



Boring CPO meeting at Boring Fire Station
Approximately 50 attendees
May 7, 2019
7 pm

Short-term Rental Outreach Comments from the public:

- How much tax revenue generated? Fees? Profit? Separate fees for one or two dwellings?
- Fire safety issues – posting fire safety onsite
- Difference between B & Bs and STRs?
- Camping in tents on properties?
- “If it ain’t broke, don’t fix it”-is this really a problem?
- Leave Mt. Hood properties to continue operating
- 50+ years on Mt. Hood
- Enforcement on CU businesses not effective.
- “Grandfathered” uses
- Sheriff’s department do not have staff to enforce noise complaints
- Will never have enough enforcement--funding & staff that will be needed
- No one enforces the rules we already have
- Where are ADUs allowed? Not allowed in rural Boring zoning. Why?
- Want the ability to have an ADU
- Difference between ADU & Temp Permit for Care of relative?
- State HB for 4 units per property. If this passes-how to regulate STRs?
- Livelihood relies on rental income (x3)
- How to make corrections to ordinance later? “Get it right the 1st time” is scary
- Grandfathered pre-existing rentals could become illegal? How to fix or prevent this?
- What if pre-existing rental cannot meet new regulations?
- Is this a ballot decision? Who decides?
- What precipitated this idea?
- What are complaints we’ve heard?
- Already have parking & noise ordinances
- Renters & neighbors must call owner directly for problems
- Vacasa staff-happy to help with 24/7 problems
- Measure sound levels w/ devices. Long-term renters just as noisy as short-term
- Try to get to yes rather than no
- Flexibility in regulations-not so specific & fine-detailed
- Foster hope rather than discouragement
- Discouraging to hear “no, you can’t do that on your property in Clackamas”.
- Property in Happy Valley allowed w/ conditional use-what was not allowed in Clackamas
- Easy to understand regulations in plain language
- Notice on land use applications to neighbors? Want to be informed of activity in my neighborhood.
- Appreciate efforts to grapple with this issue

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Rhododendron CPO meeting at Mt. Hood Oregon Resort, Trees Room
Approximately 175 attendees
May 18, 2019
10:30 am

Short-term Rental Outreach Comments from the public:

- There are problems with too many people & too many cars & blocking access for emergency vehicles and snowplows.
- Noise problems.
- Regulations require enforcement, fines.
- Speeding cars, too many cars, trash in the road
- A little congested with parking, but no problems. STRs are a great service.
- Impacts way of life for full-time residents
- Bought home for this purpose-wouldn't have done so if she thought this could happen
- No problems in her neighborhood, but feels bad for those who do
- Don't take this program on if you can't enforce what you already regulate
- Need local police presence
- Can pay an extra fee to have garbage company move cans from street after collection
- STR owner: there should be some regs: fire pit/grill limits for fire danger-22 people is too many in a house
- Don't punish responsible owners
- STR is an essential income source to allow owner to remain in the home
- Would like to see a website registry-can email important info like burn bans, provide a phone number for contact in case of complaints and shut them down if too many complaints
- STR owner: promotes the community and local businesses. Shutting them down will impact the community
- Difference between responsible and irresponsible owners
- What do you do if the tenants threatened you? No code enforcement and takes too long for sheriff to arrive
- Appreciate this meeting. STR owner. Has a great rental agent. Need to understand the real issues
- Had an STR in Tillamook County, which took over regulating this use
- Allow and regulate. Workforce housing is needed.
- No problem with STRs, but can hear noise 14 houses away. Concerned about fire danger. Get rid of the firepits. Penalties after 1st warning. Speed bumps on fairway.
- Fire is an issue. Information on how to reach owners. Noise is an issue. Arbitration for complaints and then penalties.
- Why should full-time residents have to regulate the renters? Fines after a couple of warnings.
- Wouldn't be able to own a home on Mt. Hood without STR allowance.
- STR owners don't know they can evict tenants
- Even Air B'n'B doesn't have a clear guide to STR landlord rights. Education would help. Ow to be a better host.
- Wants people staying in the homes in this area, not vacant luxury homes. Education, not regulation.
- Host 2 Host group can help educate STR hosts.

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- Sound monitoring in STRs for decibels (not voice recording). Set level with neighbors. Use Ring doorbells to verify # of occupants
- Advocates for private property rights. Appreciates the responsible STR owners. Some regulations and tracking of complaints
- Built home intending to rent to afford the home. Bad apples shouldn't infringe on rights of good apples.
- Alternative to regular garbage service. Local resident picks up and leaves in garage for owners to dispose of.
- STR owner: reduced occupancy from 10 to 6. Vacasa is a responsible agent. Patronize local businesses. Need regs, limit on occupants. Parking spaces in driveway. Fines after warnings.
- Problems are not limited to STRs, long-term renters and owners also create issues.
- Sandy River environmental concerns re: spawning beds. People seeking river access can be a problem.
- Would like opportunity to have STR use. Most of the problems can be solved with greater police presence. Has not kept pace with population growth.
- Issues with homeless campers
- Police presence is needed
- No housing is available in the area. Long-term rentals are not available. Fire is a major issue. Parking on the street is a problem with STRs. Fireworks in the middle of the night. Contact #. Require registration/permit. Beer cans in the street.
- STR owner. Only way she can afford to keep it. Checks regularly with neighbors. Uses professional management service. Supports local economy. Illegal camping is a problem. Vacation rental homes have been fixed up in her neighborhood.
- In favor of STRs. 3 kinds of owners: responsible, absentee, uninformed. Can put in rental agreement that neighbor can ask them to leave.
- Regulate occupancy per bedroom
- Limit # of STRs per owner to provide for long-term rentals. Workers need housing.
- Gravel roads which must be repaired at owner expense. STR owners are not contributing.
- In favor of STRs. Makes home affordable. There should be regulations. Bliss Sanitary has a monopoly. Garbage on the sides of the road and on other lots. Responsible owners should have fire marshal inspect and identify maximum occupancy.



Public outreach re: STRs meeting at Clackamas County offices

Approximately 50 attendees

May 20, 2019

6:30 pm

Short-term Rental Outreach Comments from the public:

- Concern that hotel lobby may be pushing this
- STR owner is able to keep the home in the family by renting out. Connection between host and guests is important. Owner lives right there so negative impacts don't occur. Problems could be eliminated if owner lived there.
- Restrictions on long-term rentals make STR an attractive option. (Senate Bill 608) online reviews allow STRs to self-regulate. Fees in Portland are too high. Supports local restaurants.
- Property rights of owners would be infringed by regulations. County Code already regulates parking.
- Infringes right of owner to make extra income. Restrictions will reduce investment in Welches. HOA restrictions may already apply.
- Problems happen when owner is not onsite. If the owner is there, it works.
- It can be successful without owner occupancy. Don't restrict right to do something in the future. Need for some regulations. Have a # of rental nights below which no permit is needed.
- Has rented through VRBO and has a VRBO rental nearby that has no problems. Long-term rentals have problems. Do an initial inspection for smoke detectors, fire extinguishers, and parking. 3-year renewal to keep costs down.
- STR allows them to afford investment in the property.
- Why do people doing it right always have to pay the price for people who do it wrong?
- Small business owner who caters to the STR industry. Business is all in Portland, Would like to keep her business in Clackamas County near where she lives. Education of hosts is needed up front.
- Host 2 Host – encourages members to be excellent hosts
- Onsite hosts may work, but not on Mt. Hood. Could be a place for a different zone. STRs good for economic development
- Operator of STR management company. Bad apples are ruining it for the good operators. STRs are needed for tourism, which is essential for the Mt. Hood economy. Enforcement is lacking. Rules should be the same for long-term rentals.
- Vacation rental management companies employ people in the Mt. Hood area and patronize businesses. Cannon Beach handled STR regulation implementation poorly—do it differently. Be careful about imposing on people's investment.
- Has a business helping people in PDX get STR permits. 2 sources of frustration: 1) owner having to be onsite; 2) no enforcement. People think it's a joke when they get a permit and go through all the steps but there is no enforcement.
- STR income allows family to afford a home in Rhododendron. Garbage pick-up, quiet hours seem reasonable. Would be hard to sell home if STR use is disallowed. Could impact housing market.
- 30-unit condo in Government Camp. Would not want a requirement for property management. Not all managers are good.
- No sheriff's enforcement is available. Tax revenue paid by Government Camp does not come back to Government Camp.
- Different rules for Mt. Hood vs. in a neighborhood elsewhere.

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- Foster care provider for special needs children. Hotels don't work so bought an STR. Good at it! So, bought a second one. May be able to put kids through college now. Limit on # of bedrooms could be a problem-is a loft a bedroom? STRs cater to families who can't stay in hotels such as large families.
- Vacasa employee. They follow all rules, remit all taxes. Not in the business of renting party houses. Recent study showed long-term renters are noisier than short-term renters. Reasonable regulations with enforcement.
- Host who lives on site-opposes regulations.
- STRs have been a use in other countries for many years with no regulations. STRs provide novel experiences. Total against regulations-she is a resident of Oak Grove. Maybe use a complaint-based system.
- Oak Grove homeowner who is thinking about an STR. Lives in the unincorporated area because she doesn't want government overreach. Wants to use her land as she wants. Hotels can be too expensive. Wants to compare to other jurisdictions.
- STR use pays for her schooling. Mortgage company views as an investment property. Consider different rules in different neighborhoods.
- STR is good for agritourism-farmstay. Regs are okay, but don't prohibit. Outside Wilsonville.
- STR essential source of retirement income.
- Use some of the TRT to benefit the host owners (education, training, permit fees).
- Don't over-regulate because it can make STR use cost-prohibitive
- Isn't there already a noise ordinance and rules about trash? This may double the rules.
- If a come occupation, can you also, for example, be a piano teacher also? (i.e.2 home occupations)
- Have we considered capping the total # in a geographic area as Manzanita has done? STRs can deplete the stock of workforce housing.
- Use TRT for a video to educate STR owners.
- This is over-regulation. Let the free market work. Opposed to all regulation of STR use.
- Permit fees should not go into general fund. Use for enforcement.



Beavercreek Hamlet meeting at Beavercreek Grange Hall
Approximately 22 attendees
May 22, 2019
7 pm

Short-term Rental Outreach Comments from the public:

- Discussion on revenue generation?
- Permit type? Home occupation permit? Suggest a home occ permit or similar, that way neighbors are notified.
- Inspections? Ex: conversion of closet into bedroom. Are there other ways/options for inspections? Outsource housing inspectors?
- Verification of what's submitted on documents?
- Inspection process
- Why are we looking into this now?
- Business model rental (higher rental activity) vs. limited low rental activity
- Minimum threshold before a permit is required
- Incorporate what would require the permit to be revoked
- Discussion on full time resident living in home—but rents out one or more bedrooms short term. Important to clearly define short term rental
- Hidden cameras in rentals—how to report violations—who should violations be reported to?
- Insurance coverage/requirements (provide documentation).
- Options for monitoring activity at properties
- Way to file complaints & review complaints at time of renewal
- Looked at/considered activity that may impact long term housing
- Should be allowed in any legal dwelling
- What's triggering this topic/why short term rentals now?
- Support in limiting dwelling type. Higher density might be too much.
- Impact to neighbors/neighborhood to consider
- Short term rentals if done right can add to housing options
- Add place to sign up to email list on website.
- How do we address ADA?
- Regulations that penalize people who violate—steps to revoke permits



Jennings Lodge CPO meeting at Gladstone Church of the Nazarene
Approximately 36 attendees
May 28, 2019
7 pm

Short-term Rental Outreach Comments from the public:

- How many STRs are currently evading paying transient tax?
- Concern with affidavit method for Fire & Building safety - not good enough
- Want inspection provided by County staff for Fire & Building safety
- Proactive enforcement not reactive. Inspections first rather than waiting to react to problems later
- What would penalties look like?
- When you get a speeding ticket, you get a fine, not a series of warnings. Fine on 1st offence.
- Revenue from this should be a consideration. The TLT (Transient Lodging Tax) is important revenue for tourism.
- Concern with taxing something that is currently not allowed. Existence conundrum: they are not currently allowed to exist but are expected to pay tax. No penalties currently imposed for STRs who are not paying TLT.
- Vacasa and other companies do pay taxes
- Lodging industry growing in Oregon and is not hurt by STRs. This conversation needs to happen.
- Building an ADU is a \$20,000 investment in fees, already expensive to approve
- Not enough affordable housing now – how will this be addressed?
- Jurisdictions can require Airbnb to give operator information for enforcement purposes
- Statewide Oregon rent control law is a poorly written Bill.
- Need creative laws, “Helping people who need help.” Look to Scandinavian countries or globally for examples
- Airbnb allows people to supplement their income and stay in their home. Cities like San Francisco have had growing housing costs.
- Fees to ensure neighborhood safety such as Fire Safety standards
- Want owner-occupied – one unit occupied by owner, one rented out on same property
- 31 Day stay is not a short-term rental – How is this different other than garbage collection?
- Long-term renters can be just as disruptive to neighborhood
- Level playing field problematic – Hotels are not equal to AirBnb and taxes should not be the same
- Want income from STR, costing more and more to operate and get permits
- Fees drive up the cost of rentals and hurts businesses
- Draw of rural life, “farm life”, hiking, kayaking, fishing brings renters to properties
- Life-long Clackamas resident operates an Airbnb. Renter’s need to call out unsafe properties with a poor rating on Airbnb platform.
- Safe STR operators will regulate themselves and bad operators will receive bad reviews. Airbnbs regulate themselves.
- Don’t want to hit guests with a TLT fee and receive a bad review because of it. TLT added fee after stay is already booked.
- Noise decibel level can be monitored remotely, do not need inspections

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- Spent money (\$100k) to renovate living space and rented long-term for income to stay in home. Do not want big fees. Long-term renter damaged home. Airbnb provides flexibility for owners with short stays and ability to still enjoy their 2nd living unit.
- STR is adding tourism to West Linn area and adding income to households.

Community meeting: Short-term rentals in unincorporated ClackCo | May 20
www.facebook.com/ClackamasCounty | www.clackamas.us/planning/str
www.facebook.com/ClackamasCounty/videos/305597453702115

**Clackamas County, Oregon** was live.

Published by Cameron Ruen · 13 hrs ·

Tonight county planning staff will be hosting the third of seven public meetings to discuss the potential of regulating short-term rentals in unincorporated Clackamas County.

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 them, it's time to decide whether the county should allow and regulate this use.

A short presentation followed by Q&A will begin shortly. Thanks for joining!



 Watch this video with your friends

Start Watch Party

3,488
People Reached

542
Engagements

Boost Post

 21

32 Comments 6 Shares 1.5K Views

Clackamas County, Oregon · 1:46:45 Thanks for joining, everyone. Visit www.clackamas.us/planning/str for more.

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Short-term rental housing regulations | Clackamas County

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Wendy McElroy · 1:39:32 So what are the rules in Gladstone?



Clackamas County, Oregon · 1:46:03 You'd have to ask Gladstone, **Wendy McElroy**. Here's the website to get started: [://www.ci.gladstone.or.us/.../planning-building...](http://www.ci.gladstone.or.us/.../planning-building...)



CI.GLADSTONE.OR.US

Planning, Building & Development Information |...



Paul Gademsky · 1:19:50 I agree with the current speaker about regulations in the rural areas, and that's why we live there.

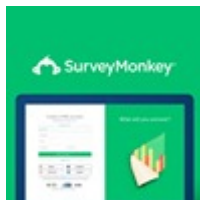


Vickie Steiger Stom · 1:08:19 I keep hearing neighbors. You give phone numbers for them to call if things get out of control....I want to know why you relay on permanent home owners to watch over YOUR property rentals and keep your renters under control. When we work all day and come home to a party next door and can't get into our own driveway and have to end our day having to babysit renters is not our job nor the reason we moved to the mountain! You expect us to ask them to quit down and take time out of our life to make phone calls! Not our job and we're tired of it! Would you like to deal with this every day and every weekend where you live? I say fine owners and increase each time a call is made and shut the rental down after 5 offenses.

2 **Like**



Clackamas County, Oregon · 1:11:26 Thank you for your comments, **Vickie Steiger Stom**. Please also submit your comments with our survey: www.surveymonkey.com/r/stregulations.



Copy of Short-term / Vacation Rental Property Regulations



Paul Gademsky · 55:30 I already have :)

1 **Love**



Paul Gademsky · 52:49 I'd recommend a different set of regulations for inside/outside, as the majority that are outside of the boundary are usually larger properites/farm type that don't have issues with parking, neighbors etc.
2 Like



Clackamas County, Oregon · 54:56 Please make sure you complete the survey so your feedback is tracked: www.surveymonkey.com/r/stregulations.



Paul Gademsky · 38:18 Would there be a difference in the un-incorporated inside vs outside the Portland Urban Boundary Zone?
1 Like



Clackamas County, Oregon · 50:43 Your question is being answered live!



Paul Gademsky · 43:02 Also, I don't see any meetings happening in the southern part of Clackamas county (Canby, Silverton etc). Is this area not of interest to this committee?



Clackamas County, Oregon · 48:14 All unincorporated Clackamas County is included in this topic. We are trying to create better access to our public by doing streaming events like this, as it's hard to get to in person meetings. Thank you for joining!



Maureen Hinman · 37:31 Thank you.
1 Like



Maureen Hinman · 35:34 Will a decision apply to unincorporated Clackamas?
1 Like



Clackamas County, Oregon · 37:38 Yes, [Maureen Hinman](#). If the decision is made to regulate short-term rentals, the rules would only apply to unincorporated Clackamas County. Cities have their own rules.



Geoffrey Janke · 1:56 Thank you.
1 Like



Clackamas County, Oregon · 18:25 The next four meetings will include:



Clackamas County, Oregon · 18:32 May 22 at 7 p.m.: Beaver creek Grange Hall, 22041 S. Kamrath Road, Oregon City (hosted by Beaver creek 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)



Clackamas County, Oregon · 20:57 Further details about this effort can be found at www.clackamas.us/planning/str.



Clackamas County, Oregon · 22:46 You can also provide your feedback about what you think should or should not be regulated by completing a survey at www.surveymonkey.com/r/strregulations.



Steve Graeper · 9:09 Too bad you're competing with the Blazer game. Score them 28 us 27
1 **Wow**



Clackamas County, Oregon · 7:37 Thanks, Steve! Rhododendron's meeting went really well on Saturday with fantastic questions and an engaged discussion. We expect the same tonight as well. :)



Steve Graeper · 5:47 Good luck this evening ladies. Hope it goes well.
1 **Like**



Clackamas County, Oregon · 0:32 If you'd like to ask questions in the comments, we'll bring them to our planning staff to answer during the Q&A. Thanks!