It benefits the economy. When we restrict it long term renters don't take as good of care of a property. STR owners have to maintain a high standard both inside and out, improving quality of neighborhood. Trust me I have an owner occupied slum literally across the street. Who is a better neighbor, a spotless STR that is maintained, giving to the economy, or the slim with no maintenance that looks abandoned its so bad? Yet it's owner occupied? It's nearly a hoarder house. How is that safe or better? Clackamas County could care less about regulating menaces but can regulate the nice well maintained houses. Let me tell you, your priorities are messed up. Since 1976 there was a menace on our street and you let him terrorize the neighbors and so they sold one after the other because it was not disclosed. He nearly killed his mother because the county didn't care to really protect the citizens or take action. Don't drive out business and commerce and tourism.	5/14/2019 9:03 PM
61	Existing ordinances cover most of these things (like noise, parking, public nuisance, occupancy, etc.). Use existing regulations to govern this activity - don't create new ones.	5/14/2019 3:27 PM
62	In order to avoid the issues that Portland is currently facing - the MOST IMPORTANT thing to regulate would probably be limiting the number of properties that any investment company or private owner may rent out short term year round. The problem is NOT local people or families renting out one home or vacation home. The problems arise when larger companies purchase multiple properties and manage them remotely.	5/14/2019 10:39 AM

Copy of Short-term / Vacation Rental Property Regulations

63	<p>We already have too much regulation and regulation costs tax payer dollars. Property owners should be able to short or long term rent their properties for as many days a year as works best for their circumstances, and this enables them to fund payment of property taxes, insurance and maintenance, all of which are costly. It is unnecessary to regulate maximum occupancy, number of vehicles, etc. because a property owner is going to limit occupancy all on their own to match the size of the home/condo, and if parking is limited they will want to limit number of vehicles also. Additionally they will make sure they have some form of trash/garbage pick up. If they don't do these things on their own, then guests will not give the property good reviews and they won't get much business. Plus too many guests in a rental unit at one time is hard on the property, furnishings, etc. so not optimal for the owner. As well, most property owners will set noise/quiet hour limits that are appropriate for their property. For example, if someone is renting a unit that's on acreage with no neighbors then let the people be noisy 24/7. If they have close neighbors, the property owner will want to set limits on partying and late night/early morning noise. If they don't, then their neighbors will complain, and hopefully they can work it all out. If the rental property owner ignores the needs of their close neighbors, then the neighbors may start calling the police on the guests which again will give their property poor reviews, and less business. Most property owners who rent their homes want to keep good relations with their neighbors and therefore most differences can be worked out without government involvement or regulation. We vacation rent our family ski cabin in Government Camp and have been doing this ever since my parents passed away and currently no one in our family can use the cabin that often. The rental income enables us to keep the cabin in the family as it funds our expenses. We have a responsible property manager, Vacasa, and have never had any problems with neighbors. Without these vacation rentals, those who want to enjoy the mountain for more than a day trip wouldn't have many options. More regulation probably means more expense, which then we would have to pass on to guests in the form of higher rental rates. Really no one gains from this. Thank you, Sue Vican</p>	5/13/2019 8:36 PM
64	<p>City should enforce existing noise ordinances as related to STRs - Other than that folks should be able to use the benefit of short-term rentals to help them make ends meet, and to be able to use their property how they want.</p>	5/13/2019 12:27 PM
65	<p>Fire pits, barbeques, etc. should be regulated.</p>	5/13/2019 11:58 AM
66	<p>Garbage, parking, and noise are already regulated by current city ordinances. This should not be specific to STRs.</p>	5/13/2019 11:54 AM
67	<p>I would support regulating the behavior (noise, crowds) but not the process (days of rental, number of people in a room). I don't think it benefits anyone to regulate/deter people renting out a vacation home to responsible renters.</p>	5/13/2019 10:54 AM
68	<p>For condos and multi family houses, I think the regulations should be left up to each association board to determine. For our complex in the Welches Golf o+Course community, we have already put rules in place that satisfy the collective members. Would not like to see the county step in and change our rules. I can see how regulation may need to take place for single family homes where there are no HOA or Associations to determine what is best.</p>	5/13/2019 5:45 AM
69	<p>I think the property owners need to live on the property full time to be able to rent out to people such as a bed and break fast business. Or at least live on the property halftime, six months of a 12 month year. We are currently surrounded on both sides of our home by two vacation rentals and one vacation rental behind us and another down our street. I think there should be zoning limits to how many rentals can be located in any area. It is not right to be surrounded by strangers constantly. My life in a constant state of anxiety not knowing who is around me . I never feel safe. There is always someone outside coming and going. Sometimes naked in the hot tub next door. Sometimes wandering onto our property. People with no bounteries, screaming loud parties after 10:00pm. It just never ends.</p>	5/10/2019 10:17 AM
70	<p>Again, renters come to the mountain or rural areas to party. They create unnecessary stress for residents who purposely purchased property to make a home away for the city and enjoy a more peaceful, tranquil life away from the rat race. Renters do not respect that the mountain is our home 24/7. They do not respect when a family has a sick child, they do not respect when a family is going through cancer, they do not respect when a family has lost a loved one to cancer or some other tragedy. STRs are only on the mountain for one thing and that is to have the best time they possibly can. Sometimes that involves smoking pot, sometimes that involves drinking and get loud, sometimes it even results in DUIs and wrecking into neighbors yards which happened to me, it results in threats of violence towards residents. Beyond regulating garbage pickup, how does the county plan to respond to all the calls and complaints from full-time residents about STRs violations when they can't even do that now????</p>	5/9/2019 4:21 PM

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71	I do feel that some regulations could be helpful. For example, posting quiet hours, posting the number of cars allowed, sharing contact numbers for complaints or issues, and posting the number of people allowed in homes (consider the size of the home as well as bedrooms as some homes have large bunkrooms). These should help the citizens that do not have rentals and are frustrated with the rentals around them. As a property manager, we use such policy's to help reduce issues in the community. Problems can still occur with vacation rentals even with regulations. However, having a plan to handle them is the key. Whoever has the rentals need to be responsible and proactive. Share the facts of how vacation rentals contribute to the area. There are some pros and often only the negative is pointed out. Do not make the regulations so painful and costly that it causes more issues. Tourism is very important to Clackamas County and these rentals bring in income and support citizens in the area.	5/9/2019 4:21 PM
72	- Suggest 2-person max per bedroom and 2-car limit to reduce STR impact conditions and problems. - Mt. Hood Area: PROHIBIT OUTDOOR FIRES. Based on several years experience living next door to a STR in this wooded Mt. Hood neighborhood, it has been found STR renters pose serious fire danger throughout the year, and EXTREME fire danger throughout the Mt. Hood area's fire season (June-September). Fires are routinely set in breezy/windy conditions amid conifer trees and dense understory, liquid fire-starters are observed being used (sometimes resulting in explosive fireballs), and fires are routinely left unattended and abandoned. STR renters pose hazardous fire-safety risks and threats on an ongoing basis.	5/8/2019 6:35 PM
73	There is a noise Ordinance already 11 pm then call the sheriff	5/8/2019 1:21 PM
74	Prorate garbage pickup fees based on how many nights people stay. Only one car per residence and no off street parking unless there's no driveway. No more than one or two people per bedroom.	5/8/2019 12:01 AM
75	As an owner of two vacation rentals at mt Hood, I regulate stay time, amount of guests, parking, use of property and noise. I take care of the garbage, properly upkeep, and all other aspects of the property and guest. I absolutely no way feel that I need to be regulated in any way. I am subject to laws already in place. Therefore following all county guidelines, to insure that my guest, my neighbors are respectful, safe and enjoy the best possible experience while at mt Hood. I use only local community service, I employ house keepers, maintenance people. I shop only local businesses refer all my guest to local restaurants and groceries. I can't speak for all owners but I run the best, safest and most respectful vacation homes I can. Thank you Kenny Kenny.811@icloud.com	5/7/2019 3:08 PM
76	We have been with VRBO for a number of years and we love it. We maintain house rules and the number of occupants allowed. We require that our guests are respectful of neighbors and have NEVER had an issue. We built an animal proof garbage shed and pay to have garbage service every week. Why does it matter to anyone, how many days a year a property is rented? We pay our transient taxes every month. I will be attending the meeting on 5/18/19. Too much government. Susan Surby	5/7/2019 2:30 PM
77	Regulations is not needed when you have a good owner.	5/7/2019 2:19 PM

## Q4 Please share any other thoughts or ideas you might have about whether the county should regulate short-term/vacation rental properties in unincorporated Clackamas County.

Answered: 117 Skipped: 78

#	RESPONSES	DATE
1	None of the proplems indicated above refer to our Airbnb	6/2/2019 10:09 PM
2	Allowing short term rentals in residential neighborhoods can negatively effect the live ability of the neighborhood. Every neighborhood experiences the occasional loud neighborhood party. It can be irritating, but is tolerable because it typically happens infrequently. Imagine living next to a property that is rented every weekend to groups looking for a place to party. It can radically alter adjacent homeowners enjoyment and use of their property.	6/2/2019 10:59 AM
3	Only properties with the owner residing on that property should be allowed. They can deal with the nuisance issues, and then it wouldn't be taking away housing from those who live and work in the area, but cannot find anywhere affordable to live (due to the exorbitant cost of renting now that owners can make triple the money off of STR's, which is limiting availability to full time renters and driving up the prices for all others).	6/1/2019 1:31 PM
4	1. Neighbors must have contact info of owners to reach then if there are problems. 2. Fines for offense/complaints 3. Rental rules clearly stated 4. We need quiet hours - in Gov't Cp especially during ski camps where kids are in bed by 9pm. 5. Emergency people-volunteers willing to be neighborhood watch persons-especially in Govy.	5/31/2019 2:09 PM
5	Do Not Allow STVR outside of the mt hood area. It is something that all neighbors should have to buy into before allowing strangers to come to our neighborhoods to stay, at any time and without any regard to the safety and privacy of all who live nearby. This is a get cash quick scheme used by some and it is not appropriate in the country. Cities have many options and that continues to be the appropriate place for STVR. Or destinations like mt hood. Essentially re zoning residential neighborhood into business or tourist attraction is inappropriate and should have buy in from ALL impacted	5/31/2019 9:01 AM
6	We currently have ordinances to regulate noise, parking, etc. The existing ordinances need to be enforced. Safety and nuisance concerns beyond existing regulations should be addressed by common ordinances that are irrespective to the occupancy (owner occupied, LTR or STR).	5/30/2019 9:06 PM
7	Some information about this topic in nearby cities like Milwaukie, Gladstone, Johnson City, Oregon City, etc. should be included in determining regulations for area between. The fact that imposing regulations also means creation of another agency in county government plus additional fees is another way county government keeps growing and growing and costing more and more. Let the county take care of current business instead of creating more!	5/30/2019 11:42 AM
8	No permit fees! Collect the 6% taxes from AB&B and VRBO. Hello. No more fees! (5k year) No street lights No roads - big pot holes - gravel road	5/29/2019 4:26 PM
9	We love having a cabin in Gov't Camp. We are weekenders. We would not be able to afford our home without renting.	5/29/2019 3:59 PM
10	I think it was very clear in this meeting that what the community is really asking for is support and enforcement of the laws we already have in place! No regulations should be put in place when there is already an enforcement issue. We need more support! If not in the form of police, some other force!	5/29/2019 3:55 PM
11	Registry of rental owners by address to make it easier to contact property owner.	5/29/2019 3:53 PM
12	Rentals need to apply for a permit be inspected and passed, and the have enforcement.	5/29/2019 3:51 PM
13	What about new House Bill to allow 4 units on lots of cities 25K in population of more?	5/29/2019 3:46 PM
14	If permits or inspections come next, we request that there will be a grace period of 3 yrs. and to make then at no-charge to the property owners. The transient tax 6% should be given (rebated) to the rental property owners to defray their additional costs for upkeep.	5/29/2019 3:44 PM

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15	Mt. Hood - totally different market area.	5/29/2019 3:34 PM
16	The transient lodging tax - if this is used for promoting tourism, is there equity in how its applied? My Airbnb in Oak Grove - I pay the tax but is any used to promote tourism in Oak Grove or is it proportioned much more to Mt. Hood or Wine Country? Thank you!	5/29/2019 3:33 PM
17	The only involvement the county needs to be ready for are complaints when they come in. Make the offending property owner, who would have the ability to recover his costs from the renters, pay for the policing/aftermath. The issue of parking does arise. I see citifolk parking on the sides/in the ditch of rural roads.....enforce the existing laws about that.	5/29/2019 2:56 PM
18	all people and houses should have the same rules, regardless of length of stay. A good neighbor, and good commerce, is good for everyone. A rising tide floats all boats.	5/28/2019 10:21 PM
19	Growing up my family was never able to afford hotels to go on vacations; we would occasionally stay at a family friend's cabin where we have such amazing memories of being in the forest, exploring nature, and connecting as a family in a different way than in our normal routines. Now that I am an adult and have a family of my own, we love to invite our extended family on vacations with us. Without short term rentals, this wouldn't be possible. The cost for our families to each book hotel rooms and then pay for all of our meals at restaurants makes this experience out of reach and only left to those who have a significant amount of wealth. Providing short term rentals helps to create accessibility to a larger socio-economic base and not ring fence the incredible Oregon nature to those who are in a strong financial position. When done with respect to those who reside year long in any community, short term rentals can provide impactful positive experiences for family, friends and communities.	5/28/2019 12:39 PM
20	Have experienced several bad outcomes in neighborhoods that allowed short term rentals. Favor them not being allowed.	5/27/2019 2:38 PM
21	Initially just have guidelines in place for the benefit of the community. And create strict regulation only over time based on feedback from the community.	5/23/2019 11:00 PM
22	Having standards is a good thing, but having the county mandate the standard of conduct is micro managing a minor issue.	5/23/2019 9:14 PM
23	NO they should stay out of it.	5/23/2019 8:14 PM
24	I do not need you 'inspecting' that my home is fit to live in according to county standards. LEAVE THAT UP TO MY GUESTS. You start regulating and forcing the government into peoples homes, vacation homes, or even secondary homes- I guarantee you are going to see a decline in housing sales and the community. Do not DIVIDE us. If you had a valid concern like overcrowding in a very residential area- or preventing highly residential zones from being over-run by HOTEL or COMMERCIAL investors- then maybe you can ask the public "how can we help you?" Most of unincorporated Clackamas county is recreational anyway!!!! BUT WHAT YOU ARE SEEKING IS NOT ASSISTANCE TO YOUR COMMUNITY: you are seeking a money flowing channel.	5/23/2019 8:11 PM
25	I think some things should be regulated, such as the noise, but the things that should not be regulated is the max occupany or the number of days per year, especialy on Mt. Hood.	5/23/2019 3:31 PM
26	We own a home in Welches, OR and use it for our family as well as rent it to guests using a property management company. Our guests generally rent our home because it sits on the Sandy River and is a calm, lovely environment. They tend to be older adults who are not in town to party, and the environment we offer is one of solitude. Our guests bring thousands upon thousands of dollars to the local economy and we make a point in our welcome materials to invite them to spend funds at the local grocery store, restaurants, and on excursion activities in the area. Additionally, the property management company we use employs many, many people living in unincorporated Clackamas County. I am in favor of regulations that preserve the quality of the guest experience while also maintaining positive relationships with our neighbors. I see no issue with having regulations around trash, noise and occupancy limits.	5/23/2019 2:32 PM
27	be careful of implementing regulations. Over regulating an area, or banning short-term/vacation rental properties will result in only the wealthy being able to own properties in some areas (Mt. Hood). Allowing short-term/vacation rentals allows middle class families to purchase a vacation home, use it themselves for personal vacations and also allow for use as a vacation rental to help offset the cost of the property.	5/23/2019 2:03 PM
28	We would not be able to afford having/ enjoying skiing on Mt Hood if we were NOT able to freely rent our condo when we were not using it for personal use. NEW county regulations could make it difficult for us to keep our property at all and put a stain on our family finances.	5/23/2019 1:33 PM

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29	Rentals should be allowed but regulated so that specific problem rentals can be worked with so that neighbors and communities continue to allow rental properties that stay within the law.	5/23/2019 10:37 AM
30	Property ownership rights are very important. The County should take a very light touch to any regulations concerning vacation properties. Any health and life safety requirements are already covered in current development code and neighbors having issues can already find remedy in civil court. Any burden put onto property owners will be passed onto guests and that is money taken out of the local economy.	5/23/2019 10:37 AM
31	County get tax money, so let it free market as for a short term rental.	5/22/2019 11:24 PM
32	Please don't regulate rental properties as the majority are owned by local/Oregonians that wouldn't be able to afford the homes without the extra income through the rentals.	5/22/2019 9:10 AM
33	It is not so much that Clackamas County should not regulate, but how. I don't have a problem with the regulation, but it should be reasonable and balance the competing concerns. Short-term rentals does not take away from regular housing stock (the problem is a lack of housing SUPPLY). It is not at all clear that this is a prevalent problem throughout the county. Appropriate regulation to limit impact on the neighborhood is okay, but going overboard is not. Airbnb and short-term rentals contribute to the county tax base and tourism. The new economy recognizes sharing as an opportunity for small businesses, rather than allowing big businesses to take up the vacuum.	5/22/2019 6:35 AM
34	i think short term rentals helps drive tourism and business in the area. Unreasonable regulation would hamper that.	5/21/2019 10:25 AM
35	Minimal regulations to ensure public safety and minimize disturbance to neighbors are appropriate. Beyond that, regulations that would impact where and when property owners rent their homes are not appropriate. Restrictions on the areas within the county that could have STRs or the number of days properties could be rented are unnecessarily restrictive to homeowners and their ability to generate supplemental income. Property owners have chosen to be in unincorporated Clackamas county in part because they do not want to be beholden to additional regulations typical of incorporated cities. Therefore regulations on STRs should be the minimum required to comply with existing county regulations and ensure the health and safety of residents, but go no further.	5/21/2019 9:42 AM
36	Permit fees need to be reasonable so that they don't prevent people from offering STRs.	5/21/2019 8:49 AM
37	Owners contact info must be given to neighbors so they can be contacted-NOT property managers	5/21/2019 5:29 AM
38	I own a cabin that my immediate family and my extended family uses (extended being Nieces, Nephews, Cousins). There needs to be something in the regulations that allows familial use of cabins that exempt them from any of the Short Term Rental regulations that may be imposed.	5/20/2019 4:00 PM
39	My biggest concern are people who are poor hosts/landlords renting out properties to parties who just want to party. But other than noise issues, as long as the owner/landlord are keeping the property safe, quiet and not hurt the value of surrounding neighbors we are fine with it.	5/20/2019 1:31 PM
40	I think they should be allowed, but there should be a fee associated with them that both help pay for the oversight of vacation rentals and also possibly to help fund affordable housing in the county. Maybe a \$5 or \$10 nightly fee that goes into a fund?	5/20/2019 1:27 PM
41	Keep any regulation light. Enforce existing (or light new) regulations when there are issues. Do not create a bunch of work for owners/landlords. These are not that different than long-term rentals.	5/20/2019 8:49 AM
42	Use a light touch.	5/20/2019 6:46 AM
43	I feel if you must regulate, focus on items that focus on the rentals being safe for adults and children and a way for neighbors to contact someone if there is a noise problem. Other than that, I feel vacation rentals are great especially around Mt Hood since they provide more value than a hotel room. They also drive tourism in the area helping to support local business.	5/19/2019 5:01 PM
44	The rentals are also important for the restaurants, grocery, and other small businesses in the area. By disallowing short term vacation rentals, there may be a significant negative impact to surrounding businesses.	5/19/2019 2:28 PM

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45	We as permanent living in the mountain did not move up here to become landlords for rentals in our areas. We work all day and don't like coming home from a long day to have to play landlords telling renters to be quiet so we can get rest before going back to work or so that we can enjoy the peacefulness of our mountain woods. We shouldn't be the ones who keep renters "under control" nor spend our time making phone calls. My time is my time and not to be a caretaker of others property while owners sit back and reap the benefits knowing locals will watch over and regulate the behaviors of their renters. This would not be allowed in city neighborhoods why should we allow it to happen in our hood? Times I have to knock on doors to have multiple cars get moved so I can get my car out to get to work or vise-versa to be able to park once I do get home. It has become way out of control and with no law up here to enforce or help us out it's unacceptable to allow this to continue and for you s to risk our life going and asking a large group of renters to be quiet and getting cursed at and bullied. I did not move up here to put up with this crap! Even the f we did have police up here would they then become the rental landlords as well? Who is going to pay? There's also the difference trying road maintenance! Renters come up and tear up our roads and we as permanent home owners have to pay to get them fixed, snow plowed for access and you never see rental owners pitch in or offer to help maintain our environment! It is truly getting out of control when one permanent home owner lives on a street where all other homes are rented out for profit. There are so many concerns that need to be addressed and dealt with. Rental owners do not see nor hear what goes on up here or at their places for rent like we do. Question, how would they (the rental people) like to have to deal with this crap in the very neighborhood the currently live in? It's nice t a smart ass question it's a reality check question! Fine them and make them wake up to reality! Make them pay for us to have to clean up trash thrown around, quads tearing up our woods and roads. I don't not want to spend my personal time mad and tensed up, that is not what I bought up here for.	5/19/2019 2:01 PM
46	I don't like the idea that regulations could be different between unincorporated counties. To me it should be equal footing to all. Businesses benefit from these short term rentals and shouldn't be put at a disadvantage because of different rules in relatively close proximity.	5/19/2019 10:37 AM
47	regulate all homes in unincorporated clackamas county not just vacation rentals	5/19/2019 10:13 AM
48	A yearly registration/license with fees should be established. The fee should be enough to pay for administration of the program. It should be self-sustaining. Owner's names and contact information should be posted on the dwelling and made available to neighbors. A data base of licensed STRs with contact information should be made available online. Enforcement of violations is important...I envision monetary penalties and three strikes and you are no longer permitted a STR. Information about the requirements should be publicized to the public.	5/19/2019 9:30 AM
49	They should be allowed it is a way to generate money. The county should require a permit and inspection of each home to verify it is safe. I am against notifying neighbors for their opinions. I dont have a say if my neighbor runs a buisness in their home.	5/19/2019 9:14 AM
50	They should be allowed it is a way to generate money. The county should require a permit and inspection of each home to verify it is safe. I am against notifying neighbors for their opinions. I dont have a say if my neighbor runs a buisness in their home.	5/19/2019 9:12 AM
51	Stay out of home owners business. It's not your property to decide.	5/18/2019 9:40 PM
52	MANY people are responsibly renting their properties. Any solutions need to address the irresponsible and uninformed property owners, not penalize the responsible ones. Again any new regulation is useless unless is is properly enforced.	5/18/2019 4:26 PM
53	Fire burning	5/18/2019 4:03 PM
54	All STR owners and property managers should be required to register their property and a database maintained by the County so the owners and property managers can receive an e-mail blast whenever information needs to be disseminated. Especially burn bans.	5/18/2019 2:26 PM
55	Have a registry of rentals that can be accessed be neighbors to make sure they are a legal rental and also to obtain contact info for problems with renters.	5/18/2019 12:53 PM
56	I lose the capacity to provide Airbnb service, I lose my home. It's that simple.	5/18/2019 8:01 AM
57	Areas like Mt. Hood should allow, or not regulate, STRs.	5/17/2019 10:34 PM
58	Please involve various types of short term rental hosts in the discussions so you have an opportunity to understand the various motives of the hosts and benefits of supporting them.	5/17/2019 9:38 PM

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59	As absentee owners with a successful vacation rental, we feel it's our responsibility as homeowners to provide our guests with house + property rules to follow. If homeowners with vacation rentals respect their neighbors and neighborhood and communicate with their guests about rules and expectations, we wouldn't need to have a town meeting because we all know tourism is vital in our area and vacation rentals encourage growth. Any noise/trash/parking complaints should be handled on a case by case basis, much like they're handled when it's owner-occupied. You cannot put all short term rentals in the same bucket- just like you cannot put all homeowners in the same bucket. With over 80 guests, we have never had a complaint from our neighbors and all of our guests have been pleasant and respectful of our space. Many have never visited the area because of limited accommodations or accommodations that don't cater to their lifestyle and were so thankful to have found our cabin to return to in the future. We strongly feel short-term rentals are not only beneficial for homeowners but also the local economy. Kara and Peter Fuhrman 26701 E Henry Creek Road Rhododendron	5/17/2019 2:15 PM
60	Do not regulate.	5/17/2019 1:30 PM
61	I believe it is an infringement on citizen's rights to use their homes to generate income. With the high density housing going on, i find it ridiculous that we should be spending so much time on a way of living, working, and vacationing. Airbnb is the WAY OF THE WORLD!!!	5/17/2019 12:36 PM
62	I think that short term rentals are a property owner's right.	5/17/2019 12:35 PM
63	Limiting rentals on Mt Hood would impact tourism and the communities like Government Camp that depend on it	5/17/2019 8:51 AM
64	I strongly encourage Clackamas county to enforce existing noise & garbage regulations on Mt. Hood. But regulating the length of stay would have an almost immediate impact on the communities on Mt. Hood that rely on tourism and the ability to house visitors from Oregon and other states.	5/17/2019 8:32 AM
65	The only regulation should be to prevent people from buying property that they do not intend to live in and rent them only on a short term basis...thereby limiting the number of long term rentals available.	5/16/2019 8:48 PM
66	People with existing properties may have substantial investment and regulating or restricting rentals would put unfair burden on them. Some common sense regulations could make sense to protect neighbors from undue noise, etc, but they should definitely not be restricted. Rental taxes paid to Clackamas County must likely be substantial as well, so restricting them would limit the tax income and put higher burden on residents.	5/16/2019 8:14 PM
67	Short term rentals ruin the livability of neighborhoods in the Mt Hood area. As a result of bad experiences in our Welches neighborhood, our HOA no longer allows short term rentals. We are unincorporated Clackamas County and whatever the County decides should not be able to override private HOA CCR's.	5/16/2019 7:37 PM
68	Over regulation would drive house prices down by causing investors to leave the area. Common sense regulations should be in place to ensure a positive community, without restricting home owner rights.	5/16/2019 5:26 PM
69	Being a property owner in several areas of Oregon, creating new restriction on property uses— especially in a short term rental situation— typically hurts re-sale value of a home (less possibility for offsetting future costs and investment). This can negatively effect the entire community. (Similar to Lincoln City, I worry about MT. hood area— an area that routinely struggles with lower home values against many rising areas of the state, while attempting to encourage seasonal tourism. Adding more restrictions to this area can further stifle investment and growth. )	5/16/2019 5:20 PM
70	Short-term rentals provide much needed supplemental income in homes with only one parent working. For us this is my spouse's "job" to manage the room we rent upstairs in our home. More important to me would be regulating the blight of many of the properties in the county that are nothing more than junk yards, or illegally run businesses without a property Home Occupation Permit.	5/16/2019 2:57 PM
71	Most of the host are just trying to stay abreast of the costs of ownership by supplementing with short term use of that home	5/16/2019 2:29 PM
72	Many of us who have short term rentals already maintain the trash, noise and number of guests that can stay at our location . These possible regulations should be on a case by case basis.	5/16/2019 1:49 PM

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73	I think there should be some regulation, but not enough to prevent families from renting out their homes in order to afford having a property in Clackamas County. The homes on leased land need to be regulated more closely. I know some people are buying those properties at an inexpensive price and are renting them out illegally for a profit.	5/16/2019 12:59 PM
74	Nuisance ordinances should be used/changed to deal with short term rentals that negatively affect a community. The location of short term units vary too much to use blanket regulation.	5/16/2019 12:40 PM
75	There should be a limit to one vacation rental per host.	5/16/2019 12:37 PM
76	The way AirBnB is structured, neighborhood impacts are actually less than with traditional hotel/motel arrangements because both host and guest publicly critique each other.	5/16/2019 12:37 PM
77	I think that people who are hosts care about their properties enough and are wanting to have a success stream of income that they are responsible enough that regulation just complicates things. I have been renting for years. I value communication with the neighbors and telling them about my rental has become a virtue for them when family comes to town. For most people this is a side business, not full-time business. They can figure out what works best for their space when it comes to exceptions, for example. Once we had 5 people staying for the night when we only advertise for 4. The 5th person was fine sleeping on the floor. They just need a place to stay.	5/16/2019 11:32 AM
78	STR regulation should be considered by their respective privacy. Close neighbors require more regulation than do properties with more distance between houses.	5/16/2019 11:06 AM
79	I think that it should be up to the individual owner to decide if they want to rent, their property, for how long, etc. I do agree that there should be garbage pick up, parking within reason and noise control for the neighbors.	5/16/2019 11:01 AM
80	I though there were already some rules for this	5/16/2019 10:59 AM
81	I do not think short-term/vacation rental properties should be regulated.	5/16/2019 10:41 AM
82	none	5/16/2019 10:15 AM
83	Not the counties business! Keep your paws out!	5/15/2019 7:36 AM
84	No restrictions. You would be lowering people's property values by limiting their use.	5/14/2019 5:54 PM
85	I would like to hear about more specific problems that would require regulation. It is unclear to me what problem the county is attempting to solve at this point. If I knew of more specific problems in their frequency, I may be more willing to see how some regulations could solve those problems.	5/14/2019 5:47 PM
86	Fuck off. It's my home and I will rent it out to who ever the hell I want to rent my home out too; how ever I want too! Can we at least change the name from Clackamas County, to USSR County or DDR County. <a href="https://www.youtube.com/watch?v=tY31XYbW8go">https://www.youtube.com/watch?v=tY31XYbW8go</a>	5/14/2019 3:41 PM
87	Existing ordinances cover most of these things (like noise, parking, public nuisance, occupancy, etc.). Use existing regulations to govern this activity - don't create new ones.	5/14/2019 3:27 PM
88	The regulations should try to differentiate between company/business owned properties and individually owned properties.	5/14/2019 11:37 AM
89	I really think that people should be able to use their homes as they see fit. Renting will only be profitable if the owner/lessor maintains a safe/clean/appropriately maintained dwelling. Word spreads, both good and bad. Trust people to do their best and then deal with the outliers as needed.	5/14/2019 11:32 AM
90	Allowing Short Term rentals in Unincorporated Clackamas County and imposing a tax on said rentals help generate a significant amount of revenue that could be applied to support the push towards supporting and creating more local small business in the area. We are spending an amazing amount of money on the new Willamette Falls project in hopes of creating a destination location for tourists. We would be missing out on a great opportunity for local home owners to have the opportunity to profit from the influx while simultaneously generating revenue that could go towards the project or helping to revitalize in other areas. Additionally, STRs create jobs. As a small business owner who caters towards STR clients myself as well as a resident of unincorporated Clackamas County - I am able to provide healthy employment opportunities that pay well above the local average. the nature of STR work means that most is completed during normal public school hours, so I am able to employ almost all Mothers who would otherwise be working less desirable positions for lower pay. Please help support STRs in unincorporated Clackamas County. Properly managed, they have the capacity to improve quality of life while generating revenue for the city.	5/14/2019 10:39 AM

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91	<p>I have been legally operating a STR in unincorporated West Linn for approximately 2 years. My neighbors tried desperately to block my license application by fabricating problems that simply didn't exist. My guests have caused zero problems for my neighborhood. My hosting experience has been very pleasant. My neighbors and the County required me to include a breakfast, which I do, but I don't think feeding the guests should be required. I am already earning money by renting them a place to stay, I encourage my guests to eat out at our many local establishments to share the financial benefits of travelers in our community with fellow small business owners. It's not only travelers who have stayed in my home, I've had local residents stay here while remodeling their home or during times of marital discord. I find no reason to ever eliminate STR's in our area. I do believe you must regulate street parking for neighborhoods with extremely limited parking spots. I do believe in noise regulations that are the same for all neighbors in our area. I have a neighbor who abruptly and shockingly woke up my guest by starting up a gas powered chain saw a few feet from their bedroom window to take down 3 trees in his yard at 8am on a Sunday morning. He did this intentionally to disturb my guests to show disdain for my B&amp;B. He also built a solid wood fence a few inches from the bedroom window without a property line survey to block the window in another attempt to discourage my B&amp;B from succeeding. The rest of his yard is fenced with a see through picket style fence all except the few feet bordering my home. Neighbors have been extremely cold and cruel for no justifiable reason. Our community needs to be a bit more open minded about STR's as they are in Europe. I traveled for many years throughout Europe by staying exclusively in private homes with a simple sign at the bottom of their driveway letting me know I could rent a room for one night or a few nights. It was a lovely way to stay with locals and make new friends along the way. I was trained by my father who operated a successful 2 bedroom STR/B&amp;B in the Rocky Mountains for 30 years winning world wide awards. It was his suggestion to help me pay for my mortgage that I operate an STR in my cottage. I was frightened by the thought of having strangers in my home as a single woman but my fears were, so far, unfounded. Please visit my website at <a href="http://www.CottageHousebnb.com">www.CottageHousebnb.com</a> or <a href="http://www.VeganBednBreakfast.com">www.VeganBednBreakfast.com</a> for more info on the stringent rules my guests must agree to before registering. Thank you and feel free to call with questions. ~ Catherine LeJeal 503-805-5880</p>	5/14/2019 9:22 AM
92	<p>Short-term rentals should not be regulated in Clackamas County, there are only issues with STRs in major metropolitan areas. In rural areas the benefit of allowing travelers to stay is a boost not just for the "host" but for the local economy as well.</p>	5/13/2019 12:27 PM
93	<p>Many homeowners allow short-term rentals of their homes because it's good to have people coming and going in a vacation home. Homes left vacant and obviously unattended begin to rapidly deteriorate. Home break-ins and vandalism become an issue. Our home in Rhododendron provides considerable income to the local restaurants, grocery stores, etc., etc. LOTS of people stay in vacation homes in the MT. Hood area.</p>	5/13/2019 11:58 AM
94	<p>The regulations should be reasonable otherwise people will be driven underground. Make the rules easy and people will follow them.</p>	5/13/2019 11:54 AM
95	<p>I have an SFR home in Government Camp. The primary reason I purchased it, was to use it for a 2nd Home, and Short Term Rentals. Many homeowners, like myself, would not be able to afford a 2nd Home if it weren't for rental income. That community, and especially it's local businesses, would not thrive if it weren't for a constant turning door of activity coming into town. Had we only used it as a 2nd Home, we would be there maybe 5 times per year- meaning only 5 opportunities for us to spend money in the local community. Versus, short term rentals allow for about 20-25 days per month where renters are in our home, and spending money at Charlie's, Ratskiller, etc. Then multiply these numbers by however many homeowners that own their 2nd Home/Rental (which I would imagine is the majority). Regulating short term rentals will really do damage to the "hype" and revenue dollars that renters generate up there. And it's year round. Really stand firm that short term rentals are good for the local economy. Thank you!</p>	5/13/2019 11:52 AM
96	<p>I would support regulating the behavior (noise, crowds) but not the process (days of rental, number of people in a room). I don't think it benefits anyone to regulate/deter people renting out a vacation home to responsible renters.</p>	5/13/2019 10:54 AM
97	<p>Again, "allowed" and "regulated" are two very different things. See comments above. I think short term rentals should definitely be allowed in areas in and around Mt Hood/Welches, as that is the key to property value and desirability. Where there are condo associations and HOAs in place to determine the best regulations for their complex, these associations should be allowed to determine rules.</p>	5/13/2019 5:45 AM

Copy of Short-term / Vacation Rental Property Regulations

98	Limiting short term rentals or eliminating them would severely damage the economy in Government Camp. There is a working mix of short term, long term, and owner occupied housing in the area. It works now and additional regulations that are broadly applied without homeowners ability to vote on them are damaging. Please do not create any regulations that are not voted on by the homeowners. The current policies in place work - what is the reason you are looking to change them?	5/10/2019 7:24 PM
99	We have a fairly isolated vacation home in Welches, and we moved to Texas a few years ago. We are able to keep the home because it can be rented. This also makes sure someone is watching the property, taking care of problems as they arise ( and supporting local tradesman), maintaining the driveway in the event of a fire, and providing deterrence for vagrants to misuse the property. With limitations on the rental we would likely have to sell the property. It was a bank foreclosure and I suspect would not sell quickly, again leading to an opening for all of the listed problems.	5/10/2019 2:50 PM
100	They need to be more accountable to the area and people in the neighborhood that they have their vacation rentals. They need to pay for the maintenance of roads and fire safety of the areas. They also need to need give the neighbors in the area full disclosure of what the rules and regulations of their rental policy is and a way for the neighborhood to address problems that they have with the rentals and renters.	5/10/2019 10:17 AM
101	This may disrupt "neighbors" in communities, including myself in Rhododendron with a Vacasa rental on one side and an Airbnb rental behind and in front of my full-time residence. However, in NO way do I want ANY entity to tell me how I can or will use my personal property. Additionally, I operate a very large resort in Government Camp that employs over 50 local residents that are "neighbors" just like I am to said rentals. Without this industry we do not have jobs. Without jobs we do not have homes. This will affect the livelihood of many people beyond noise disturbance, trash issues, parking issues etc. There are many uneducated opinions on this subject, and it is unfortunate that these voices are louder than those of us that actually have something to lose here. Locals would like to argue that they cannot find housing due to short term rentals, I would argue that I would not rent to these people even IF I was unable to rent short term. I offer over 30 long term properties that many of these complainers simply do not qualify for due to past history/ background/ lack of income etc. Not due to lack of availability. Not to mention, without short term rentals, we do not have jobs, without jobs we do not need housing. I would agree that many property management companies are negligent or not present which can lead to issues of neglect and unmanageable tenants. This is due to poor business practice. Go after said businesses. Not the industry. I would be happy to name the largest offender in Clackamas County. VACASA... Take note, check them out and you will soon see this is a fairly isolated issue. We do not intend to fight this battle quietly should this move forward. We are managing over 200 properties as vacation homes in this county, I also serve the local CPO as a volunteer to ensure these types of regulations are not put into place. Our local economy relies on short term rentals, this is a fact. I am confident in some form or fashion the county does as well.	5/9/2019 10:31 PM
102	I think they need to be banned or the county needs to employ more law enforcement to protect the rights of full-time residents which currently are being ignored and violated constantly.	5/9/2019 4:21 PM
103	They are Great! We need them to boost our other local businesses. More traffic equals more money	5/9/2019 1:00 PM
104	Regulating short term rentals will only decrease the overall economy of the Welches / Rhododendron / Mt Hood area. You need to seriously consider the drivers of this otherwise poor economy. The restaurants, shops, bars, recreational activity (including forest service permits and passes), skiing, snow shoeing, fishing, realtors will all be gravely impacted by your regulation. If you want to see this area turn to a depressed economy once again, with significant money and drug problems then go ahead a regulate. You need the tourists, the tourist want houses (not hotels), don't kill this economy which is just beginning to recover.	5/9/2019 12:36 PM
105	The County should regulate safety related issues on the properties while maintaining each homeowner's right to use their property for income/investment purposes.	5/9/2019 9:10 AM
106	- Application and Permit: Recommend an application and permit process for STRs, as used for any home-based business, that would include an application review, neighbor notification, and oversight. Through such a process, important planning data could be made available as well - Mt. Hood Area -- Limit STR Permits Issued: Commercial resorts and lodging facilities in the Mt. Hood area are major employers and sources of employment for area residents. STRs pose increased threat to commercial lodging businesses and area employment.	5/8/2019 6:35 PM
107	I do not think you should be involved. You would have to change the zoning regulations and then it would be a real mess	5/8/2019 1:21 PM

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## Copy of Short-term / Vacation Rental Property Regulations

108	Short term rentals are an important part of the local economy. Regulations should be kept to a minimum to maintain this.	5/8/2019 10:13 AM
109	I would like to see the data: the numbers of vacation rentals in the county, the number of properties that have received complaints from neighbors, and the nature of those complaints. If a small percentage received complaints, then perhaps a simple regulation would work, such as the number and nature of complaints as a reason for a warning and perhaps after X number of warnings, not allowing the property to have short term rentals.	5/8/2019 9:50 AM
110	Vital way of allowing people to experiance the area. Many times people try out an area before deciding to buy a home or move to an area. If necessary, implementing safety and notification related policies similar to current portland system could address concerns.	5/8/2019 7:40 AM
111	It's not the county's responsibility or right to dictate how or what people use their personal property for as long as no current laws are being broken or no harm is coming to the land or neighbors. If you have a responsible landlord, renting long term is no different than renting short term. The only difference is a short term landlord takes better care of the property since there are more checkins and audits of the property.	5/8/2019 7:31 AM
112	Absolutely no apartments or multi-family dwellings should be allowed, it will only decrease available permanent homes available for low income people.	5/8/2019 12:01 AM
113	Perhaps following suite of many other counties and allowing homeowners to apply for permits to show that their property is up to code and safe. But I believe as long as homeowners are following the law, paying taxes and providing a safe residence there should be little, to no, regulations.	5/7/2019 5:45 PM
114	As an owner of two vacation rentals at mt Hood, I regulate stay time, amount of guests, parking, use of property and noise. I take care of the garbage, properly upkeep, and all other aspects of the property and guest. I absolutely no way feel that I need to be regulated in any way. I am subject to laws already in place. Therefore following all county guidelines, to insure that my guest, my neighbors are respectful, safe and enjoy the best possible experience while at mt Hood. I use only local community service, I employ house keepers, maintenance people. I shop only local businesses refer all my guest to local restaurants and groceries. I can't speak for all owners but I run the best, safest and most respectful vacation homes I can. Thank you Kenny Kenny.811@icloud.com	5/7/2019 3:08 PM
115	None	5/7/2019 2:52 PM
116	I assume this is an attempt to generate more taxes. Go after owners that are not forthcoming.	5/7/2019 2:30 PM
117	Vacation rentals bring money into the local economy. They employ house keepers, handymen, snowplows, etc. Plus bring there guide there guests to the local restaurants and coffe shops.	5/7/2019 2:19 PM

NOTE: The remaining pages of this document contain only contact information provided during the survey and have been removed.

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