

Board of County Commissioners Business Meeting Minutes – APPROVED 08/17/2023

A complete video copy and packet including staff reports of this meeting can be viewed at <https://www.clackamas.us/meetings/bcc/business>.

Thursday, August 10, 2023 – 6:00 PM

In person and via virtual technology (Zoom)

PRESENT: Chair Tootie Smith
Commissioner Mark Shull
Commissioner Paul Savas
Commissioner Martha Schrader
Commissioner Ben West (Joined at II)

CALL TO ORDER

Chair Smith recessed the Board of County Commissioners and convened the Housing Authority of Clackamas County Board of Commissioners.

I. HOUSING AUTHORITY CONSENT AGENDA

- A. Approval to apply for a 2040 Planning & Development Grant for predevelopment activities for Clackamas Heights and to provide a letter of support for the Clackamas Heights Redevelopment Project. Grant value is \$375,000 over 2 years. Funding is through the Metro Construction Excise Tax. No County General Funds are involved.

Clerk read the consent agenda.

Chair Smith asked if any Commissioner wished to remove any item from the consent agenda. No requests were received.

Commissioner Shull: “I move for approval of the Housing Authority consent agenda.” Commissioner Schrader seconded the motion. No further discussion was heard.

Clerk called the poll

Commissioner Savas Aye

Commissioner Schrader Aye

Commissioner Shull Aye

Chair Smith Aye; motion passes 4-0.

Chair Smith adjourned the Housing Authority Board and reconvened the Board of County Commissioners.

II. PUBLIC HEARINGS

- A. First reading of an Ordinance adding Chapter 8.10, Short-Term Rentals, to the Clackamas County Code

County Counsel Stephen Madkour briefed the Board on the proposed ordinance. Commissioners Savas and Shull made comments in support of the proposed ordinance.

Chair Smith opened the meeting for public testimony on the proposed Ordinance.

Doug Saldivar (Welches)

Ron Bradstetter (Milwaukie)

Loree Kaiser (Milwaukie)

Richard Carlson (Tigard)

Stan Pearse (Brightwood)

Dona Rogers (Rhododendron)

Mike Casley (Welches)

David Lythgow (Welches)

Fran Mazzara (Welches)

Sue Ellen White (Port Orchard, Washington)

Barbara Smith (Rhododendron)

Angelene Adler (Rhododendron)

Ned Dobner (Portland)

John Schmidt (Unknown)

Jesus Solis (Portland)

Devin Tau (Rhododendron)

John Mitchell (San Francisco, California)

Dennis Tylka (Welches)

Sarah Roberson (Brightwood)

Nancy Dogherty (Mount Hood)

Kent DeLucenca (Portland)

Blythe Creek (Rhododendron)

Chair Smith closed the meeting for public testimony.

Commissioner Shull made comments about the public testimony on the ordinance.

Commissioner Shull: "I move we read the Ordinance by title only." Commissioner Savas seconded the motion.

Commissioner West asked about the process for amendments, which Chair Smith explained. Commissioner Savas offered comments in support of the ordinance.

Clerk called the poll

Commissioner West Aye

Commissioner Schrader Aye

Commissioner Savas Aye

Commissioner Shull Aye

Chair Smith Aye; motion passes 5-0.

Clerk read Ordinance 04-2023 by title only.

Chair Smith offered comments on the next steps in the adoption process and that the Board would discuss the Ordinance further at an upcoming meeting in advance of the second reading to be held on September 7, 2023, at the regularly scheduled business meeting.

III. CONSENT AGENDA

A. Elected Officials

1. Approval of Previous Business Meeting Minutes – *BCC*
2. Approval of an Intergovernmental Agreement with Clackamas County Fairgrounds and Event Center to provide law enforcement services at the County Fair. Agreement value is \$21,500 for approximately 204 hours of service. Funding is through the Clackamas County Fairgrounds and Event Center. No County General Funds are involved. – *ccso*
3. Approval of a Public Body Work Order Contract with DePaul Industries for uniformed screening services at County justice facilities. Contract value is \$713,400 for 1 year. Funding through fees, fines, and \$577,476 in budgeted County General Funds. – *ccso*

B. County Counsel

1. Approval of an Intergovernmental Agreement with the North Clackamas Parks and Recreation District Related to Construction of the Oak Lodge Library. Total value is \$21.5 million for library construction. Funding through Library District Revenue retained funds reserves, County ARPA funds, State ARPA funds, and \$5.7MM in budgeted County General Funds.

2. Approval of Settlement Agreement with Clackamas County Sheriff's Office and Carin Sherman Regarding Employment Litigation. Total value is \$197,215. Funding through Clackamas County Sheriff's Office and County Risk Funds, which both include General Funds.

C. Technology Services

1. Approval of a Board Order authorizing a Purchase Order for Adobe Enterprise Volume Licensing through a Cooperative Contract with Dell Marketing LP. Purchase order value is \$183,746 for a 1-year term. Funding is through departmental cost allocation and direct departmental billing. No County General Funds are involved.

D. Health, Housing, & Human Services

1. Approval of Amendment #1 increasing funding to a Cooperation Agreement with Clackamas Service Center for the West Building Expansion Project. Amendment value is \$300,000, agreement value is increased to \$950,000. Funding is through Federal Community Development Block Grant Funds. No County General Funds are involved.
2. Approval of a Public Improvement Contract with Desgrossier Development, Inc., for the Clackamas Service Center Expansion Project. Contract value is \$1,417,637 for 6 months. Funding is through Federal Community Development Block Grant funds and Clackamas Service Center. No County General Funds are involved.
3. Approval of a Personal Services Contract with Do Good Multnomah for supportive housing case management at Clayton Mohr Commons. Contract value is \$255,416.50 for one year. Funding is through Metro Supportive Housing Services Measure Funds. No County General Funds are involved.
4. Approval of Amendment #2 expanding the scope of work, extending the term, and increasing funding of a personal services contract with The Father's Heart Street Ministry for emergency shelter, housing navigation, and placement services. Amendment value is \$2,779,692 for one year, contract value is increased to \$3,279,862 for two years. Funding is through Metro Supportive Housing Services Measure Funds and \$382,425 in budgeted County General Funds.

E. Transportation & Development

1. Approval of a Public Improvement Contract with JQ Construction Incorporated for the Tickle Creek (427th Ave) Culvert Replacement Project. Contract value is \$399,970. Funding through County Road Funds. No County General Funds are involved.
2. Approval of a Personal Services Contract with DKS Associates, Inc. for the 82nd Drive and Jennifer Street Signal Replacement Project. Total contract value is \$351,385.65. Funding is through County Road Fund, Insurance Proceeds, and Fee In Lieu Of funds. No County General Funds are involved.
3. Approval of Amendment #4 with Consor North America, Inc. for the Stafford Rd (Pattulo Way to Rosemont Rd) Improvements Project. Amendment value is \$99,765, contract value is increased to \$1,648,417. Funding through Community Road Funds and Countywide System Development Charges. No County General Funds are involved.
4. Approval of a Personal Services Contract with Consor North America, Inc. for construction engineering support and inspection services for 2023 Transportation Maintenance Services local paving, chip seal and slurry seal projects. Contract value is \$230,580. Funding is through HB 2017 and System Development Charge Funds. No County General Funds are involved.
5. Approval of a Public Improvement Contract with Eagle-Elsner, Inc. for the Mulino Paving package. Contract value is \$1,912,000. Funding is through HB2017 Road Fund. No County General Funds are involved.
6. Approval of Board Order and Quitclaim Deed authorizing transfer of 5 parcels to Water Environment Services. No fiscal impact. No County General Funds are involved.

Clerk read the consent agenda.

Chair Smith asked if any Commissioner wished to remove any item from the consent agenda. No requests were received.

Commissioner West: "I move that we approve the consent agenda as read." Commissioner Schrader seconded the motion. No further discussion was heard.

Clerk called the poll
Commissioner Shull Aye
Commissioner Savas Aye
Commissioner Schrader Aye
Commissioner West Aye
Chair Smith Aye; motion passes 5-0.

Chair Smith recessed the Board of County Commissioners and convened the North Clackamas Parks & Recreation District Board of Directors.

IV. NORTH CLACKAMAS PARKS & RECREATION DISTRICT CONSENT AGENDA

- A. Approval of an Intergovernmental Agreement with Clackamas County Related to Construction of the Oak Lodge Library. Total value is \$21.5 million for library construction. Funding through Library District Revenue retained funds reserves, County ARPA funds, State ARPA funds, and \$5.7MM in budgeted County General Funds.

Clerk read the consent agenda.

Chair Smith asked if any Director wished to remove any item from the consent agenda. No requests were heard.

Director West: "I move we approve the consent agenda as read." Director Savas seconded the motion. No further discussion was heard.

Clerk called the poll
Director Shull Aye
Director Savas Aye
Director West Aye
Director Schrader Aye
Chair Smith Aye; motion passes 5-0.

Chair Smith adjourned the North Clackamas Parks & Recreation District Board and convened the Clackamas County Service District No. 5 Board of Directors.

V. SERVICE DISTRICT NO.5 (STREET LIGHTING) CONSENT AGENDA

- A. Approval of a Board Resolution Certifying the 2023-2024 Assessment Roll for the Clackamas County Service District No. 5. Total Value is \$2,257,738.24. Funding through rate payers. No County General Funds are involved.

Clerk read the consent agenda.

Chair Smith asked if any Director wished to remove any item from the consent agenda. No requests were heard.

Director Shull: "I move for approval of the Service District No. 5 consent agenda." Director Schrader seconded the motion. No further discussion was heard.

Clerk called the poll
Director Shull Aye
Director Savas Aye
Director West Aye
Director Schrader Aye
Chair Smith Aye; motion passes 5-0.

Chair Smith adjourned the Service District No. 5 Board and convened the Water Environment Services Board of Directors.

VI. WATER ENVIRONMENT SERVICES CONSENT AGENDA

- A. Approval of a Personal Services Contract with Consor North America, Inc., for engineering services to design improved Willamette Pump Station and Force Main. Total contract value is \$1,174,772 for 3.25 years. Funding is through Water Environment Services Sanitary Sewer Construction Fund. No County General Funds are involved.
- B. Approval of Amendment #2 to a Contract with Consor North America, Inc. to begin Phase II final design work on the Intertie 2 Pump Station & Force Main Expansion. Amendment value is \$735,558 and 1 year, contract value is increased to \$1,836,266 over 3 years. Funding is through Water Environment Services Sanitary Sewer Construction Fund. No County General Funds are involved.
- C. Approval of Amendment #1 to a Contract with Century West Engineering Corporation for Phase 2 work to be performed on the Mt. Talbert MTA Pipe Realignment Project. Amendment value is \$163,560, contract value is increased to \$213,805 over 1.75 years. Funding is through Water Environment Services Sanitary Sewer Construction Fund. No County General Funds are involved.
- D. Acceptance of transfer of 5 parcels from Clackamas County. No fiscal impact. No County General Funds are involved.

Clerk read the consent agenda.

Chair Smith asked if any Director wished to remove any item from the consent agenda. No requests were heard.

Director Schrader: "I move for approval of the Water Environment Services consent agenda." Director Shull seconded the motion. No further discussion was heard.

Clerk called the poll

Director Shull Aye

Director Savas Aye

Director West Aye

Director Schrader Aye

Chair Smith Aye; motion passes 5-0.

Chair Smith adjourned the Water Environment Services Board and reconvened the Board of County Commissioners.

VII. PUBLIC COMMUNICATION

Chair Smith opened the meeting for public testimony.

Jo Haverkamp (Unknown) – In opposition to diversity, equity, and inclusion efforts

Paul Edgar (Oregon City) – Tolling and transportation

Shirley O'Farrell (Portland) – In opposition to diversity, equity, and inclusion efforts

Eric Johnston (Canby) – PreventNet and Todos Juntos

Aimee Reiner (Damascus) – In opposition to diversity, equity, and inclusion efforts

Tara Nelson (Damascus) – In opposition to diversity, equity, and inclusion efforts

Jaqueline Arn (Beavercreek) – In opposition to diversity, equity, and inclusion efforts

Linda Gordon (Milwauke) – In support of diversity, equity, and inclusion efforts

Gloria Montes (Canby) – In opposition to diversity, equity, and inclusion efforts

Abby Wells (Portland) – Opioid Settlement Funding Allocations

Rebecca Hargraves (Portland) – Opioid Settlement Funding Allocations

Melinda Peets (Oregon City) – In opposition to diversity, equity, and inclusion efforts

Renel Muro (Canby) – In opposition to diversity, equity, and inclusion efforts

Janny Nakano (Oregon City) – In opposition to diversity, equity, and inclusion efforts
Colleen Hamilton (Oregon City) – In opposition to diversity, equity, and inclusion efforts
Dana Hindman-Allen (Sandy) – In opposition to diversity, equity, and inclusion efforts
Shelley Timm (Milwaukie) – In opposition to diversity, equity, and inclusion efforts
Rick Riley (Damascus) – In opposition to diversity, equity, and inclusion efforts
Patrick Clasen (Oregon City) – AFSCME 350-4 Negotiations
Brian Echerer (Lake Oswego) – In opposition to diversity, equity, and inclusion efforts
Jim Dever (Oregon City) – In opposition to diversity, equity, and inclusion efforts
Ron Smith (Gladstone) – In opposition to diversity, equity, and inclusion efforts
Angela Nylund (Boring) – In opposition to diversity, equity, and inclusion efforts
Chair Smith closed the meeting for public testimony.

VIII. COUNTY ADMINISTRATOR UPDATE

County Administrator Schmidt yielded his time.

IX. COMMISSIONER COMMUNICATION

Commissioner West made comments on public engagement and diversity, equity, and inclusion.

Commissioner Savas made comments on diversity, equity, and inclusion.

Commissioner Schrader made comments on public engagement and her recent tour of recovery centers in Texas.

Commissioner Shull made comments on the Oregon Department of Forestry's forest management plan, the upcoming heat wave, Oregon Health Plan enrollment, the County Fair, and diversity, equity, and inclusion.

Chair Smith made comments on public engagement, short-term rentals, and the Board's upcoming meeting schedule on August 16.

Chair Smith adjourned the meeting at 9:11 PM.



July 13, 2023

Clackamas County Board of Commissioners

RE: Short-Term Rental Regulations in Clackamas County, OR

To the Members of the Clackamas County Commission:

On behalf of Airbnb and our Host community, thank you for your careful and deliberate consideration of short-term rentals (STRs). After reviewing the many public meetings and comment sessions, we appreciate the Clackamas County government is taking a deliberate approach to creating sustainable and reasonable STR regulations.

The proposed framework as put forth by the planning commission addresses proper licensing and registration requirements, operational guidelines, and tax collection. These provisions demonstrate a commitment to effective regulation and oversight.

Airbnb was born in 2007 when two hosts welcomed three guests to their San Francisco home, and has since grown to over 4 million hosts who have welcomed 1.4 billion guest arrivals across over 220 countries and regions. Travel on Airbnb helps keep more of the financial benefits of tourism with the people and places that make it happen. We strive to be a good local partner and have taken significant steps to invest in the safety, security and trust of our community and our platform like our [global ban on parties](#) or [Neighborhood Support Hotline](#).

In Clackamas County, Airbnb is an important economic tool for residents who share their homes to earn extra money. In 2022, the typical Airbnb Host in Clackamas County earned over \$17,000. Home sharing has allowed residents to navigate the economic upheaval of the pandemic and pay for things like their mortgage, student loans and save for retirement. The proposed ordinance was clearly developed with an eye towards making the permitting process simple and accessible for all Clackamas County hosts.

Short-term rentals are not only an economic lifeline for hosts, but also a source of economic opportunity for Clackamas County's small businesses. Home sharing enables the region to welcome visitors whose spending supports local businesses and creates economic opportunity for local residents. As such, we recommend amending the current ordinance to ensure hosts may continue to list their homes while they are awaiting a permit from the county. Implementing this small change would ensure higher compliance rates and allow hosts to not have their income disrupted by following the law. We look forward to continuing the conversation with the County to find ways to achieve this goal.



Again, we thank you for working to develop an ordinance that clearly defines short-term rentals and creates a permitting process for the host community in Clackamas County that is reasonable and accessible. Additionally, we are always available to discuss the impact of the ordinance or to answer any questions you may have.

We look forward to continuing to work and partner with you.

Sincerely,
Jordan Mitchell
Public Policy Manager
Airbnb

From:
To: [BCCMail](#)
Cc:
Subject: STR Regulation Comments from Golden Poles, Gov't Camp
Date: Thursday, August 10, 2023 13:00:10

Warning: External email. Be cautious opening attachments and links.

County Board:

This stirs up a lot of thoughts, particularly for the Mt Hood community. Our location and conditions do not lend themselves to normal situations with much of anything – we don't have the roads, infrastructure, space, weather conditions, etc. Our community isn't like the 'flatlands'. The county seems too often to forget we're buried in 10+ feet of snow in the winters and many things just can't 'be'. I represent a condo association of 30 owners in Government Camp, with a few occasionally being used as rentals. I attended the meetings for the STR in past years and it seemed like the communities were not on board with the over-reach of the proposed regulations. AND it seemed like these ideas came about because of new entities like Air BnB and the rental of rooms in more urban areas where it was creating problems with parking, traffic, garbage, more congestion, etc., and the complaints generated from those new uses of populated areas. BUT this is proposed for only the unincorporated areas, not the entire county and those populated, impacted urban areas. So, how is this going to solve those issues that spurred a lot of these discussions in the first place?

At least the onerous \$800 per year or every two years or whatever, that was proposed before, has been dropped, but these added fees on renters can affect tourism and the resort areas. This fee, on top of the existing county room tax, still adds up. In our experience in Government Camp, lots of taxes and fees go *toward* the county and very few services return *from* the county. We can only suspect this will be the same, that 'inspections', 'enforcements', etc., will bring no real benefit to the mountain communities (yet again). And since particularly on the mountain, this has been a resort community with abundant rentals going back over 100 years, we pretty much have rentals figured out and don't really need to pay for any non-existent 'services' to tell us what we could more likely educate the county committee on.

There are some onerous, or just plain silly, regulations proposed that will make it difficult or impossible to accommodate normal rentals in our conditions, rentals that we've had on the mountain successfully for many decades. Please see comments inserted in the county lists, below...

If the County Code is amended, the regulations will take effect *only within the*

unincorporated areas of Clackamas County – there would be no effect on STRs located within city limits.

How does this solve the original complaints of congestion and other issues in urban areas? We have few such issues in traditional resort communities that have always had many rentals.

Further, this program is considered to be a pilot program, and would be in effect for two years from the time of being enacted.

No pilot program that generates revenue going into any government entity budget ever goes away!

Proposed changes

Clackamas County currently has no STR regulations. Proposed regulations would require all STRs in unincorporated Clackamas County to register with the county. The process would be free and an in-home inspection would not be required. When registering, the property owner and/or manager would certify that the property meets safety standards and that they will abide by the STR program rules. These include, but are not limited to:

- STR owners will continue to pay the county's transient lodging tax (6%)
- The proposed STR regulations impose a .85% user fee on the total rental amount
- No STR may be publicly advertised for rent unless it has been registered with Clackamas County
- STRs shall comply with all building and fire standards
- STR registration identification numbers shall be included on any advertisement or rental platform
- Name/contact information of a party responsible for the STR shall be posted at all times while paying guests are on the property, in an area and size readily visible from the nearest public roadway. That person/company must be available 24/7 and able to respond to complaints within two hours.
- You really think having big, ugly signs plastered all over these beautiful mountain resort communities is something anyone wants? Landlords here, for the most part, are known to the renters, to the neighbors, to the community. We don't even have that many "public" roads, and no desire to have 'billboards' advertising who owns a property. This kind of sign could signal to nefarious people that the property is usually empty, is not always monitored or protected, could leave it more open to vandalism, theft, squatters, damage, etc. Will the county take legal responsibility for any such outcomes? Most of the landlords here on the mountain are not local residents, they are not able to put up and remove signs every few days. Maybe you're trying to

incentivize forcing owners to use property management companies in these areas? Are they lobbying the county? None of this works in our community, and would be vehemently opposed.

- The number of STR occupants shall not exceed the number authorized in the registration. Twelve occupants is the maximum.
- There are many large homes in the mountain areas that can easily accommodate more than 12 occupants. They were built for big families and/or big rentals. Who are you to say how many a rental can hold? Why does it even matter to you if the rental is appropriately managed and not impacting the neighbors and community? *Government over-reach!!*
- Notice shall be clearly posted in the STR that identifies and informs occupants of the county's noise control ordinance
- Adequate parking – one off-street motor vehicle space per sleeping area – is required
- This amount of parking doesn't exist most places on the mountain. Each rental should be able to accommodate its renters, and there are a few properties here where this has been an issue. Not most. Some of those may have to park on the Govy Loop Road (as in past years) or elsewhere. We have a condo building with 30 units and the code-required 45 parking spaces. We are NOT going to prioritize renters to have one space each for every bedroom/sleeping space. Nor is it usually such an overflow here that it would be necessary. I do agree it should not impact neighbors. Renters can use public road space to park, it doesn't have to all be accommodated on the rental property.
- Vehicles shall never block access for emergency vehicles, access to the premise, or a parked motor vehicle. These violations, or other parking performed in a manner that violates the county's current parking and towing ordinance standards, may subject the offending vehicle to immediate tow.
- Ha! "Immediate" We'll never see enforcement or tow trucks in Govy! Seriously, all talk no action... It just doesn't apply here. So no reg's and no fees, please.
- The proposed STR regulations do not apply to hotels, motels, bed and breakfast facilities, hostels, campgrounds, recreational vehicle camping facilities, or organizational camps
- Looks like we would all become bed and breakfasts or hostels...

Violations

Clackamas County encourages any residents/parties to cooperate directly to resolve conflicts arising from an STR. First attempts to remedy violations should be to contact the posted STR representative. If that person does not respond within 24 hours or does not adequately remedy the issue, the county should be notified. Further details:

- Clackamas County reserves the right to immediately revoke registration if it determines an STR is a fire or life safety risk

- Clackamas County reserves the right to review pertinent financial records or visit the STR to ensure violations have been resolved at any reasonable time
- **WHAT pertinent financial records? None of your business!!**
- When noncompliance of the STR regulation is suspected, the county shall issue two warnings in writing
- An owner that operates an STR without an approved registration or while suspended shall be subject to penalties
- **What penalties? Let us know ahead of time what penalties you intend to levy!**

We had some serious concerns about the over-reach and costs of these regulations in the past proposal period and now have more with some of these added ideas. We hope the county board will consider the realities of our resort communities and their long and successful history of accommodating rentals. And of the Mt Hood area and its unique conditions, especially. We very much appreciated the understanding from some of the council members on the ridiculous park district proposal and that Government Camp was not appropriate to be included in their boundaries. We hope for the same understanding on this. Govy is different from communities down out of the snow zone. Maybe some of this would work in lower areas without our weather constraints, but I can't imagine those landlords accepting some of these proposed conditions, either.

I am unable to attend the meeting tonight. We plan to bring some of our condo owners to the next scheduled public comment meeting and will appreciate the earliest notice possible so we can put it on our schedules.

Thank you,

Mary Jacob
HOA Chair, Golden Poles Chalet
Government Camp

From: [Wild, Everett](#)
To:
Cc: [BCCMail](#)
Subject: RE: Reminder: Board holding public hearing tomorrow night for short-term rental regulations
Date: Thursday, August 10, 2023 10:19:48

Lisa,

Thank you for your message and interest in the proposed STR program.

The requirement to cover garbage means with a lid, not an enclosure. Fees and fines are set annually by the Board of Commissioners and are included as an addendum to our County Code rather than as part of it.

The public hearing will be held at 6pm today, August 10, in the Hearing Room on the fourth floor of the County's Public Services Building at 2051 Kaen Rd. in Oregon City. You can find more information about tonight's meeting, including how to register to testify virtually if you prefer that option, here: <https://www.clackamas.us/meetings/bcc/business/2023-08-10>.

Thanks again for reaching out.

Sincerely,

Everett Wild

Commission Policy Advisor
Clackamas County Administration
2051 Kaen Road, Suite 450 | Oregon City, OR 97045
503-307-2032 (cell) | 503-742-5912 (desk)
ewild@clackamas.us

From: Lisa Giese
Sent: Wednesday, August 9, 2023 12:08 PM
To: BCCMail <bcc@clackamas.us>
Subject: Fwd: Reminder: Board holding public hearing tomorrow night for short-term rental regulations

Warning: External email. Be cautious opening attachments and links.

Hello,

Thank you for providing this opportunity to share opinions and ask questions regarding this proposed short-term rental policy. I have a couple of questions:

What is the definition of garbage needing to be covered? Does this mean that a garbage can you needs a lid only or does it mean it needs to be contained within some kind of wall to prevent it from being viewed by the public?

What are the fees that the commission may assess if a person violates these new rules? Is there a limit or is it at the commissioners discretion and has no limited amount of money?

Finally what is the address for this meeting?

Thank you,
Lisa Giese

Sent from my iPhone

From: [Wild, Everett](#)
To: [BCCMail](#); [Clerk to the Board](#)
Subject: STR Constituent Comments - Connie Scott
Date: Thursday, August 10, 2023 08:16:13

Kimberlee and Tony,

I received a voicemail from Connie Scott yesterday regarding STRs. I called her back and we spoke for a while. She said that she has always paid her TLT and takes extra measures to ensure guests are safe and well-behaved when renting her property; she is disappointed that the people following the rules are being forced to pay for those who aren't, and she will have to raise her rates or lower her profit margins to accommodate the proposed fee. She did not think the enforcement mechanisms in the proposal will be effective and will not increase compliance.

She indicated that she is not available to testify in person and I invited her to submit comments in writing, but wanted to enter this for the record on her behalf as well.

Everett Wild

Commission Policy Advisor
Clackamas County Administration
2051 Kaen Road, Suite 450 | Oregon City, OR 97045
503-307-2032 (cell) | 503-742-5912 (desk)
ewild@clackamas.us

From:
To: [BCCMail](#)
Subject: STR Regulation Comments
Date: Wednesday, August 9, 2023 22:03:41

Warning: External email. Be cautious opening attachments and links.

Dear Board of Commissioners, I would like to respond with my opposition of the County's proposed rules and regulations regarding rentals in unincorporated areas of Clackamas County. I do not understand the County's rationale for providing an additional layer of rules and regulations for people who are choosing to rent their homes. It is purely common sense that a homeowner would not want to rent their property to a renter that allowed more than the maximum occupancy of the home, or who parked too many cars in front of the house. Additionally, most homeowners who rent their properties typically do so through third party rental agencies, who have done a fantastic job of maintaining rules and standards that provide the homeowner with the comfort that they can rent their home to an unknown third party and the home will not be damaged. Homeowners are required to comply with the County fire/safety standards when they build their home and are managing a very expensive asset with the goal of not damaging or destroying this asset for the future. Homeowners maintain insurance on their properties that require the property to have safety standards in place in order to continue coverage. With all of this said, why is the County considering adding another layer of rules that will burden homeowners for a process that is market regulated. Additionally, the proposed STR regulations will require the County to commit additional resources to the policing and management of the proposed rental rules and regulations in a time where the County is barely staffed at a level to maintain current operations. I can understand that the County is eager to get a tax in place to capture additional revenues available through the rental of properties, the County should add the tax and not include the redundant rules that put additional burden on homeowners and are a waste of County resources.

As a life-time resident of Clackamas County as well as an owner of a second home located in the unincorporated area of Government Camp (not currently a short-term rental property). I can say that I very much enjoy the additional people recreating in the areas around my 2nd home, it is refreshing to see local business that can stay open year-round and homeowners who are now maintaining and improving their properties because of the supporting use by short term rentals. It is also very apparent that the short term rental of homes is supporting local businesses that were not able to exist when homes would sit vacant for most of the year. I am troubled to see the proposed STR rules and regulations that will just act to restrict much needed economic activity within unincorporated areas of the County.

Sincerely, Kendall Hansen





Small text caption or metadata at the bottom of the image, likely containing a URL or description.

From:
To: [BCCMail](#)
Subject: Aug 10 2023 STR hearing
Date: Wednesday, August 9, 2023 16:40:14

Warning: External email. Be cautious opening attachments and links.

As a homeowner in Rhododendron I'd like to comment on pending STR discussion. I strongly support the development and the governance of rules for short term rentals. The lack of rules and compliance by the county is unacceptable. Please realize that not all property owners support short term rentals. And short term rental property should be owned by individuals, not corporations that have no connection with our communities.

I support the Regulations proposed 7/13/2023. Furthermore I support that the county develop a way to manage the violators! The decision by the county last year was unacceptable. I expect the county to recognize this potential problem and design a way to manage this problem.

Thank you

Jan Moss

August 9, 2023

Chair Tootie Smith
Commissioner Paul Savas
Commissioner Martha Schrader
Commissioner Mark Shull
Commissioner Ben West

Dear County Chair, Commission, and Staff,

I am writing on behalf of the Portland Metropolitan Association of Realtors® to express our opposition to the proposed short-term rental regulations currently under consideration by the Clackamas County Board of Commissioners. We are deeply concerned that these regulations, if enacted in their current form, will have significant negative impacts on our community, property owners, and the local economy.

We wish to address three specific aspects of the proposed ordinance that we find particularly troubling: the stringent parking minimums, the introduction of a short-term rental specific administration fee, and the proposed requirement to post contact information in a size and manner clearly visible from the nearest street.

Firstly, the proposed parking requirements, while aimed at addressing parking availability, are excessively rigid and fail to account for the diverse characteristics of our community. Having no available off-street parking should not in and of itself, be a barrier for housing, short-term or otherwise. As long as there are no restrictions of record, if there is parking allowed on streets, any/all residents and visitors may use the street for parking. Under the current proposed regulations, a four-bedroom house would be required to have four off-street parking spaces. A typical use of a house like this for short-term rental may be two families of four vacationing together. For this use, one would anticipate the use of only two parking spaces. We propose a more flexible approach that considers factors such as proximity to public transportation, historical parking trends, and the size of the property. Such an approach would more effectively address parking concerns while preventing undue financial burdens on property owners and protecting the positive economic impacts of short-term rentals.

Secondly, we have reservations about the introduction of a specific administration fee targeted exclusively at short-term rental properties. Responsible management of short-term rentals is important, but singling out this category of lodging accommodations for an additional fee may create an unfair financial burden. We recommend a comprehensive assessment of the actual administrative costs associated with managing short-term rentals in comparison to other lodging types, followed by a consistent approach to what is used for hotels, bed & breakfasts, and other similar short-term lodging

accommodations. Such an approach would demonstrate fairness and transparency and avoid disproportionately impacting a particular group of property owners.

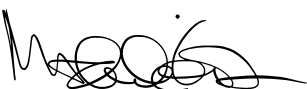
Lastly, we are concerned about the requirement to prominently display contact information outside of short-term rental properties. While transparency is crucial, it should not come at the expense of privacy and security for property owners and guests nor are such regulations required of other Clackamas County businesses. By imposing regulations like this for short-term rentals you are singling out one type of business over others. How would this intersect with current Clackamas County Code Chapter 1010 that regulates the size, placement, and visibility of signs in Unincorporated Clackamas County? Sign Code rules are very specific and may present conflicts in displaying signage in the manner laid out in the proposed short-term rental regulations. We propose that contact information be made accessible to local authorities and regulators, ensuring that personal information remains protected. This approach strikes a balance between security and transparency.

We firmly believe that open and collaborative dialogue involving all stakeholders is indispensable in crafting effective regulations. By fostering discussions among property owners, real estate professionals, and regulatory bodies, we can arrive at practical solutions that address concerns while safeguarding property rights, economic contributions, and the overall community well-being.

In conclusion, we urge you to reconsider the proposed regulations in light of the concerns we have raised regarding the parking minimums, the short-term rental specific administration fee, and the requirement for visible contact information. By adopting a more balanced and adaptable approach, we can create regulations that uphold the best interests of our community without placing undue burdens on property owners.

Thank you for your attention to this matter. We look forward to the opportunity to engage in constructive discussions and find a solution that benefits all stakeholders.

Thank you for your consideration,



Michele Gila
Director of Realtor® Advocacy

From: [Wild, Everett](#)
To:
Cc: [BCCMail](#)
Subject: RE: Clackamas County Short-Term Rental Regulations
Date: Wednesday, August 9, 2023 09:58:22

Jamie,

Thank you for your message and interest in the proposed STR program.

The Board will be holding a public hearing tomorrow, August 10 at 6pm on the proposed policy. You are welcome to testify in-person or virtually during the hearing, and can find information about how to sign up here: <https://www.clackamas.us/meetings/bcc/business/2023-08-10>. Written testimony is also accepted; in order to give the Commissioners time to review it, I suggest submitting as soon as possible, but we accept written comments at any time at bcc@clackamas.us.

The second hearing will be scheduled and announced after the first hearing.

We have an “interested parties” list and I can add your email to that per your request.

Thanks again for reaching out.

Sincerely,

Everett Wild
Commission Policy Advisor
Clackamas County Administration
2051 Kaen Road, Suite 450 | Oregon City, OR 97045
503-307-2032 (cell) | 503-742-5912 (desk)
ewild@clackamas.us

From: James Saul
Sent: Tuesday, August 8, 2023 2:53 PM
To: BCCMail <bcc@clackamas.us>
Subject: Clackamas County Short-Term Rental Regulations

Warning: External email. Be cautious opening attachments and links.

Hello,

Can you please tell me:

1) If there is a comment submission deadline for the County's proposed short-term rental regulations, and if so what that date is?

2) Whether the County has scheduled its second public hearing on the proposed regulations? and

3) If I can be placed on a public notice or email list for new developments related to the short-term rentals regulation?

Thank you,

Jamie Saul

From: [Wild, Everett](#)
To: [BCCMail](#); [Clerk to the Board](#)
Subject: FW: Board sets Aug. 10 public hearing on proposed regulations for short-term rental operations
Date: Wednesday, August 9, 2023 09:50:47
Attachments: [City Council Members-2.docx](#)

Please add to STR testimony for the record.

Everett Wild

Commission Policy Advisor
Clackamas County Administration
2051 Kaen Road, Suite 450 | Oregon City, OR 97045
503-307-2032 (cell) | 503-742-5912 (desk)
ewild@clackamas.us

From: Rogalin, Ellen <EllenRog@clackamas.us>
Sent: Wednesday, August 9, 2023 9:45 AM
To: Hill, Caroline <CarolineHill@clackamas.us>; Wild, Everett <EWild@clackamas.us>
Cc: Blaylock, Dylan <DBlaylock@clackamas.us>
Subject: FW: Board sets Aug. 10 public hearing on proposed regulations for short-term rental operations

Passing on some feedback that was sent to me about the proposed STR regulations... I sent them an email thanking them for their input and letting them know it would be passed on to the BCC.

Thanks.

Ellen Rogalin
971-276-2487
Clackamas County

From: David S Bateman
Sent: Tuesday, August 8, 2023 8:03 PM
To: Rogalin, Ellen <EllenRog@clackamas.us>
Subject: Re: Board sets Aug. 10 public hearing on proposed regulations for short-term rental operations

Warning: External email. Be cautious opening attachments and links.

Hello Ellen,

We've attached our thoughts about this subject to this email

Thank you

David Bateman, Karen Van Alstine

On Thu, Jul 13, 2023 at 7:55 PM Rogalin, Ellen <EllenRog@clackamas.us> wrote:

Good afternoon,

The Clackamas County Board of Commissioners has set a public hearing for Thursday, August 10, on proposed regulations regarding the operation of short-term rentals (STRs) in unincorporated Clackamas County. A news release with more details is attached or you can read it [online](#). All interested people are encouraged to testify, either in person or remotely through Zoom at this evening meeting.

There will also be a second public hearing, which will be scheduled later.

More information about the proposed new regulations on operating STRs, as well as the Zoning & Development Ordinance (ZDO) amendments that became effective May 30, 2023, allowing STRs in specific areas of the county, are available at www.clackamas.us/str.

The full proposed regulations for STR operations [can be found online](#). STR owners and interested parties with questions can contact Policy Advisors Caroline Hill or Everett Wild at 503-655-8581 or bcc@clackamas.us. For questions related to communications about STRs, please contact Senior Community Relations Specialist Dylan Blaylock at dblaylock@clackamas.us or 503-742-5917.

Thank you.

Ellen Rogalin, Senior Community Relations Specialist

Clackamas County Public & Government Affairs
Clackamas County Transportation & Development
150 Beaver Creek Road, Oregon City, OR 97045
Primary: 503-742-4274
Secondary: 971-276-2487
Hours of operation: 9 am – 6 pm, Monday-Friday
www.clackamas.us

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David

To the City Council Members of Clackamas County,

I have read the new STR requirements put forth by the council and have two main concerns. Number one, the requirement to post the name and phone number of the owner of the vacation rental in front of the property or on the street opens the owners to possible harassment due to anti vacation rental sentiment. We have been thoughtful owners and have never had an issue. A better solution is for the city to have property owners' names and contact numbers on file in case they receive a complaint.

The second is the new fee which the city proposes. The city states no exact process on how the fees would be gathered nor any form of accountability on how the funds would be used. There is also no guarantee that the fee of 0.85 percent of total rental amount would not be increased in the future. In order for the city to enforce this fee, asking the owners to provide all financial information, and personal tax returns smacks of government overreach. A more reasonable approach would be to implement a yearly license fee for vacation rentals as many other cities in Oregon do with success.

Finally, the people that oppose vacation rentals do not seem to consider how they support the towns of the Mount Hood area or their economies. They also ignore how many people are employed by the vacation rental business. They also lump all owners together. Most vacation rental owners are responsible and are beneficial to the community. Responsible owners want the owners of negligent properties dealt with as much as the people that are affected by them.

In conclusion, as vacation rental owners, we do not have a problem with registering our properties, compiling with existing codes, nor paying a reasonable yearly fee.

David Bateman and Karen Van Alstine

From: [Wild, Everett](#)
To:
Cc: [BCCMail](#); [Clerk to the Board](#); [Hill, Caroline](#)
Subject: RE: 8/10 /23 Short-Term Rentals Regulations in Unincorporated Clackamas County meeting
Date: Tuesday, August 8, 2023 12:27:30

Jules,

Thank you for your message and engagement on the proposed STR policy. The Board appreciates your input and your comments will be added to the record.

We've heard similar questions about parking in Government Camp specifically and I expect it will come up for further discussion. The maximum occupancy of twelve was derived to ensure groups remain at a size that helps minimize partying and other behavior that could be disruptive to neighbors. You are welcome to testify at this Thursday's hearing and share your comments directly with the Board; information on how to sign up can be found at: <https://www.clackamas.us/meetings/bcc/business/2023-08-10>.

Thanks again for reaching out.

Sincerely,

Everett Wild
Commission Policy Advisor
Clackamas County Administration
2051 Kaen Road, Suite 450 | Oregon City, OR 97045
503-307-2032 (cell) | 503-742-5912 (desk)
ewild@clackamas.us

From: Jules Huber
Sent: Monday, August 7, 2023 16:12
To: Clerk to the Board <ClerktotheBoard@clackamas.us>
Subject: 8/10 /23 Short-Term Rentals Regulations in Unincorporated Clackamas County meeting

Warning: External email. Be cautious opening attachments and links.

Hello,

I have a few questions about the possible new STR regulations.

- 1) How do you plan to handle the parking requirements for the homes in Government Camp? Due to the seasonal weather and how this area was built, parking is often on Government Camp Loop Rd and not at the actual home.
- 2) The first STR regulation layout allowed 15 people per home, not 12. Can this be adjusted back to 15?

Thank you

Best-Jules



Jules Huber

Regional Director of Operations|-Greater Oregon, Washington & Alaska
m:

Vacasa.com

My favorite Vacasa destination is Costa Rica

From: [Wild, Everett](#)
To: [Fritzie, Martha](#); [Hill, Caroline](#)
Cc: [BCCMail](#); [Clerk to the Board](#)
Subject: RE: Notice of Adoption: Clackamas County Ordinance ZDO-273, on remand
Date: Tuesday, August 8, 2023 11:24:50

Thanks Martha. We'll make sure this is included in the record.

Everett Wild

Commission Policy Advisor
Clackamas County Administration
2051 Kaen Road, Suite 450 | Oregon City, OR 97045
503-307-2032 (cell) | 503-742-5912 (desk)
ewild@clackamas.us

From: Fritzie, Martha <MFritzie@clackamas.us>
Sent: Tuesday, August 8, 2023 8:19 AM
To: Hill, Caroline <CarolineHill@clackamas.us>; Wild, Everett <EWild@clackamas.us>
Subject: FW: Notice of Adoption: Clackamas County Ordinance ZDO-273, on remand

Good morning. Please see below testimony for your upcoming short-term rental hearings.

Thanks,
Martha

Martha Fritzie, Principal Planner
Clackamas County DTD | Planning & Zoning Division
150 Beaver Creek Road | Oregon City, OR 97045
mfritzie@clackamas.us
(503) 742-4529

Working hours 7:30am to 6:00pm | Monday – Thursday

Please visit our [webpage](#) for updates on Planning services available online, service hours and other related issues.

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From:

Sent: Tuesday, August 8, 2023 8:01 AM

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

Subject: RE: Notice of Adoption: Clackamas County Ordinance ZDO-273, on remand

Warning: External email. Be cautious opening attachments and links.

I tried the link below bcc@clackamas.us and it did not go to either person listed in your last sentence. Please pass along to the county commissioners that as a homeowner in Welches I am apposed to setting up this control mechanism for short term rentals. It is a violation of the basic rights of the homeowners in this county.

Thank you,

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

Sent: Monday, August 7, 2023 5:34 PM

To:

Subject: RE: Notice of Adoption: Clackamas County Ordinance ZDO-273, on remand

Good afternoon –

The Board of County Commissioners is indeed considering a registration program for short-term rentals and have two scheduled public hearings in the near future to consider this issue. You can find more information about that process and the proposed registration and regulation program here: www.clackamas.us/str.

For specific questions about this program or to submit testimony for the upcoming public hearings, please contact Caroline Hill or Everett Wild at bcc@clackamas.us.

Thank you,

Martha

Martha Fritzie, Principal Planner
Clackamas County DTD | Planning & Zoning Division
150 Beaver Creek Road | Oregon City, OR 97045
mfritzie@clackamas.us
(503) 742-4529

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From:

Sent: Saturday, August 5, 2023 12:49 PM

To: Renhard, Darcy <DRenhard@clackamas.us>

Subject: RE: Notice of Adoption: Clackamas County Ordinance ZDO-273, on remand

Warning: External email. Be cautious opening attachments and links.

I just read that Clackamas County is considering new fees and requirements for short term rentals which I am extremely opposed to. Those people in the communities that want this are being completely selfish on what others choose to do with the homes they own. I own a property in Welches and have 3 STR's next door and across the street. The county needs to protect homeowners rights to do what they want with their property as long as it is lawful. Please do not cave in to the mob who thinks everyone should be controlled with more rules, regulations and fees.

Thank you,

From: Renhard, Darcy <DRenhard@clackamas.us>

Sent: Thursday, December 15, 2022 4:33 PM

To:

Cc:

Fritzie, Martha

<MFritzie@clackamas.us>

Subject: Notice of Adoption: Clackamas County Ordinance ZDO-273, on remand

Darcy Renhard, Administrative Specialist II

Clackamas County Transportation & Development
Planning & Zoning / Long Range Planning / Septic & Onsite Wastewater
DRenhard@clackamas.us
150 Beaver Creek Road
Oregon City, Oregon 97045
503-742-4545
My office hours are M-Th 7:30 am – 6:00pm

The Planning and Zoning public service telephone line at 503-742-4500 and email account at zoninginfo@clackamas.us are staffed Monday through Friday from 8:00 a.m. to 4:00 p.m., and the public service lobby is open Monday through Thursday from 8:00 a.m. to 4:00 p.m.

Were you happy with the service you received today?



CLICK A SMILEY

Re: Short Term Rental Regulations
From Douglas Saldivar, Hoodland CPO

Please accept the following links as background information for the epidemic of short-term rentals around the county.

I would like the commissioners to see this letter and understand that the full-time residents are, in many cases, losing their right to enjoyment of their private property.

Please add this letter to the permanent record for the STR ordinance.

Articles

Airbnb has lost its way. Even the chief executive agrees. (2023)

Local Progress Policy Briefing on STRs. Core Pieces of a Short-Term Rental Policy: Limit STRs, Establish Mandatory Registration, Establish Taxes and Fees Structure, Establish Enforcement Mechanisms. (2023)

Here's the damage done in Arizona when cities are not allowed to regulate and restrict STRs - one-size fits all preemption bills are bad for residents, voters and neighborhoods. (2023)

Airbnb Is Running Riot in Small-Town America. The company sent cities scrambling to clamp down on short-term rentals. Now resort towns are feeling the pinch. Notice the damage done in Arizona by their state pre-emption bill which prevents cities from regulating STRs. (2022)

Limit Short-Term Rentals to Improve Affordable Housing, Argues Philadelphia Fed CEO. Those who scoff at the linkage between the rise of short-term rentals and the affordable

housing crisis are denying the obvious, although the dynamics are complex. (2022)

An Open Letter to Airbnb Users. Your family vacations are destroying other families. Written by Jared A. Brock is an award-winning biographer, PBS documentarian, and the cell-free founder of the popular futurist blog Surviving Tomorrow, where he provides thoughtful people with contrarian perspectives on the corporatist anti-culture. His writing has appeared in *Esquire*, *The Guardian*, *Smithsonian*, *USA Today*, and *TIME Magazine*. (2022)

The Long-Term Horizon For Short Term Rentals. Well written and researched article that delves into many of the challenges Airbnb has on its plate as it turn 13 years old such as illegal listings, crime & safety related concerns, its impact on housing markets, backlash from neighbors, the increase in local STR regulations & its struggle to achieve profitability. (2021)

Airbnb raises violent crime rates in cities as long-term residents are pushed out, says study. Researchers in the United States say there is a link between Airbnb rentals and violent crime in cities. Researchers found there was a positive correlation between higher penetration of Airbnb properties in an area – for example buildings containing multiple Airbnb lets – and a rise in violence. (2021)

Another study showing that STRs do have an impact on local house housing market prices and availability. **See full study.** (2021)

Father Says Airbnb Aid After Daughter's Death Was Damage Control. Company provided money and support when a New York high school teacher was found unconscious in a rented villa in Mexico. Her father now says the family was caught up in an effort to avoid a 'public relations nightmare.' (2021) See also: **Airbnb has secretive 'black box' team paying out \$50 million a year to keep disaster stays out of**

press. See also Bloomberg: **Airbnb Is Spending Millions of Dollars to Make Nightmares Go Away.**

This Forbes article (2/21/2020) should be required reading for all city and state leaders. The influence of the so-called

‘Airbnb effect’ on local housing markets has grown into a significant cause for concern, particularly when looking at its impacts on housing stock, prices and communities. Economic Policy Institute: ‘While the introduction and expansion of Airbnb

into cities around the world carries large potential economic benefits and costs, the costs to renters and local jurisdictions likely exceed the benefits to travellers and property

owners.’ Harvard Business Review: Airbnb is having a detrimental impact on housing stock as it encourages landlords to move their properties out from out of the long-term rental and for-sale markets and into the short-term rental market. (2020)

The study **Short-Term Rentals: Data, Negotiation and Collaboration Strategies for Cities**, shows excess difficulty in negotiations between cities and short term rental platforms. The majority of cities participating in the study have attempted to establish negotiations with the STR Platforms operating within their administrative limits. It becomes more flagrant when the **results show that none of the cities have reached a satisfactory end as a result of their negotiation efforts.**

(2020)

Airbnb’s S-1 filing says in black & white they can’t guarantee the safety of hosts, guests or 3rd parties, and that they do not verify the identify of hosts or guests or other third-parties who might be present during a rental. (2020)

An International longitudinal study of Airbnb in popular US and world-wide cities reveals these destinations experienced reduced quality of life for residents, reduced housing availability and affordability, a change in the character of neighborhoods, additional competition for hospitality businesses, and potential safety risks for guests. (2020)

Airbnb is funding deregulation campaigns in cities around the world. Residents beware! Airbnb is on a mission to override your city's longstanding residential zoning ordinances and commercialize your neighborhoods. **See research report.** (2021)

Airbnb Fights Its 'Party House Problem' - The New York Times. Noise. Damages. Safety questions. Airbnb is racing to address the risks posed by partying guests before it goes public. (2020)

Airbnb's IPO Warning: Unhappy Neighbors Are Fighting Back - Wall Street Journal. Residents across the country have ratcheted up grass-roots efforts aimed at keeping authority over short-term rentals in the hands of towns and cities. (2020)

Airbnb opponents take fight to U.S. Securities & Exchange Commission ahead of IPO. Copy of letter here. As neighborhood, community and affordable housing organizations actively engaged in efforts to ameliorate the harmful, hazardous affects Airbnb and its operators bring to cities around the globe, we are keenly interested in seeing the Commission exercise its statutory authority to ensure that the corporation's financial and risk assessments are accurate and complete. The need is particularly acute given that many of Airbnb's public descriptions of its business model, practices, and operations are controversial and at odds with the findings of independent analysts. Indeed, many of the corporation's pronouncements are often at odds with reality. (2020)

Economic Policy Institute - Evidence shows no compelling reason why local policymakers should keep the playing field tilted toward Airbnb. (2019)

What Airbnb really does to a neighborhood. Key points included: Airbnbs have measureable impacts to affordable housing, and are linked to rising rents and changes in an area's atmosphere; Neighborhood surveys showed 95% of neighbors had issues with STRs; These will become even more prevalent

as Airbnb pushes to host one billion guests a year by 2028 – one billion guests per year, that’s a lot of new STRs. (2018) **[Airbnb has] been one of the most aggressive companies I’ve dealt with,**” says Liz Krueger, a New York state senator... Airbnb will now sue over laws it opposes even when it’s unlikely to win: “They have deep pockets, so it doesn’t matter to them.” (2018)

What is a ‘Bundle of Rights?’ A bundle of rights is a set of legal rights afforded to the real estate title holder. It can include the right of possession, right of control, right of exclusion, right of enjoyment and right of disposition. Real estate ownership carries with it a complex set of rights, and the bundle of rights concept has traditionally been the way in which those rights are assigned.

The Birth of Zoning Codes, a History - CityLab.

SUE ELLEN WHITE



CELL

MEMBER RETIRED, SOCIETY OF PROFESSIONAL JOURNALISTS

5 August 2023

To: Clackamas County Commissioners
Via clerktotheboard@clackamas.us

Dear Chair Smith and Commissioners:

I write in regard to the upcoming hearing on proposed county regulation of short-term rentals—county code 8.10. As a fourth-generation Oregonian, I am very aware of the changing economic and land-use equations in Clackamas County.

My family first bought vacation property there more than 100 years ago. We own the cabin my grandparents built in 1932 and intend to keep it for our great-grandchildren and beyond. Of course, this takes money and we find we will need to rent it out when our family and friends are not using it in order to be good stewards of this historic house and land.

My grandfather was a senior advisor to two mayors of Portland and I was a career journalist and thus understand the often-tricky balance the commission is faced with in preserving rights and legislating regulation.

While I see that there are those who have issues with the performance of short-term rental owners, they are in the minority and should not be the driver that penalizes the great number of responsible owners who are important contributors to local economies via the service providers such as contractors and repair businesses; landscape and cleaning and visitor dollars.

Just as you receive many complaints about consistently barking dogs, it does not mean that every dog owner in the county is thoughtless and irresponsible.

The logical place to start with regulation is local—the homeowner's associations can make rules that will govern the use and number of short-term rentals in their neighborhood as opposed to asking the commission to try and solve their problem through a county-wide set of rules.

Since the early 1980s I have been a long-term rental owner, a B&B owner, an Airbnb owner and an owner who rents to traveling medical personnel. As such, I have gained much experience and skills and very rarely have I ever had a problem with a renter or a complaint from same.

I have read the proposed regulations that are before you and, in large measure, have no problem with any of the provisions nor feel they would impose an undue hardship on responsible owners.

However, I am deeply concerned about provision 8.10.050 (H) which states that "The name and contact information for the responsible party shall be posted, while paying guests are on the property, in an area and size to be readily visible from the nearest public roadway." And with 8.10.80, which states, "The first attempt to remedy a violation of any of the standards of this chapter should be to contact the representative associated with the registration, as identified in the approval notice and the required short-term rental posting."

My concerns are:

- 1) **Security:** There are reasons why, when one books through Airbnb and other sites, the exact property location is not disclosed until booking/payment is made.

To post all the contact information on a public road essentially gives prospecting thieves a database of their upcoming work. They would know that it is a vulnerable vacation property and can watch for easy opportunity.

According to an article about the reasons Airbnb does not reveal the address till a property is booked, "The number one reason for hiding addresses online is the privacy and security of the hosts. A hotel reveals its address because of how it is operated. A hotel is always on a commercial property, has 24/7 staff. On the contrary, most of the time, Airbnb is an empty apartment or a house. If Airbnb reveals the property address, it could become a prime target for thieves, and robbers if the address is published. Then thugs know precisely where and whom to target. They would know which Airbnb property is empty and what is inside of the property."

"Moreover, it's a major security concern for the guests. Robbers would know that the people living in the property are tourists. Thieves would scout properties they know are rentals, then stake the place out waiting for the newly arrived guests to go out for dinner or to the beach, then break-in. They know tourists are likely to have money, devices, jewelry, and other valuables."

2) **Privacy and Discrimination:**

Owners of vacation property which they rent would be discriminated against by Clackamas County. There are no other instances where people are required to post their private information on a public roadway.

Owners of long-term rentals are not required to post such private information on a public roadway. What if the tenant is noisy or causing a problem?

Does the county require all dog owners to post such private information in case the resident dog howls when its owner is away at work or the store and causes a problem for a neighbor?

Not even convicted and registered sex offenders are required to post their private contact information at the roadside by Clackamas County.

Section 8.10.050 (H) discriminates against owners who may want to rent out their vacation homes on a short stay basis when they are not using it.

Section 8.10.040 (B) (5) provides for providing contact information to county officials with the registration with the county. This is the appropriate place for such information and where problems should be reported.

3) **Vigilantism and Bypass of County Authority:**

The appropriate place for complaints by individuals is to the designated county authority, which would have contact information to the property owner, not to deputize neighbors to take matters into their own hands via access to private information.

As we all are aware from current news reports, vigilantism is on the rise with often-deadly consequences. It is the duty of the county through its departments to maintain order and compliance with regulations rather than to encourage individuals to become enforcers.

According to an article in the *Brisbane Times*, “Griffith University criminology professor Ross Homel says people dealing out their own version of justice is “just a recipe for disaster”.¹

“Vigilantism has been defined as “the act of enforcement, investigation or punishment of perceived offenses without legal authority,” notes an article in the *Hill*.²

This is precisely what Clackamas County would encourage with 8.10.050 (H) and 8.10.80’s statement that “The first attempt to remedy a violation of any of the standards of this chapter should be to contact the representative associated with the registration, as identified in the approval notice and the required short-term rental posting.”

Does Clackamas County wish to encourage people to bypass authority and become the investigator, prosecutor, judge and jury? It does precisely that by stating “The first attempt to remedy a violation” lies with the complainant.

“The Rise of Vigilantism” in an editorial opinion piece in the *Lockport Union-Sun & Journal* makes the point well.³ Combine bypassing officials with a perceived offense—and in these proposed regulations—an encouragement to take action with easy access to guns and the county will reap deadly results. Plus, likely liability for the county.

The implication here is that the complainant 1. Knows the regulations 2. Has the authority to make the decision that there is indeed a violation 3. Has the right of enforcement.

It would appear that Clackamas County wishes to pass regulations without taking the concomitant responsibility for enforcement via these two provisions.

The requirement in 8.10.050 (H) and language in 8.10.80’s second sentence should be struck from the proposed regulations and it should be made clear that while property owners and residents should cooperate with each other, the legal authority for enforcement and determination of responsibility rests with the appropriate agencies of Clackamas County.

Sincerely,



Sue Ellen White

NB: Links to the articles cited are available via the footnotes below.

¹ [The rise of vigilantes: Why people are taking the law into their own hands \(brisbanetimes.com.au\)](http://brisbanetimes.com.au)

² [The serious and growing danger of vigilantism | The Hill](http://thehill.com)

³ [The rise of vigilantism | Opinion | lockportjournal.com](http://lockportjournal.com)

From:
To: [BCCMail](#)
Subject: Short Term Rental Regulations
Date: Saturday, August 5, 2023 15:34:54

Warning: External email. Be cautious opening attachments and links.

Thank you for the opportunity to comment. I am a Government Camp resident and neighbor to a STR. I've reviewed the proposed regulations with particular emphasis on safety, parking, and noise. These proposed regulations are well crafted and provide sound measures to protect owners, neighbors, and users.

My observations and concerns include: trash management, excessive-late night noise including drinking and related-reckless vehicle use, parking, and difficulty in communicating with management/owners relative to aforementioned issues.

Again, thank you for drafting these proposed regulations and if I can help in any way to champion passage, please feel free to contact me.

Regards,

Greg Fuhrer
Sent from my iPhone

From:
To: [BCCMail](#)
Cc:
Subject: Short Term Rental Regulations Feedback
Date: Saturday, August 5, 2023 14:11:50

Warning: External email. Be cautious opening attachments and links.

To the County,

As home owners of a 1950 cabin in government camp, I strongly oppose regulations and taxation of short-term rentals. Short-term rentals contribute significantly to the community and support many of the local business by allowing more tourists to stay in government camp, than would otherwise be possible. These regulations would absolutely have an adverse impact on the availability of space and create unnecessary barriers for otherwise regular homeowners who want to share their homes.

Additional regulations would burden single-family home owners, while driving more business to large, modern, multi-unit home owners, or hotel owners. How are these regulations making life better for everyday home owners who want to share their home? What specific risk is this law mitigating? It feels like a law that has been proposed opportunistically by regulators hungry for more taxes, supported by large land-owners who see the benefit in squeezing out what they view as the competition.

Bringing older historical properties to code, adding parking spaces in order to comply with this regulation is simply untenable. People rent cabins in Government Camp and Rhododendron to enjoy staying in period representative lodging. These rules as written, without any exemption or consideration for this would fundamentally change access to these cabins.

What a ridiculous proposal. I would like to hear specific examples of how our community is hurt by the lack of regulation on short-term rentals. Or even better how the use of these additional taxes will go back into the community to deal with some of the issues plaguing Government Camp - such as Tent Camping and unauthorized transient RV parking during the winter. Instead those folks go untaxed, unregulated and registered home owners are penalized. Absurd.

I hope to see more regulations or laws proposed that would actually help the community.

Jerome

--

Jerome Kline
Finance Professional, Costco Believer
Mobile:

From:
To: [BCCMail](#)
Subject: Short Term Rental Permit Application
Date: Friday, August 4, 2023 14:36:34

Warning: External email. Be cautious opening attachments and links.

Hello,

I am a prior to ordinance short term rental owner in rural ClackCo looking to begin renting my cabin once again. I'm having difficulty finding the place to apply for a permit and the building department appears to be closed on Friday? Is there an online registration or is it in person? Please help point me in the right direction.

Sincerely,
Jamie Kranz

From:
To: [BCCMail](#)
Subject: STR Chapter 8.10
Date: Thursday, August 3, 2023 19:09:03

Warning: External email. Be cautious opening attachments and links.

Commissioners.

First, thanks for your efforts toward a fix to a problem that has harmed the fabric of our community in so many ways. I realize these are not the purpose of your August 10th hearing so I will stick to comments for the proposed Chapter 8.10.

Garbage: It should be made clear that garbage should not be placed on the street for pick up until no sooner than a day before pick up. Too often garbage is set out days in advance of pick up. It then has time to deteriorate and attract bears and other animals. If it has to be placed out sooner it should be in a certified Bear Proof container. I have lived in Welches for 76 years and never seen so many Bear visits.

Fire Pits: Propane fire pits should be allowed and encouraged instead of wood. In fact, I would like to see wood burning firepits banned altogether.

Wood burning firepits should definitely not be allowed during times when prohibited by the Fire Department. These prohibitions are when the danger of Forest Fire is Extreme. When used, efforts should be made to minimize the amount of smoke from the fires. Fire smoke can harm neighbors with respiratory problems.

I wish there were limits on the number of STRs allowed in our community. If the numbers continue to grow, I fear our wonderful community will exist primarily as a motel destination for those with no consideration of the peaceful community we have enjoyed for many years.

Thanks for your considerations.

David Lythgoe

From:
To: [BCCMail](#)
Subject: Comment to be entered into the Record for the 8/10 meeting STRs
Date: Thursday, August 3, 2023 14:32:00

Warning: External email. Be cautious opening attachments and links.

My name is Michelle Winner. I own property in Hoodland. I have an objection to this statement in the proposed STR Regulation Draft.

“The maximum occupancy authorized in the registration for the short-term rental shall be calculated as follows:

1. Two occupants per sleeping area, plus four additional occupants.
2. Roll-out beds, fold-out couches, or other similar temporary beds shall not be considered a “sleeping areas” for the purposes of calculating maximum allowed occupancy, but could accommodate the four additional occupants.”

Draft states above that 2 occupants max per sleeping area, further defines what a sleeping area is and is not and then in the same sentence says : ““ but could accommodate the four additional occupants.”” So which is it? Can the extra four occupants sleep on fold-outs, roll out beds and couches or not?

I firmly believe that when you allow an “extra four guests” to come into the home in addition to maximum of 2 for each of the bedrooms, you are overcrowding the house, increasing noise, more demand on the small community water systems (showering, flushing, washing dishes and clothes, hot tubs etc.) and parking problems. Providing them a place to sleep overnight on what is not a “ sleeping area” is not offering positive change or relief to the community. Limit the number to 2 per legal, conforming bedroom with no additional guests allowed.

I have owned an STR for nearly 20 years and always paid my TLT and taxes. I have had good and bad experiences with guests so I know what works and what is detrimental to the neighborhood. My rental has one bedroom and only two people are allowed in the home at any time.

**So here is another question: If this regulation passes as written, and I only allow 2 people as per my rental contract , if they invite 4 people over can the guest disregard my contract citing the 4 extra allowed in this draft?

Thank you,
Michelle Winner

--

Michelle M. Winner Brides, Contributor LuxeGetaways Magazine
JAIR FM Travel Writers Radio, Melbourne, Contributor
[Honestcooking.com](#), Culinary Travel Writer Freelance Luxury Writer, Food, Wine and Travel
Past President IFWTWA, Member SATW, SPJ Twitter and Instagram: @culinarytravel

From:
To: [BCCMail](#)
Subject: Update on STR Rules
Date: Wednesday, July 26, 2023 13:38:34

Warning: External email. Be cautious opening attachments and links.

Hi Caroline and Everett,

I am trying to get an update on the STR laws for Clackamas County. I have read through the [website](#) and reached out a while back. Do you know if the new STR laws have gone into effect yet or if the appeal has been resolved? I am looking at the areas of Sandy, Rhododendron, Welches, and Government Camp for buying a property and would like to rent it as a STR when we are not using it.

Best,
Jacob

From: [Hill, Caroline](#)
To: [Wild, Everett](#); [BCCMail](#)
Subject: RE: STR question
Date: Wednesday, July 19, 2023 14:09:49

I do believe this person left me a voicemail. Everett, let's chat.

From: Wild, Everett <EWild@clackamas.us>
Sent: Wednesday, July 19, 2023 1:14 PM
To: [BCCMail](mailto:bcc@clackamas.us) <bcc@clackamas.us>; Hill, Caroline <CarolineHill@clackamas.us>
Subject: RE: STR question

For this constituent, I would clarify that what will be before the BCC on August 10 is business regulations, not zoning changes. Short-term rentals are a “primary use” in the Recreational Residential zone. If he has further questions about what is allowed in a particular zone, he can read the ZDOs at <https://www.clackamas.us/planning/zdo.html> or call Planning at 503-742-4500.

Everett Wild
Commission Policy Advisor
Clackamas County Administration
2051 Kaen Road, Suite 450 | Oregon City, OR 97045
503-307-2032 (cell) | 503-742-5912 (desk)
ewild@clackamas.us

From: Moreland, Tracy <TracyMor@clackamas.us> **On Behalf Of** BCCMail
Sent: Wednesday, July 19, 2023 12:41 PM
To: Wild, Everett <EWild@clackamas.us>; Hill, Caroline <CarolineHill@clackamas.us>
Subject: FW: STR question

See below

Tracy Moreland
Policy Advisor/Tribal Liaison
she/her

Clackamas County Administration
2051 Kaen Road, Oregon City, OR 97045
Office: 503-742-5974
Hours: Mon – Thu, 7 a.m. – 6 p.m.
www.clackamas.us

From: Jackson Toole
Sent: Wednesday, July 19, 2023 11:57 AM
To: [BCCMail](mailto:bcc@clackamas.us) <bcc@clackamas.us>
Subject: STR question

Warning: External email. Be cautious opening attachments and

links.

To whom it may concern,

I have almost completed a permit for a house in unincorporated Clackamas county (RR zone, near Mt. Hood), which we would like to make into a Short Term Rental. My client will not develop the property if STRs are not allowed, but according to <https://www.clackamas.us/str> whether the house will be able to be a STR is still undecided. Is there any way I can reassure my client that we will be able to make this new house into a STR (of course following the new regulations). Can we have some indication of when a decision will be made?

Thank you!

Jackson Toole

Project Manager

LEWALLEN ARCHITECTURE LLC

From: [Wild, Everett](#)
To: ; [Rogalin, Ellen](#); [BCCMail](#); [Blaylock, Dylan](#)
Subject: RE: STR proposed regulations . Public comment for 8/10 meeting
Date: Tuesday, July 18, 2023 12:21:15
Attachments: [image001.png](#)

John,

Thank you for your written comment following up on our conversation yesterday. Your comment will be added to the record, and I will circle back soon regarding your question about proposed capacity limits.

Sincerely,

Everett Wild
Commission Policy Advisor
Clackamas County Administration
2051 Kaen Road, Suite 450 | Oregon City, OR 97045
503-307-2032 (cell) | 503-742-5912 (desk)
ewild@clackamas.us

From: John Ingersoll
Sent: Monday, July 17, 2023 6:53 PM
To: Rogalin, Ellen <EllenRog@clackamas.us>; BCCMail <bcc@clackamas.us>; Blaylock, Dylan <DBlaylock@clackamas.us>; Wild, Everett <EWild@clackamas.us>
Subject: STR proposed regulations . Public comment for 8/10 meeting

Warning: External email. Be cautious opening attachments and links.

Clackamas, BCC, Caroline, Everett,

I own a lodge in the core of Government Camp in the RTC zone. It was built as a commercial building as "Resort Accommodations" . It is a **5 unit** building, 9 bedrooms, 41 beds, 9600 SF. I limit 44 person occupancy ; legally its 48 . Each unit is self contained with a kitchen , bathroom, living room, two bedrooms. there is a large great room and additionally a state- of- the art commercial kitchen in the basement . All built and approved by Clackamas county. I advertise and rent the ENTIRE lodge as a STR. i rent to two "organizational camps" in the summer for a month each. **i dont think my commercial lodge was considered when drafting the regulations.**

the lodge was built and I have been operating since 2000, paying county transient tax. In 2022 I paid \$6889.00 in county transient tax. I paid \$5830.00 in 2021. My certificate # is 335-010.

In STR proposed 8.10.050 it states a maximum of 12 occupants per short term rental registration. DOES THAT MEAN I HAVE to do more than one registration for the lodge? Can you respond how i fit in? or how i would register to accommodate my numbers, , size. (during the last STR regulations that were scrapped, Jennifer Hughes said i would have to have 5 applications to accommodate the same capacity limits you propose now) . She said i could still advertise the lodge with a 44 person max capacity as i have since 2000.

QUESTION: Most of my units are two bedrooms each . The new capacity language states: Two occupants per sleeping area, plus four additional occupants.Does that mean in a two bedroom unit , I could have 12 occupants or does it read 8 ? PLEASE RESPOND as this is important.

Another solution is under APPLICABILITY, section 8.10.030 Is to include "Resort Accommodations in the RTC" area as "does not apply and is exempt". (kinda like a resort hotel) **Clearly my commercial lodge was not considered when drafting the regulations.**

- The .85% STR fee is ok .
- The registration process is OK
- I have 9 off street parking spaces.; so i think i am covered. (i was required to have 7)
- Boardwalk is a Commercial building in a commercial zone.
- The lodge was built and approved for my current use and capacity. as "resort accommodations", (kinda like a resort hotel)
- I include a Boardwalk lodge video

i have been one of your biggest transient tax depositors and have never missed a monthly payment.

PLEASE let me know.

Regards

Boardwalk lodge tour

<https://youtu.be/QZ06BYnob7M>

BOARDWALK
— LODGE —

John Ingersoll Owner and Manager

t:
e:

On Jul 13, 2023, at 4:54 PM, Rogalin, Ellen <EllenRog@clackamas.us> wrote:

Good afternoon,

The Clackamas County Board of Commissioners has set a public hearing for Thursday, August 10, on proposed regulations regarding the operation of short-term rentals (STRs) in unincorporated Clackamas County. A news release with more details is attached or you can read it [online](#). All interested people are encouraged to testify, either in person or remotely through Zoom at this evening meeting.

There will also be a second public hearing, which will be scheduled later.

More information about the proposed new regulations on operating STRs, as well as

the Zoning & Development Ordinance (ZDO) amendments that became effective May 30, 2023, allowing STRs in specific areas of the county, are available at www.clackamas.us/str.

The full proposed regulations for STR operations [can be found online](#). STR owners and interested parties with questions can contact Policy Advisors Caroline Hill or Everett Wild at 503-655-8581 or bcc@clackamas.us. For questions related to communications about STRs, please contact Senior Community Relations Specialist Dylan Blaylock at dblaylock@clackamas.us or 503-742-5917.

Thank you.

Ellen Rogalin, Senior Community Relations Specialist

Clackamas County Public & Government Affairs
Clackamas County Transportation & Development
150 Beavercreek Road, Oregon City, OR 97045
Primary: 503-742-4274
Secondary: 971-276-2487
Hours of operation: 9 am – 6 pm, Monday-Friday
www.clackamas.us

Follow Clackamas County: [Facebook](#) | [Twitter](#) | [YouTube](#) | [Nextdoor](#)

<MediaRelease_071323.pdf>

From:
To: [BCCMail](#)
Subject: Comment of STR Regs
Date: Friday, July 14, 2023 07:45:24

Warning: External email. Be cautious opening attachments and links.

Folks, the regulations are well written and comprehensive. I suggest adding the text in italics:

All outdoor garbage receptacles shall be covered *and stored in bear-proof containers or locations not accessible to wildlife and domestic animals.*

As I'm sure you've heard bears and other critters often get into trash cans and bags left unsecured and scatter trash far and wide.

Steve Wilent
Zigzag

From:
To: [Savas, Paul](#); [Shull, Mark](#); [BCCMail](#)
Subject: Proposed STR Regulations
Date: Wednesday, May 24, 2023 17:51:57

Warning: External email. Be cautious opening attachments and links.

Paul and Mark,

How is the funding going from the Tourism Development Council for the Proposed Short Term Rental regulations? It's been awhile since it was discussed. Since you are deciding Clackamas County Budgets, this needs to move forward.

Regards,

Peter Himes

Hoodland CPO, STR Subcommittee

Welches, OR

Sent from my iPhone

From:
To: [BCCMail](#)
Subject: Short Term Rental Proposal
Date: Wednesday, April 19, 2023 13:00:49

Warning: External email. Be cautious opening attachments and links.

Thank you Commissioners Savas and Shull for getting the STR regulations proposal moving forward and all your hard work putting the regulations together. Also thanks to Mr. Walker for his yes vote.

In your talks with the TDC on funding, remember their Mission Statement: 'Enhance the quality of life for residents'.

Regards,

Peter Himes

Hoodland CPO

STR subcommittee

Welches, OR

Sent from my iPhone

From:
To: [BCCMail](#)
Subject: Short Term Rental Registration
Date: Wednesday, March 15, 2023 16:04:24
Attachments: [image.png](#)
[image.png](#)

Warning: External email. Be cautious opening attachments and links.

Dear County Commissioners,

Thank you for the hearing today (Mar 15). I attended online and am thankful for this online opportunity to keep up on county business.

Much of the proposed STR program presented is reasonable and good neighbor based. Over parking, lack of garbage service, too many people in a home for its size. Paying transient lodging taxes.

However, my main issue with this proposal as written is that while I continually hear "fair to all parties" there is a heavy bias written into the program towards neighbors near a STR. This bias will be exploited by neighbors undergoing a strategy to drive an STR neighbor out by a stream of unsubstantiated complaints. A complaint hotline will most certainly be abused. It's too easy to sling mud. How can the complaints be validated as real? Is there a penalty for neighbors who falsely accuse? 3 strikes were commented on but each strike has to be real and fair and not contrived. And why 3 strikes? What makes 3 a real limit other than baseball. What are the protections for an STR owner to unfounded harassment? I have a neighbor who is always complaining about a nearby STR but yet, I have never actually witnessed an issue with that nearby STR even though I am there at my property almost every weekend. Some people just like to complain.

Posting a name and number is I fear a way to DOX an STR neighbor and make them a local target. It creates an unsafe atmosphere. Hotlines and demand for service is not something that is required of non STR neighbors who can be every bit noisy and disruptive. Would you gain community support for an ordinance if all home owners had to post their name and number outside their homes? When the sign is not up is that an invitation for criminals or squatters?

What are the benefits to STR owners that would help them get behind this proposal? It seems slanted towards driving them out. If the proposal looked more like a way to work together and not a wedge, it would be easy to support. Reasonable regulation or discouraging/punishing? Listen more to STR owners and your lift will be lighter on this topic.

Capping the number of STRs? Clackamas is a big and diverse county. Desirable properties well maintained for an STR location are not going to be affordable for low income renters nor is a landlord going to subject his/her investment to that business model. So I have never agreed with that connection to housing shortages in areas zoned for recreation such as Mt Hood. Mt Hood is a state treasure. Why limit its access by driving out STRs.

Finally, I would rather see the issues handled neighbor to neighbor and not through a government entity unless there is a grave issue to be resolved that needs mediation. Neighbors who are not in favor of STRs will abuse this system as written as it lacks checks and balances. It favors using the hammer of the government to resolve things that can and should be handled in a small community.

The program as written seems to provide a backdoor way to drive STRs out of the area with a biased and unsubstantiated complaint system with a 3 strikes policy.

- **Registration**

- Required for all STR owners/operators
- Online process
- Acts as an enforceable affidavit and includes confirmation that the owner/operator:
 - Meets life-safety requirements (working smoke detector, fire extinguisher, maximum occupancy limits, etc.) and will continue to meet those requirements for the duration of STR operation
 - Agrees to provide one off-street parking space per bedroom unless otherwise exempted by State law or County code
 - Agrees to maintain at least weekly garbage pickup
 - Agrees to a daytime occupancy cap of twice the number of bedrooms plus four guests (beds x 2 + 4)
 - Agrees to prohibit renters from subleasing the unit or using the property for generating income (i.e. selling tickets to a party)
 - Will provide the County with up-to-date contact information for the property owner or management company, and establishes a requirement that:
 - A responsible party will be available 24/7 when the unit is rented as an STR
 - The responsible party will respond to guest or neighbor issues at the property within two hours of an initial call for service
 - The responsible party's business name and phone number will be posted when paying guests are on the property, and must be placed within ten feet of the roadway
 - Acknowledges their responsibility to collect and remit TLT

Other code violations per current practice

- CCSO would respond to:
 - Noise complaints and disturbances
 - Parking violations
 - Trespassing
 - Other law violations per current practice
- STR Program staff will also:
 - Coordinate with other departments to monitor calls for service and citations issued at addresses registered as STRs
 - Maintain a database of STRs and record whether owners are in good standing with registration and TLT requirements
 - Operate a hotline and/or email box for questions and complaints

Best regards,

Eddie Dallas
Brightwood Oregon

From:
To: [BCCMail](#)
Cc: [Savas, Paul](#); [Shull, Mark](#)
Subject: STRs followup
Date: Wednesday, March 15, 2023 13:52:21

Warning: External email. Be cautious opening attachments and links.

Commissioners,

Thank you for the discussion on STRs. As a resident of Welches in Fairway Estates, we do have issues/concerns with STRs. We are full time residents and after we purchased, was when the STR boom took off and unfortunately, we could not predict that change. Although we have not reviewed the document discussed, we think it is a great start. There are many great cities and counties who have don't some of the work related to what you are working on. Yes, Clackamas county is large and diverse with different issues for STRs in different localities.

The issue for Welches is we do not have city government to oversee changes or management. We are "out there" with no city governing body for oversight nor law enforcement for support.

If someone was wanting to build a hotel up here, then their would be approval for sewer and water hook up with increased use and trash issues etc, so STR should not be different.

Going after unregistered owners is a GREAT START. We all comply with rules and those owners should too. I can send you lisitings for the units in our complex for a start.

1. We agree that STR owners should follow moral and ethical management of their "business" venture. Unfortunately, many do not and that is the problem. What becomes of issue is owners who are distanced from the actually community or who are investing from afar and HAVE NO COMMUNITY involvement. ZILCH. Yet, they profit significantly and don't mitigate their business issues for LIVABILITYYY. Livability is the key verbiage, not just for retirees looking for "quiet" but also for young families who have to deal with noise and speeding on roads etc. **LIVABILITY should be the key word.**
2. Commissioner Smith stated she was concerned as many owners are using the STR as income and she doesn't want to take that right away. I will say, those are few and far between. The majority in our complex are charging \$150-\$250 a night and are occupied most of the days of the month. This equates to well over \$4000-\$6,000+ a month of income and charging a tax or registration fee WILL NOT really be an impact to their income. If they are good neighbors then they will understand their roll in "operating a business" and community impacts. Commisioner Smith's argument that imposing a tax or registration will be harmful to their income. NO IT WILL NOT.
3. We maintain a relationship with many of the owners of STR in our complex and feel comfortable talking to them about rental issues. The biggest issue is for those STRs who have absolutely no skin in the game in the complex. Never stayed in their unit, never met their

neighbors, and don't attend HOA meetings. Yet, they want their guests to be happy doing whatever they want despite those of us living there. Cheers to the responsible owners.

4. We agree that having a larger governing body to oversee compliance is critical. What that level of oversight is, we are not sure. This provides owners or residents a place for backup should face to face interactions not be fruitful. The City of Whitefish, Montana has a government compliance department to deal with owners not following city rules and regulations. It is a helpful department and YES, they ensure insurance, fees and taxes and compliance is enforced. We had an owner of STR below us experience a fire in their place, our place received most of the smoke damage, yet her place had are minimum of insurance requirements so we were left with the cost of that repair to our place and our insurance bore the brunt.
5. Welches water supply and sewer are at max with quality etc. Traffic on East Welches road is dangerous especially on weekends.
6. We agree that no one wants to be told what you can do with our property, but that is the very reason zoning and regulations are in place and why STRs should be no different in terms of some regulation.
7. Issues with trash etc are ongoing and certainly worse with rapid turnover of units. . The trash and recycling issues from these units falls on us, full time residents NOT THE HOMEOWNER OR THE PROPERTY MANAGER OR HOUSEKEEPER. It falls on us, residents (unpaid) to mitigate the irresponsible renters and uninvolved owners who are making A LOT OF MONEY.
8. Again, employers cannot find housing for employees and that **directly affects the economic development of the Welches/Govie corridor**. Employees on the mountain (professionals and seasonals) cannot find housing as so many are STR and out of the pricing of minimum wage. We know two neighbors who have converted their STR into long term rental. My husband has a hard time recruiting for Federal employees as there is no housing.
9. Minimum stays is reasonable. Different municipalities or communities may have different stays, but understand that Welches has NO GOVERNING BODY. It is the County jurisdiction that makes our decisions. CPOs are a good start.

I am sure we will have more opinions or solutions to share with you. Thank you for starting the process, something has to move forward.

We are not opposed to STRs but do feel some oversight is needed to ensure vibrant, multigenerational communities have livability and quality of life. This is what will ensure economic viability.

Thanks,
Tamara Lundberg, Bill Westbrook

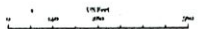


Timberline Rim HOA

Legend

- Timberline Rim HOA Properties
- Other

with a last good resolution for final (Timberline)



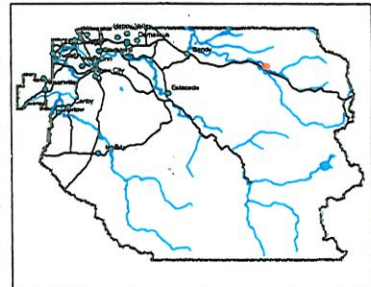
N.W.1/4 S.E.1/4 SEC.30 T.2S. R.7E. W.M.
CLACKAMAS COUNTY
1" = 100'

TIMBERLINE RIM DIV. 1-2

1/200

 COMMON AREA

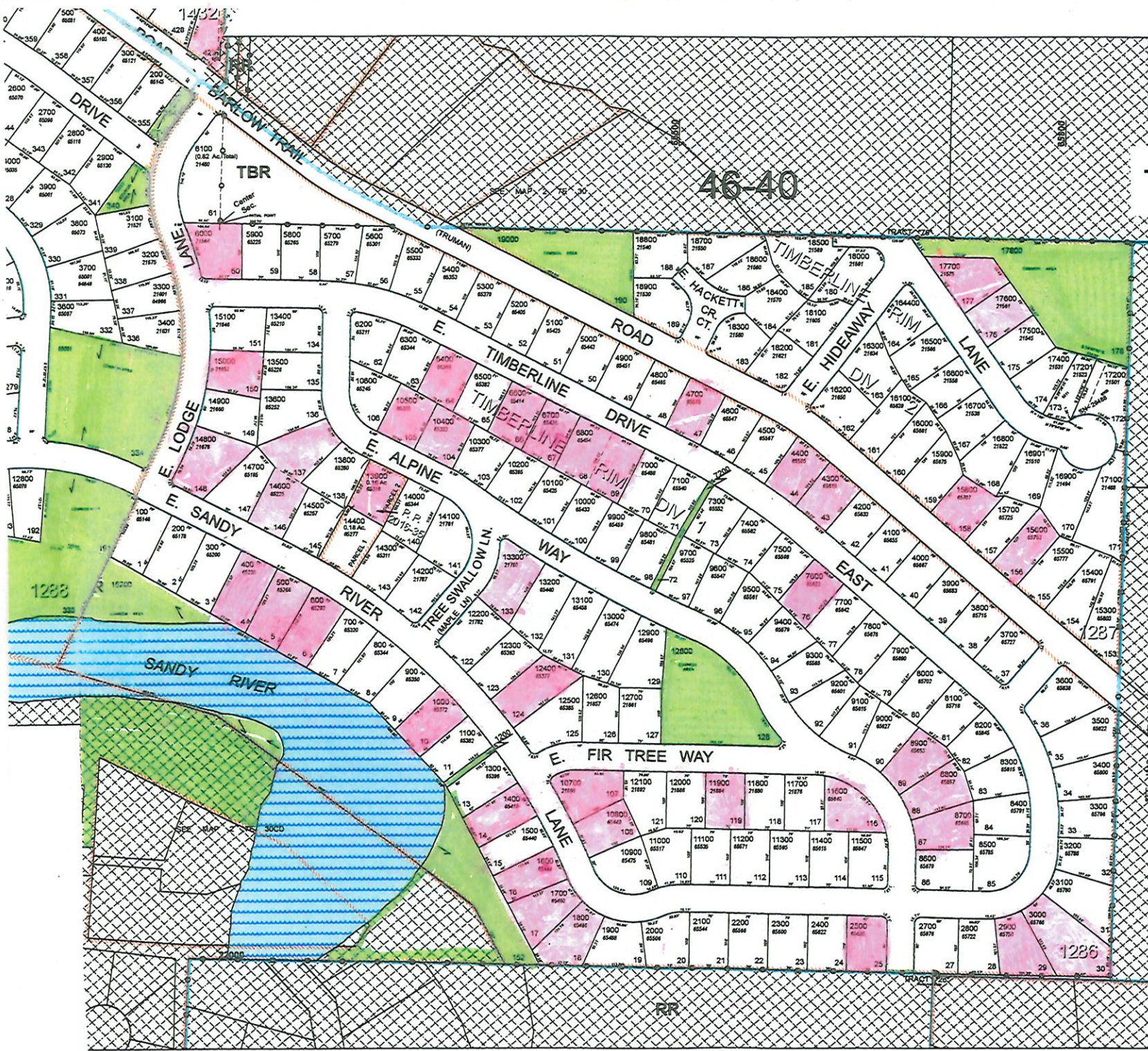
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-  Private Road ROW
-  Historical Boundary
-  Railroad Centerline
-  TaxCodeLines
-  Map Index
-  WaterLines
-  Land Use Zoning
-  Plats
-  Water
-  Corner
-  Section Corner
-  1/16th Line
-  Govt Lot Line
-  DLC Line
-  Meander Line
-  PLSS Section Line
-  Historic Corridor 40'
-  Historic Corridor 20'



PREPARED BY

DROGERS 8/2017



THIS MAP IS FOR ASSESSMENT
PURPOSES ONLY

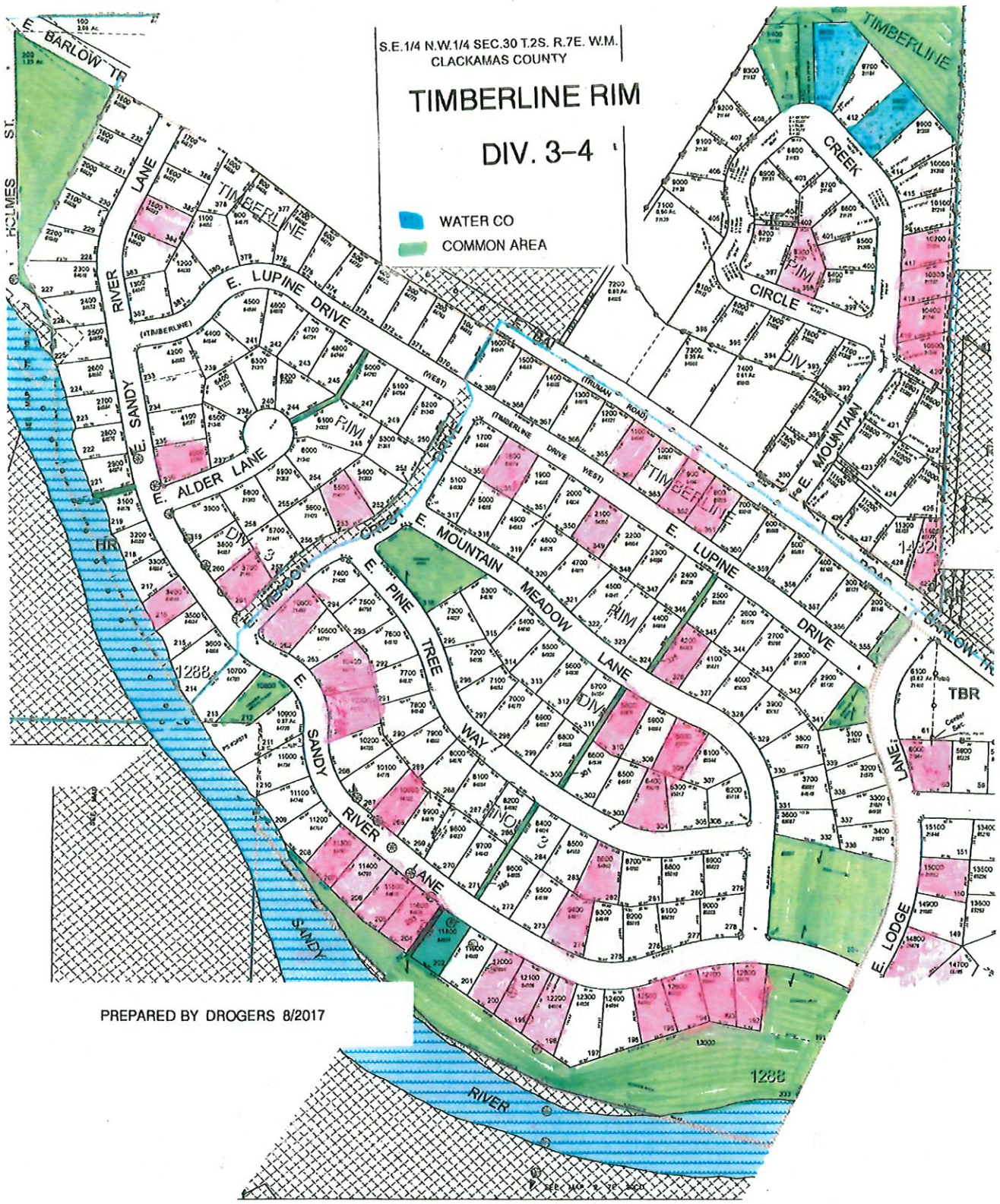


S.E. 1/4 N.W. 1/4 SEC. 30 T.2S. R.7E. W.M.
CLACKAMAS COUNTY

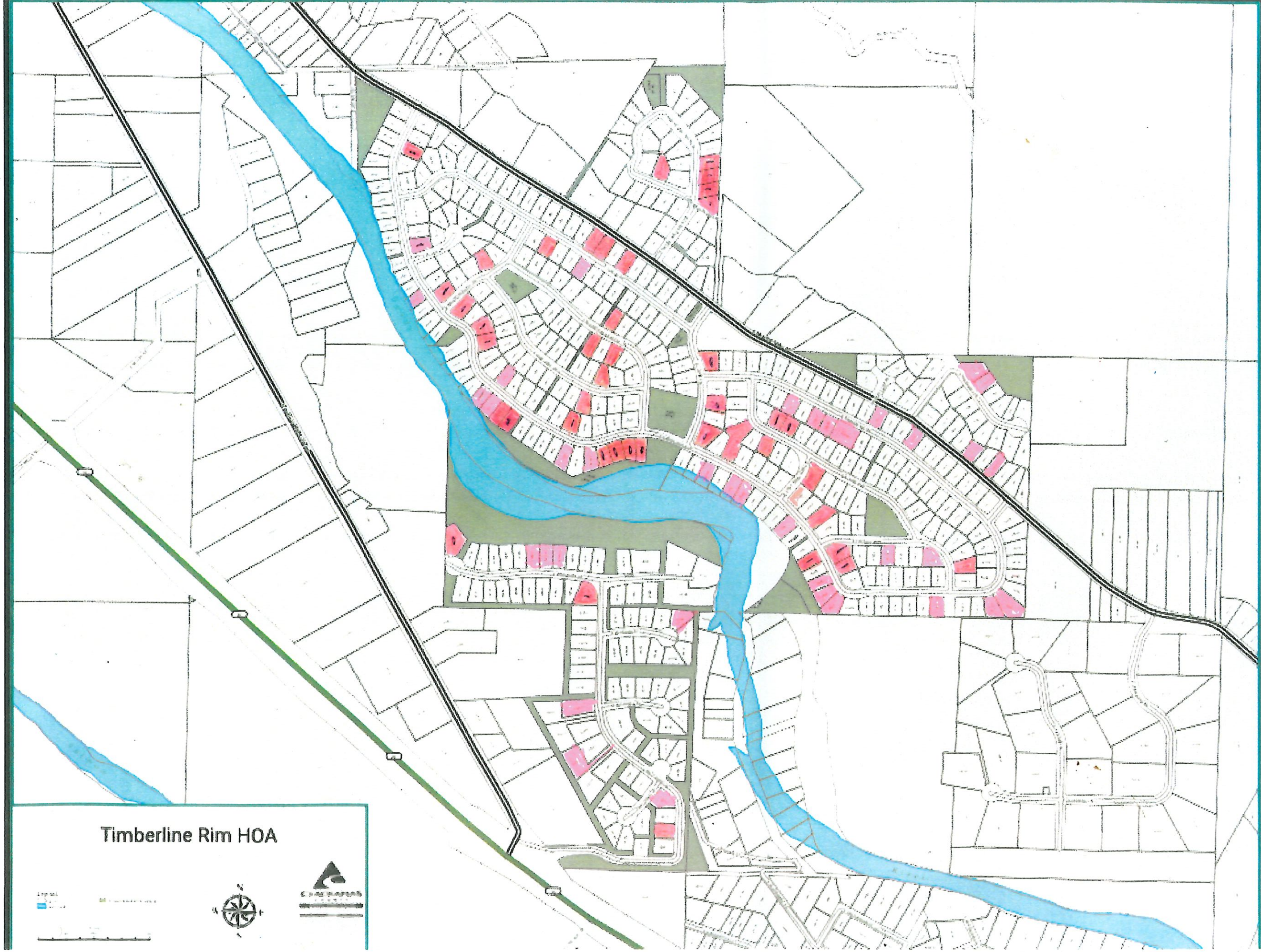
TIMBERLINE RIM

DIV. 3-4

-  WATER CO
-  COMMON AREA



PREPARED BY DROGERS 8/2017



Timberline Rim HOA



We need to have TriMet & the Greater Portland-Metro Re-Envision its Methods of Providing Transport.

TriMet must revise its Methods of Providing Transport. TriMet Transit Ridership has fallen 57% when compared to the same month preceding the COVID Pandemic. But that does not tell the whole story of where this loss in TriMet Transit Rider comes from. Ridership has been falling on MAX Light Rail Transit for the last decade, but in the Pandemic, it is close to 15% of what it was pre-pandemic. Commuters within the marketplace has stepped away from MAX Light Rail Transit. TriMet says, “it will take several years to recover”, but will it, and it points too, that it is time to “Revise its Methods of Providing Transport”.

Virtual Offices have permanently changed how the business community does their work, and significant numbers of businesses are permanently reducing their office footprints providing needed cost saving. How things are done is being re-examined across the business community and it is time for the Greater Portland Transit Agency, “TriMet” to face the realities of the wants and desires of the “Marketplace”.

At the same time TriMet is losing transit ridership, the number of vehicles using our roads, highways, and bridges has been increasing in record levels for the last decade. This increase in “Incidents of Travel/Trip Generation” on our roads, highways, and bridges, has brought about limited investments necessary to limit or reduce “The Cost of Congestion” that is negatively impacting the environment, people, and the business community. Going place to place in the Supply Chain, takes longer times with a significant increase in operating costs. Gas and diesel vehicles are idling and operating in less than efficient ways putting much higher level of Carbon Emissions into the air. Our Greater-Portland-Metro Area must now face the rippling effects of “Inflation” that is added to the cost of everything. Alternative strategies must be implemented.

The Greater Portland-Metro Transportation Planning entities, the State Legislature, and The Oregon Transportation Commission have advanced their solutions, and that is to institute Congestion Pricing and Management where they increase cost through Tolling the use of our roads, highways, and bridges as a solution, for reducing congestion.

With “Tolling” comes with a whole slew of negative side-effects that including the “killers” of diversion congestion and safety problems everywhere and with increased costs come greater inflation. The perceived benefits or positive side-effects, that includes greater revenues. There is also the hope that increasing the cost in congestion management, it will move more people to choose other multi-Mode options and not drive a car. However, relying on transit that is not close enough to where you live and need to go, in the 1st and last mile has a very spotty record of achieving the desired results.

In the area's that would be most impacted by Tolling the I-205 Corridor and the I-205 Abernathy Bypass, do not align themselves with the limited Multi-Mode Options, in Clackamas County. There are only limited workable options for Bike & PED, and Transit Commuting abilities. Only in the denser population areas with frequent Light Rail Transit and Bus services that are close to where people live and work, has there been degree of success in creating workable transit options.

Climate Change has now come to the forefront, and it has become a primary element in all of our decisions we make associated with short and long-term Transportation Planning. We must reduce Vehicle Carbon Emissions with the new technologies of, automation, artificial intelligence, and technology improvements in batteries, and other electrical power storage devices. These and future advances will be the key to our survival as a sustainable civilization.

It is time to re-envision the Methods we use and deploy in providing transport. There is the capability today or soon to go farther in zero emission vehicles, and we have electric Vans/Buses to smooth out the highs and lows of carbonless powered new generation of vehicles. The very expensive old technologies that are not energy efficient or good for the environment need to be twilighted and replaced.

We are talking about a lot more than the just gas and diesel buses, trucks, and cars. There is a need to re-examine the inefficiencies and costs associated with light rail and commuter rail methods and vehicles that are no-longer affordable to operate.

We did it with our LED light bulbs and streetlights that have created reductions in electrical power usage with an amazing Return on Investment (ROI). Today's Light Rail Transit can now be replaced with new technology that is in-sync with today's lifestyles and the marketplace that consumes far less Electrical Power and dramatically reduces labor costs. We have the technology base that can create a new type of affordable Transport Vehicles, in All-Electric Van's and Mini-Buses.

The Transit Agencies in our Cities need to take a serious look at what Uber and Lyft developed and determine how they can use of this new technology in creating new vehicles that align with it, and the Public Transit Agency's missions. This is where people with their personal mobile device, order out their ride and a Van's or Mini-Buses get dispatched. Those needing transport get a conformation Bar Code sent to their smart devise that they will use when they get on their Van or Mini-Bus.

The pickup and delivery routes are automatically determined, and they could even use the current bus stops at reduced rates. These vehicles could/should be mass-produced in America and fully automated with zero-emission, coming from all-electric design and have a very low cost. We should be able to have significantly more Electric Mini-Buses for the price of one of the old technology Large Buses.

TriMet's MAX Light Rail Transit is an example of old technology with fixed rail that is very expensive to build/create, and very labor-intensive and costly to operate and maintain. It offers little or NO flexibility in its routes. This and other factors have created the cause and effect that has resulted in Light Rail Transit losing ridership to a level that makes it obsolete and no-longer sustainable.

Analysts suggest that in the future, Hybrid and Virtual Offices will result in a 50% reduction in those who in the past have commuted to Central Offices or Workspaces. Their needs are now more random, and this has become the new normal. This is not for everyone, but this change is so significant and its effect on MAX Light Rail Transit so great that it requires this new evaluation. The Uber and Lyft model of service is so nimble, Public Transit Agency must now adapt to the Marketplace.

Uber and Lyft have provided us with a "Proof of Concept" in a more convenient service model, but they still have limitations of the capabilities and with the limited capacity of our roads, highways, and Bridges. They also must deal with independent contractors, and their vehicles of choice. To reach our Carbon Emissions Reductions, we must require that these vehicles used in public transport vehicles that are they are Hybrid or NO-Carbon Emissions in Urban Greater Portland-Metro Geographic Area.

Transit Agencies must embrace this new technology, taking what is good and discarding what is bad and creating a more environmentally correct approach. We now have bus and bike lanes that allow buses to navigate in congestion time frames and those lanes would be perfect for new All-Electric Van's and Mini-Buses in a new transport system, that produces little or NO Carbon Emissions, and gets people where they need to go faster and cheaper.

TriMet must immediately table its proposed \$3.5 Billion Dollar Southwest Corridor MAX Light Rail Transit Line and repurpose those funds for Right of Way Improvements-enhancements, along with new computer technology and software capable of addressing the needs of a new Fleet of All-Electric Vehicles akin to Uber and Lyft. The "Marketplace Demands" a totally automated and more convenient and affordable/cost effective Methods of Providing Transport. We must not lose this opportunity to transform how the Transit Agencies address what the people want, and the environment requires in a time of Climate Change.

Paul O. Edgar, Oregon City

pauloedgar1940@gmail.com

Re: Congresswoman Chavez-DeRemer Introduces Bill Requiring Exhaustive Studies for Major Tolling Proposals

I looked it up by going to the website. Great progress and much needed legislation. I was a little disappointed that the financial impact assessment on individuals stated "low income and seniors." Actually the tolling costs of \$2000 or more per year will be a hardship on higher income strata too, not just low income. In the I-205 corridor I recall reading that over half the households have incomes less than \$80,000. And news outlets are reporting that the average household has no savings for financial contingencies. The financial impact on households should be for all income levels, and those above poverty levels do not necessarily have the income tax credits or toll relief ODOT has talked about to help them get by. With all that said I am very happy this legislation was introduced.

-Cam

On 8/10/2023 9:20 AM, Paul O. Edgar wrote:

A suggestion was dropped into my lap yesterday afternoon by Clackamas County Businessman and former Mayor of Oregon City, Dan Fowler. He said that he had presented to the Clackamas County Chair, the following suggestion or something very close to this:

It is time to consider creating a Universal Transportation Fee that would be attached to everyone Electric Bill. The needs of having adequate transportation infrastructure are universal and they effect everyone and how we all exist. The idea of this needs to be refined, but these Electric Bills go out and the cost to add a line item to these bills is inconsequential and it is much like any governmental tax or fee that are found. A small collection cost is given to the Public Utilities to be the middle man in gathering these funds and transferring those funds collected to ODOT.

This thought process was brought about by the comparison of the "**Collection Costs of Tolling**", which has historically used out of state entities to run and administer that process, and that process has had a historical 40% cost off of gross Tolling Revenue Collected, needed to make to make that task happen. That Cost of Tolling would be going on for ever, and does not include all of the cost and maintenance of the infrastructure needs to make that happen.

This "Wheel Spinning" and sending our money that comes out of the pockets of the people and businesses of the State of Oregon as planned is totally unacceptable.

Also in comparison is the regressive implication on funding transportation through Tolling off of the backs of those who can least afford those costs. Additionally are the implications of diversion, the effects on the economy, businesses. people/families, and significant reductions in public safety.

I think this has promise, and believe that a major effort needs to be taken to flush out how a Universal Transportation Fee could be implemented. Also consider options of how we might be charged or not, a Transportation Use Fee to out of state users of our transportation infrastructure. Regional differences and caps on these fees should be considered, where only accepted minimal annual increases are allowed, much like what exist with property tax increases, but anything more than that should requires a "Vote of the People".

Paul O. Edgar, Concerned citizen and retired Business Automation Analyst



Todos Juntos

“Creating connections that empower, educate and inspire children, youth and families. We value and celebrate diversity.”

To: Board of Clackamas County Commissioners

From, Todos Juntos a Rural Clackamas County serving non-profit

RE: Opioid Settlement Funds

Todos Juntos would like to express gratitude to the Clackamas County Children, Family and Community Connections for 20 years of support to include being part of the PreventNet family.

PreventNet not only has provided financial resources over the years but also provided a valuable networking opportunity to PreventNet partners and other County service providers to enhance Prevention and Intervention program service supports. Through the PreventNet network, Youth and families we serve have benefited by a wide variety of prevention and intervention trainings crucial in our efforts to provide highly impactful mentoring programming, substance abuse awareness and instructional techniques aimed at youth with social, emotional and academic support needs.

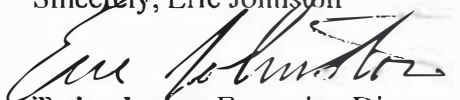
Todos Juntos began as a Culturally specific organization providing services in 2000 at the Molalla and Canby Middle Schools serving an estimated 150 – 200 Hispanic youth. Around 2003 PreventNet, United Way and other funders contracted with us to expand and provide services to all youth, thus opening the doors to become a whole community partner now serving over 1800 youth and families in the communities of Canby, Molalla, Sandy and Estacada. Todos Juntos is located in nine schools to include Canby Baker Prairie Middle School, Molalla River Middle School, Molalla Elementary School, Sandy Cedar Ridge Middle School and the Estacada Clackamas River and River Mill Elementary Schools and the Estacada Middle and High Schools.

Todos Juntos has a large menu of Tested as Effective/Best Practice in-school and after-school activities in the Summary of Activities I have provided you.

A large part of our success falls back on our partnership with PreventNet as we now have full-time School Based Site Managers in all the nine schools mentioned. We have donated office space in the schools as well as in-kind use of school facilities to include use of soccer fields, cafeteria, and classroom space to hold our student led activities as well as access to Synergy, a school data base on student achievement and referrals. We are a school sanctioned program and a model for after school programming in rural Clackamas County.

If time allows, I invite you to any and all of our sites for your perspective and support.

Sincerely, Eric Johnston



Todos Juntos, Executive Director

8/10/2023

Todos Juntos

*"Creating connections that empower, educate, and inspire children, youth and families.
We value and celebrate diversity."*



School Based Early Childhood Programs: Located at the Sandy, (2) Estacada, Canby and Molalla Elementary schools.

Smart Cats: A literacy based after school class that uses CHIPs strategies and STEAM activities to foster literacy skills, science, math, art, and critical thinking. This is a fun hands-on class for 5/6-year-olds that need extra support.

Jump Start to KG: A summer kindergarten readiness class for incoming kindergarteners. This is a two-week class that helps jump start incoming kindergarten aged children to help prepare them to be successful in school.

T.I.M.B.E.R.S (Transforming, Improving, Making Bountiful, Early Learners): A literacy based after school class, that uses CHIPs strategies and STEAM activities to foster literacy skills, science, math, art, and critical thinking. This is a fun hands-on after school class for 5/6-year-olds that need extra support.

Me & My Pre-School Playgroups and Me and My Swim class: These year-round playgroup/classes are designed to promote parent-child interactions. For ages 1-7.

Little Chippers for School Success: a three-session parenting skill and school readiness class. Caregivers and their preschool aged children attend three – 90 minute sessions. During the class caregivers work with their child through guided centers, learning how to engage and prepare their little ones for school and beyond

Brainbox Club: 0–4-year-old children and their caregivers. They receive an age-appropriate box of books, toys, resources, and fun activities that support brain development, parent-child interactions, education on development and parenting skills, along with resources and contact information.

STEM Robotics Grades K-5: Skill-building approach to a hands-on teamwork approach in building and programming STEM Robots.

School Based Middle and High School Programs; Located at the Molalla, Canby, Sandy and the Estacada Middle Schools and the Estacada High School

Case Coordination Services: Case coordination services are more a wrap-around services. These services would include support on academic, social and/or behavioral services in school or in their homes.

Drug and Alcohol Awareness: Student led focus groups learn about the dangers of addiction and present their awareness through campaign postings and classroom presentations.

Girls Circle: Designed to teach girls the value and power of being themselves and touches on life skills crucial for social, emotional, and future-forward thinking.

Boys Council: A strengths-based group approach to promote boys' & young men's safe and healthy development.

Homework Club: An enrichment program supporting youth in academic achievement.

STEM Robotics: Skill-building approach to a hands-on teamwork approach in building and Programming STEM Robots.

Diversity Club: Fosters leadership using culturally responsive curriculum and activities that encourage positive behaviors, and service learning.

Sports & Recreation: Involve youth in the constructive use of leisure time through structured intramural sports and activities.

Summer Youth Programs: An opportunity for youth to participate in weekly summer camps.

Career Navigator/Service to Careers: Provide opportunities to learn about career opportunities, skill workshops, and more life skills opportunities.

FBLA (Future Business Leaders of America): FBLA is a nationally recognized club that offers youth the opportunity to compete against other schools in different CTE and business competitions. There is a focus on leadership and community service within this club.

FRA (Family Resource Advocates)

Todos Juntos not only provides programs for children and families, but they also provide family resource coordination. Our Family Resource Coordinators (FRC) are bilingual in English and Spanish. They help families navigate local, school, county, and state resources. Any family in Sandy, Estacada, Eagle Creek, Canby, and Molalla with a child 0-6 years of age will be able to receive services. The FRC will identify services that meet the immediate need of the referred family and find the supports that match those needs.

FRA services available include but are not limited to the following:

- Family Advocates/Counselors/Home Visitors
- Community resources
- Interpretation services
- Informing/teaching families of existing systems such as 211, Babylink, Headstart, CCR&R, etc.
- Connect families to schools, playgroups, and other education needs.
- Inform and connect to kindergarten readiness information, programs, and activities
- School supplies
- Transportation
- Clothing for children
- WIC, health resources, dental, home nurse, mental health, etc.
- Help with developmental screenings such as ASQ, vocational development, childhood specialists, etc.
- Diaper assistance
- Food resources
- Housing and shelter assistance
- Legal resources
- Parent education, family support
- Employment specialist
- Oregon Health Plan

PARENT ACADEMY

Todos Juntos provides no-cost parenting education to families with children 0-16 year of age. We have staff trained in several evidence-based curriculums that foster positive parenting techniques, stress reduction, setting boundaries, and family engagement. These classes are offered throughout the year.

- Making Parenting a Pleasure (0-8)
- First 5 Years
- Incredible Years
- Active Parenting 4th Edition (4-10)
- Active Parenting for Teens (10-16)
- Strengthening Families (12-16)
- Abriendo Puertas (Opening Doors)
 - Made for Hispanic Population (0-5)

Community Based Programs

- Canby Prevention Coalition: Opioid Awareness, Community and Youth Voice
- Estacada Early Childhood Day, that brings together all providers, schools, community-based organizations, healthcare, social services, and screenings for families to see what is available to them, they ask questions, and network
- Molalla Affordable Housing: Todos Juntos and Home First Development supporting services to residents at the to-be-developed affordable housing, 10/2023.

CHECK OUT OUR WEBSITE AT www.todos-juntos.net

From:

Sent: Wednesday, August 9, 2023 4:05 PM

To: BCCMail <bcc@clackamas.us>

Subject: STR Regulation Comments

Warning: External email. Be cautious opening attachments and links.

<please do not disclose my first/last name if comment is shared>

Thanks for sharing the [proposed STR regulation draft](#) in advance of the public hearing tomorrow (Aug 10). My husband and I are primary residents of our STR in the Hoodland area and currently only rent out a portion of our property on occasion to help support our monthly expenses. We're in great communication with our neighbors and the whole block has had our contact information to reach us 24/7. It is not posted anywhere publicly due to sharing our PII publicly. We've been doing this for over 4 years and have not received any complaints.

Not only does our STR support us financially, we also believe it brings revenue from travelers to our local businesses. But adding a governed regulation will add complexity to being STR hosts. **Regardless, I have concerns primarily in 2 sections of the proposed draft.** Please see below.

8.10.050 Standards and Conditions

!! There are major **security concerns around PII** (personally identifiable information) with a limit for *how* the objective can be achieved. It states:

H. The name and contact information for the responsible party shall be posted, while paying guests are on the property, in an area and size to be readily visible from the nearest public roadway.

With an understanding of wanting to ensure surrounding neighbors have access to contacting those responsible for managing the STR property, we *must* follow our Privacy Act and defend our privacy. The security of PII is at risk with the current proposal. Please **look at alternatives to give flexibility/options** for how owners want to provide contact information to neighbors (not the general public) while achieving the goal of this line item.

For example, see section HRMC 5.10.080.3 in Hood River's STR regulation; while they've got a lot of stricter regulations, they give more options for how contact information should be shared:

"The owner or designated representative must either:

(1) provide an annual mailing or otherwise distribute by hand, a flier to neighbors within a 250 foot radius of the short term rental property address containing the owner and/or representative contact information,

or post a small placard or sign near the adjacent street advising neighbors and tenants of the same information where it can be seen from the public right-of-way.

a. Placard must be displayed on or within a sign up to two square feet in size.

b. Placard must include Short Term Rental identifying language and the Owner Representative name and contact phone number."

8.10.90 Penalties

What is the penalty and/or fine amount set? It's not clear in the proposed draft what "penalties/fine in an amount" include. Can we please quantify and qualify this at varying levels based on the type of penalty?

Thanks for considering,

From: CSFM - Matt

Date: August 9, 2023 at 9:34:14 PM PDT

To: bcc@clackamas.us

Subject: STR Regulation Comments

Dear Clackamas County Board,

I hope this message finds you well. I am writing to express my enthusiastic support for the proposed regulations on Short-Term Rentals (STRs) in our community. This initiative marks an essential step forward in addressing a concern that has been long overdue for attention.

While these regulations represent a significant stride towards managing the impact of STRs, it's important to acknowledge that this is just the beginning. The growth of STRs has brought about both positive and negative consequences in our neighborhood, and these regulations provide the foundation upon which we can build a more balanced and harmonious environment for everyone.

The proposed rules, focusing on registration, safety, responsible conduct, and clear communication, are crucial for maintaining the essence of our neighborhood. These are very much in line with the goals of the Hoodland CPO STR subcommittee:

Community Wellbeing

Fair Housing

Responsible Tourism

Data Transparency

Collaborative Governance

Fire Prevention

However, it's equally important to recognize that these regulations mark only the start of a comprehensive solution. Addressing the full scope of the challenges posed by STRs will require ongoing collaboration, feedback, and adjustment. As we move forward, I encourage a continued dialogue with the community to refine and enhance these regulations, ensuring they remain effective and relevant over time.

Thank you for taking this step in the right direction. I look forward to witnessing the positive impact these regulations will have on our community and eagerly anticipate the continuation of efforts to address this issue holistically.

Please enter these comments into the record and read them at the hearing.

Matt Bromley