

## **MEMORANDUM**

To: Clackamas County Planning Commission  
From: Martha Fritzie, Senior Planner  
Date: June 10, 2019  
RE: Planning File #ZDO-273: Short-Term Rentals

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### **BACKGROUND**

The purpose of this work session is to discuss ZDO-273: Short-Term Rentals, a Planning project underway to determine whether and how to regulate homes being used as short-term, or vacation, rentals and, if the decision is made to regulate, to develop and adopt those regulations.

#### **What is a short-term rental (STR)?**

A short-term rental (STR), or vacation rental, is the rental of part of, or a whole furnished home, apartment or condominium for a short-term stay, typically on a nightly or weekly basis. An operator/host typically has a business license, pays income and self-employment taxes, and lodging/hotel tax; some local governments also require a separate STR permit. Operators/hosts may be owners, renters, or property management companies. Short-term rentals may be advertised on websites such as Airbnb, HomeAway, VRBO, VacationRentals.com, or Booking.com.

Most jurisdictions define “short-term” in this context as occupancy of less than 30 days at a time. Interestingly, the Oregon Revised Statutes defines “vacation occupancy” as not exceeding 45 days (ORS 90.100(50)(c)).

#### **Why are we doing this now?**

Currently the County’s Zoning & Development Ordinance (ZDO) does not clearly identify STRs as allowed in any homes in the county; and therefore, it is considered (from a zoning perspective) a prohibited use of a dwelling. However, given that there are clearly a number of homes in the County actively being used as short-term rentals and a growing interest among homeowners in pursuing this type of use legally in the county, the Board directed the Planning and Zoning Division to look into the most effective ways to potentially allow and regulate short-term rentals (STRs). This regulation may be in the form of a land use application through the Planning and Zoning Division or through a STR registration administered by another division (or some other method).

### **WHAT WE HAVE DONE SO FAR**

Over the last eight months, Planning Staff has been engaging in a considerable information gathering effort, in order to try and understand what path may be the best for Clackamas County to potentially allow and regulate short-term rentals. Work has included research into other jurisdictions’ rules; meetings with representatives of other county departments and agencies that may be impacted by short-term rentals; a planning session with the Board of County Commissioners; and a public outreach program, all of which is summarized briefly below.

## Research

In the Fall of 2018, Planning staff conducted research to understand if and how other jurisdictions in Oregon are allowing and regulating short-term rentals and, more importantly, what is and is not working well with their regulations. Staff gathered information from seven cities and nine counties<sup>1</sup>. Of these, ten (62.5%) specifically allow and regulate STRs, with varying degrees of success; the remainder are similar to Clackamas County and do not specifically address STRs in their ordinances.

Although much was learned from this research, it became apparent that the single biggest issue others have grappled with is enforcement. Even with a legal path to allowing STRs, enforcement remains an issue for many jurisdictions.

- Enforcement was not always clearly defined in the ordinance, leaving questions as to how to warn, fine, or revoke a permit for a STR. Strong enforcement regulations are a necessity.
- “Neighbor enforcement” is a tactic used by some to give neighbors the ability to contact the rental operator directly with an issue before contacting the jurisdiction. For example, Clatsop Co. and Tillamook Co. require operators to post on the property and notify neighbors with their direct phone number to handle noise or other complaints directly.
- Some jurisdictions look to contract out enforcement work to companies such as STR Helper (a third-party service for tracking and enforcement).

## “Internal Stakeholders Group”

On January 10, 2019 and May 29, 2019, Planning Staff hosted meetings with an “internal stakeholders group” which included representatives from Planning & Zoning; Code Enforcement; Building Codes; Tourism; Finance; Health, Housing & Human Services; the Housing Authority; Septic & Onsite Wastewater Program; County Counsel; and Public & Government Affairs (representatives from Business & Community Services and the Sheriff’s Department were unable to attend). The intent was to include the various departments/divisions that may be affected by the permitting of short-term rentals, or that may ultimately be involved in the crafting and administering of the regulations. At those meetings, there was an array of different perspectives and an extensive discussion about potential opportunities, concerns and issues around the use of dwellings as STRs.

Major takeaways and general agreement from the meetings include:

- The County needs to be thoughtful about regulations from an administration and enforcement standpoint, as well as an equity standpoint. As we make decisions about a potential STR program, we need to remain cognizant of the fact that additional budget and staffing may be required to administer such a program.
- Enforcement is a big concern. Code enforcement staff do not work 24-7 and cannot be the first point of contact for many of the complaints because they tend to occur in the evenings and on weekends.

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<sup>1</sup> Including: The Cities of Bend, Eugene, Gresham, Hood River, Lincoln City, Portland and Salem and Benton, Clatsop, Crook, Deschutes, Grant, Hood River, Lincoln, Tillamook, and Washington Counties.

- The ability to tie regulations into the collection of transient lodging taxes is important to help ensure all STR operators comply with the required tax, thereby resulting in more fair treatment of all transient lodging (hotels, motels, and STRs).
- Regulations that include required building inspections are problematic for the County as it would require an entirely new program and staff. This type of inspection could not be performed by existing Building Codes Division Staff because the County's current program is authorized by the State only to inspect new construction.
- The County Code may be a more appropriate location for STR regulations – using a business registration model – rather than in the zoning code.

#### BCC Planning Session

On March 13, 2019, Planning Staff had a two-hour planning session with the Board of County Commissioners (BCC). The meeting included a robust discussion around the opportunities and challenges with allowing and regulating short-term rentals, as well as what elements may be the most appropriate to regulate, if the county is to move forward in that way.

The BCC was in general agreement for Staff to continue to move forward with this project and to solicit feedback from the public on the topic. The BCC was clear that they wanted Staff to ask the public similar questions to those they had just discussed and specifically asked that Staff not take a draft proposal out to the public before listening to what the public had to say on the topic.

The BCC was also in general agreement that the most appropriate place for any permitting and regulations for short-term rentals is in the County Code, rather than in the Zoning & Development Ordinance (ZDO), an opinion which Staff supports.

#### Public Outreach

In May, 2019, Planning Staff, with support from Public and Government Affairs (PGA) Staff presented the topic and led discussions at five public meetings, hosted by Community Planning Organizations (CPOs), a Hamlet and the County. Staff will attend two more meetings on June 3 and June 11 to round out this stage of the public outreach effort. A copy of the flyer distributed at these meetings to provide information and help frame the discussion is included as Attachment 1.

Because of the prevalence of vacation rentals in the Mt. Hood area and the fact that a large number of property owners in the Mt. Hood area are not residents of the area and may not be connected with the CPO, prior to the meeting hosted by the Rhododendron CPO, Staff mailed over 4,700 postcard notices, specifically inviting those owners to attend one of the seven planned public meetings.

Each of the meetings completed to date have been well-attended, with as many as 175 people attending the May 18<sup>th</sup> meeting in Welches. Comments were summarized by Staff at each of these meetings (included in Attachment 3), and a survey has been available to the public. To date 195 responses have been recorded from the survey; these are detailed in Attachment 2 and summarized in the next two sections below.

In addition to the series of public meetings, information about this project has been disseminated through several social media outlets, including Twitter, Facebook and NextDoor; and on the project website (<https://www.clackamas.us/planning/str>). The May 20<sup>th</sup> public meeting, hosted by the County, was streamed live on Facebook. Video of this event has had 1,698 unique viewers to date and has been posted on the project webpage.

## **WHAT WE HAVE HEARD**

The single biggest takeaway from the public meetings is that the public appears to overwhelmingly support allowing short-term rentals in the county. While there was significant disagreement about the level of regulation that may be appropriate for this use, the prevailing sentiment was strongly in favor of allowing the use.

Feedback from other jurisdictions, the stakeholders group, and public outreach efforts to date has been robust, and despite each public meeting really taking on a different tone with distinctly different perspectives, several common themes have emerged.

1. **Enforcement:** A wide range of issues around enforcement were discussed at each of the public meetings.
  - Concern was expressed about the perceived lack of enforcement of rules already in place for other uses and how the county would enforce new rules.
  - Many property owners noted that police presence is currently missing on the mountain.
  - As noted earlier, enforcement continues to be an issue other jurisdictions grapple with as they allow and permit STRs in their jurisdictions because many of the issues that arise around this type of use occur at times of day when code enforcement officers are not available.
  - Many members of the public expressed a preference for a stringent permit revocation/fine structure for violators, if a permitting process and regulations are instituted.
2. **Economic Impacts:** The economic impacts of STRs can be much farther-reaching than the obvious economic benefit of providing property owners with additional income.
  - Many owners stated that STRs are providing needed extra income to residents of Clackamas County to allow them to stay in their homes, and in some cases, homeowners have stated it is the only way they can stay in their homes in retirement.
  - STRs bring customers to and support other small businesses like restaurants, shops, etc.
  - STRs provide a lodging option in communities for which there is not any other traditional lodging available, like rural areas of the county, and provide unique vacation destinations, encouraging tourism in the county.
  - Housing affordable to workers on Mt. Hood is also needed though, and some concern was expressed about the impact of STRs on housing availability for long-term renters.
3. **Quality of Life and Safety Issues:** While many owners and/or managers of STRs note that they have reasonable rules in place and do not have problem renters, in part because STRs

are largely a review-based business, there are nonetheless problem properties and legitimate concerns about safety and impacts to neighborhoods.

- Fire safety both inside a dwelling (smoke detectors, extinguishers, etc.) and outside (fire pits) were of great concern – particularly on Mt. Hood where burn bans are frequent in the summer
  - On-street parking, including cars blocking roads for snowplows and emergency vehicles, is a problem in some areas
  - Negative impacts from noise and overcrowding (“party houses”) were discussed at length, especially in relation to STRs on Mt. Hood
  - Many agreed that neighbor-to-neighbor enforcement is a good idea, certainly as a “first response” to an issue with a renter in a STR (direct phone number of rental operator)
4. Fees/Taxes: While the transient room tax (TRT) is currently in place, there was a fair amount of concern that this proposal was an effort to change those taxes and/or add excessive new fees that may be harmful to small businesses / rental operators
- Several citizens asked what kind of revenue any fees would generate for the county
  - One recommendation was to create different fees/taxes based on intensity, size of STR, more than one unit per lot (although Staff notes here that the more complicated the permitting process and fee structure is, the more it will cost everyone for administration of the program)
5. Property Rights/Government Overreach: A fair number of people felt that this proposal is a “solution in search of a problem” and that using your home as a STR is simply the right of any property owner
- “If it ain’t broke, don’t fix it”
  - Concern was expressed that a few bad actors shouldn’t infringe on rights of good actors
  - Many had strong feeling against regulation of this use at all – both because of previously-noted concerns about a lack of enforcement and also because of the feeling that it should simply be allowed

## **QUESTIONS/DISCUSSION FOR PLANNING COMMISSION CONSIDERATION**

Similar to the format for feedback solicited from the public, Planning Staff has consolidated the discussion areas and questions for the Planning Commission into two main topics. Results from the survey addressing these same questions are included in the discussions below but can be found in more detail in Attachment 2.

### **(1) Where should STRs be allowed (if at all – in terms of both structure type and geographic location)?**

Dwelling type: The most straightforward and equitable way to allow STRs (subject to reasonable regulations) is to allow any legally-established permanent dwelling to be used as a STR – with the exception of dwellings authorized by a land-use permit for a specific use (farm worker dwellings, temporary care dwellings, etc.). Due to the County’s owner

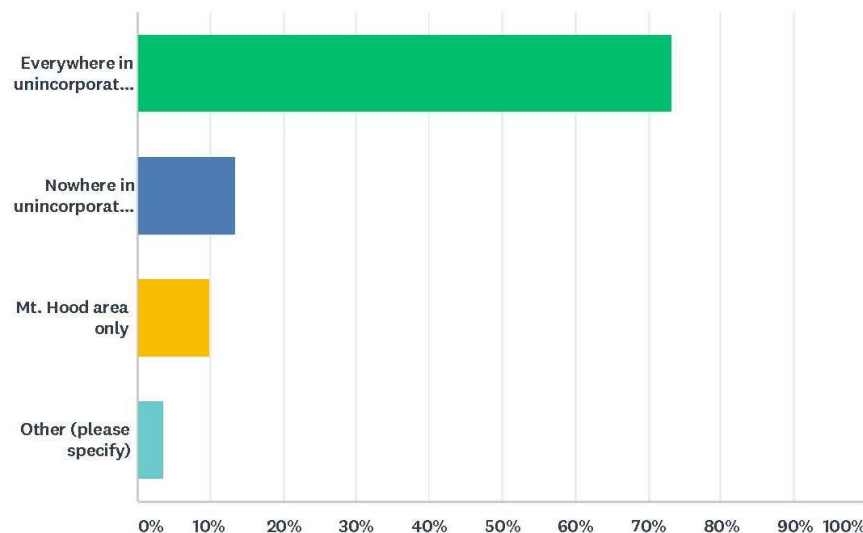
occupancy requirement for accessory dwelling units (ADUs), only one of the two dwellings on a lot with a legal ADU would be allowed to be used as an STR. If allowed in this manner, STRs would be allowed in multi-family development.

Alternatively, STRs could be allowed only in certain housing types: detached single-family dwellings, attached single-family dwellings, accessory dwelling units, plexes, and/or multi-family units. This type of regulation could be specific to dwelling type or could be zoning-district based.

Geographic area: It may be appropriate to regulate the resort areas on Mt. Hood differently than the remainder of the unincorporated area because Mt. Hood is the County's main tourist destination. The communities on Mt Hood already contain a relatively large number of STRs, many of which have been operating for several decades. In addition, there are a number of condominiums, particularly in Government Camp, that were specifically developed as resort/vacation rental properties.

Based on the 195 responses received to date, survey results show that while there are a small percentage (<14%) of responders that do not want STRs allowed anywhere in the county, the vast majority (nearly three-quarters) feel that STRs should be allowed everywhere in the county and nearly two-thirds of responders felt that STRs should be allowed in all dwelling types.

Survey Question: *In what areas do you think short term/vacation rental properties should be allowed?*



## **(2) What elements should the County consider for regulation with the permitting of a STR?**

If STRs are to be allowed, the county may wish to establish requirements and limits for the approval of a permit in order to address potential impacts associated with this use and to help ensure the safety of users. Typical elements that are subject to regulation include the

following and were the subject of much discussion at the public meetings. Regulation was an area where the greatest amount of disagreement and discussion arose – with sentiments running all the way from don’t regulate anything to provide very stringent regulations and enforcement/fines.

- a. Garbage. It is important to ensure garbage will not pile up on a property. This is typically and fairly easily taken care of with a requirement that the property has garbage pick-up service and covered garbage receptacles. Interestingly, a roughly equal number of survey respondents felt garbage should be regulated (42.6%) as those who felt it should not be regulated (39.3%).
- b. Maximum occupancy. To help ensure safety and try to minimize noise and parking conflicts, many jurisdictions have limits on the number of persons per bedroom that are allowed in an STR. These limits are typically 2-3 persons per bedroom and are, admittedly, difficult to enforce (because County Staff will not be visiting in the middle of the night and counting people) but may help stop overcrowding of units in some cases. Again, a roughly equal (although slightly higher) number of survey respondents felt occupancy should be regulated (46.2%) as those who felt it should not be regulated (41.4%).
- c. Maximum number of days rented annually. Some jurisdictions have limits on the amount of usage of the dwelling as a STR and may even have different standards/maximums in different areas of the city, or different permitting processes for different amounts of usage. The intent of these regulations is to limit the number of people coming and going in some neighborhoods that may be more sensitive to the transient nature of the STR use. These regulations can get fairly complicated and also may be difficult to enforce. This element was the one area where most survey respondents (81.6%) were in agreement – do not regulate.
- d. Off-street parking. Some off-street parking is required by most jurisdictions and can be a set number of spaces or vehicles or it can be based on the number of bedrooms (i.e. 1 space per bedroom). Most also contain very strong statements to the effect that in no case shall vehicles block access for emergency vehicles. A higher number of survey respondents (50.3%) were in favor of parking-related regulations, but 39.5% were opposed.
- e. Noise. Noise/nuisance tends to be the issue at the top of the list of concerns when the topic of STRs is discussed. Other jurisdictions have addressed this by requiring owners of the STR to agree to and post in their unit “quiet hours”, based on their jurisdiction’s noise ordinance. In addition, many require owners of the STR to mail a notice to neighbors with a contact name and number, which becomes the first point of contact for a complaint about noise (or other problems) in the STR. Violations of the county noise ordinance are enforced by the Sheriff’s Department. This element garnered the most support for regulation among survey respondents (59.5%), with 30.3% opposed.
- f. Building and fire safety. The safety of the STR and availability of such features as fire extinguishers, CO2 alarms/sensors, and smoke detectors are important for the protection of the users of the STR. Some jurisdictions have an inspection process for the permitting of the STR. This process can be time consuming and potentially expensive for the applicant. In addition, County Building Staff is not authorized to do this type of

inspection. If the County were to implement an inspection process, it would necessitate the creation of an entirely new program with new staff or, possibly, contracting with a third-party provider. The Internal Stakeholders Group spent a fair amount of time discussing this issue and came to the conclusion that these items could be handled with a self-reporting, affidavit-type system (much like the State requirement of a landlord of a regular “long-term” rental unit to provide signed documents about the availability of working smoke detectors, lead paint disclosures, etc.). This element was not included in the survey questions, but did generate a fair amount of discussion during the public meetings. Similar to other elements discussed for regulation, there was no clear preference to regulate or not regulate building and fire safety or the method by which to do so.

## **ATTACHMENTS**

1. Flyer provided during public outreach events
2. Summary of survey results and comments
3. Summary of comments heard at public meetings
4. Other comments received by Staff



# Potential short-term rental property regulations in Clackamas County

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## The Clackamas County Zoning Ordinance doesn't clearly allow short-term or vacation rentals.

However, since many homes are being used for this purpose in the county and there is a growing interest among homeowners to rent their homes short-term, the county is looking for the most effective way to potentially allow and regulate this type of land use in unincorporated areas of the county.

### For more information

Martha Fritzie  
503-742-4529

[mfritzie@clackamas.us](mailto:mfritzie@clackamas.us)  
[www.clackamas.us/planning/str](http://www.clackamas.us/planning/str)

## Information sessions happening May-June 2019

[Learn more at a public meeting. See inside for dates, times and locations.](#)

ATTACHMENT 1  
ZDO-273: SHORT TERM RENTALS

CLACKAMAS  
COUNTY

# Discussion topics

We want to know what your thoughts are on the following issues. Let's talk!

## If short-term rentals are allowed, where should they be allowed?

### What kind of dwelling or residence?

In any legally-established permanent dwelling

- Due to the County's owner-occupancy requirement for accessory dwelling units (ADUs), only one of the two dwellings on a lot with a legal ADU could be used as an STR.
- This option would include allowing STRs in apartments and condominiums.
- In all cases, the owner of the property/ dwelling(s) would need to authorize STR use.

Only in certain types of housing such as detached and attached single-family homes, accessory dwelling units (ADUs), plexes and/or multifamily units

### Which geographic areas?

Allow throughout unincorporated Clackamas County, in all zoning districts

Only allow in the Mt. Hood resort areas

- Mt. Hood is the County's main tourist destination.
- The communities on Mt. Hood already contain a relatively large number of STRs, many of which have been operating for decades.
- In addition, there are condominiums, particularly in Government Camp, that were specifically developed as resort/vacation rental properties.

## What is a short-term or vacation rental?

The rental of part or all of a furnished home, apartment or condominium for a limited stay (typically 30 days or less), typically on a nightly or weekly basis.

- The operator / host typically has a business license, pays income tax, self-employment tax and lodging/hotel tax
- Operators/hosts may be owners, renters or property management companies.
- The properties are often advertised on websites such as Airbnb, Vacasa, HomeAway, VRBO, VacationRentals.com and Booking.com

# Discussion topics

We want to know what your thoughts are on the following issues. Let's talk!

## If the county regulates short-term rentals, what specifically should be regulated?

### Garbage collection

To ensure garbage will not pile up on a property

- Could be a fairly simple requirement that the property has garbage pick-up service (either through a garbage hauler or a rental agency) and covered garbage receptacles

### Maximum occupancy

To help ensure safety and try to minimize noise and parking conflicts

- Limits are typically 2-3 persons per bedroom.

### Maximum number of days rented per year

To limit the number of people coming and going in neighborhoods that may be more sensitive to the transient nature of STR use

- May be appropriate to have different limits in different areas of the county (Mt. Hood, etc.)

### Off-street parking

To help ensure access into the neighborhood remains available for other residents and emergency responders

- Could be a set number of off-street parking spaces or vehicles

- Could be based on the number of bedrooms (i.e. 1 space per bedroom)
- Vehicles parked illegally in the right-of-way are a Sheriff's Office enforcement issue.

### Noise/nuisance

To help reduce neighborhood impacts due to noise, particularly late at night

- Could require owners to post "quiet hours" based on the county's noise ordinance
- Could require owners to mail a notice to neighbors with a contact name and number, who is the first point of contact for a complaint about noise (or other problems) in the STR
- Noise ordinance violations are enforced by the Sheriff's Office.

### Building and fire safety

To help ensure all dwellings used for STRs have the required number of smoke detectors, CO2 detectors and a fire extinguisher and that the building contains basic safety features (windows in bedrooms, safe railings on decks, etc.)

- Could be done through a self-reporting, affidavit-type system

# Other ways to comment

Attend a public meeting. Comment online.  
Contact staff.

## Upcoming public meetings

County Planning staff is presenting information about why the county is considering regulations and asking for community input on what the regulations might include at seven meetings being held in May and June. The meetings are open to the public and in most cases are hosted by the local Community Planning Organization (CPO) or Hamlet as shown below.

### Comment online

Visit [www.clackamas.us/planning/str](http://www.clackamas.us/planning/str) and click on the survey link.

## Calendar

### May 7 at 7 p.m.

Boring Fire Station, 28655 SE Highway 212  
Boring (hosted by Boring CPO)

### May 18 at 10:30 a.m.

Mt. Hood Oregon Resort Trees Room,  
68010 E. Fairway Ave.  
Welches (hosted by Rhododendron CPO)

### May 20 at 6:30 p.m.

Development Services Building Room 115,  
150 Beavercreek Road, Oregon City  
(hosted by Clackamas County)

### May 22 at 7 p.m.

Beavercreek Grange Hall, 22041 S. Kamrath Road,  
Oregon City (hosted by Beavercreek Hamlet)

### May 28 at 7 p.m.

Gladstone Church of the Nazarene,  
4180 SE Jennings Ave., Milwaukie (hosted by  
Jennings Lodge CPO)

### June 3 at 7 p.m.

Clackamas Fire District Station 5,  
9339 SE Causey Ave., Happy Valley  
(hosted by Sunnyside/West Mt. Scott CPO)

### June 11 at 7 p.m.

Stafford Primary School,  
19875 SW Stafford Road, West Linn  
(hosted by Stafford Hamlet)

### For more information

Martha Fritzie  
503-742-4529

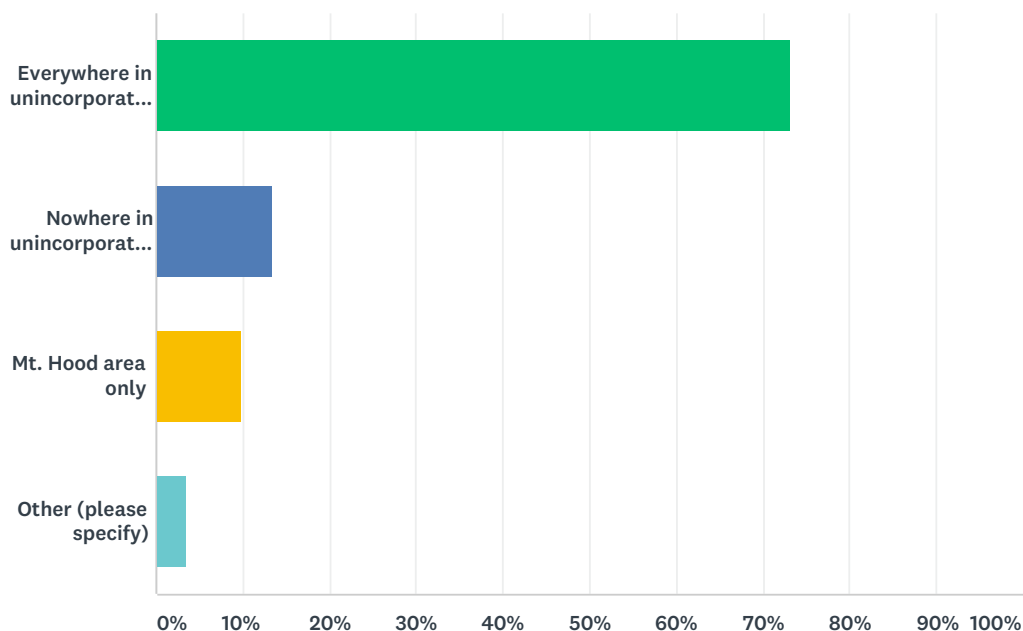
[mfritzie@clackamas.us](mailto:mfritzie@clackamas.us)  
[www.clackamas.us/planning/str](http://www.clackamas.us/planning/str)



**ATTACHMENT 1**  
**ZDO-273: SHORT TERM RENTALS**  
**6/4/2019**

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

Answered: 194 Skipped: 1



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

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

## ATTACHMENT 2

### ZDO-273: SHORT TERM RENTALS

6/4/2019

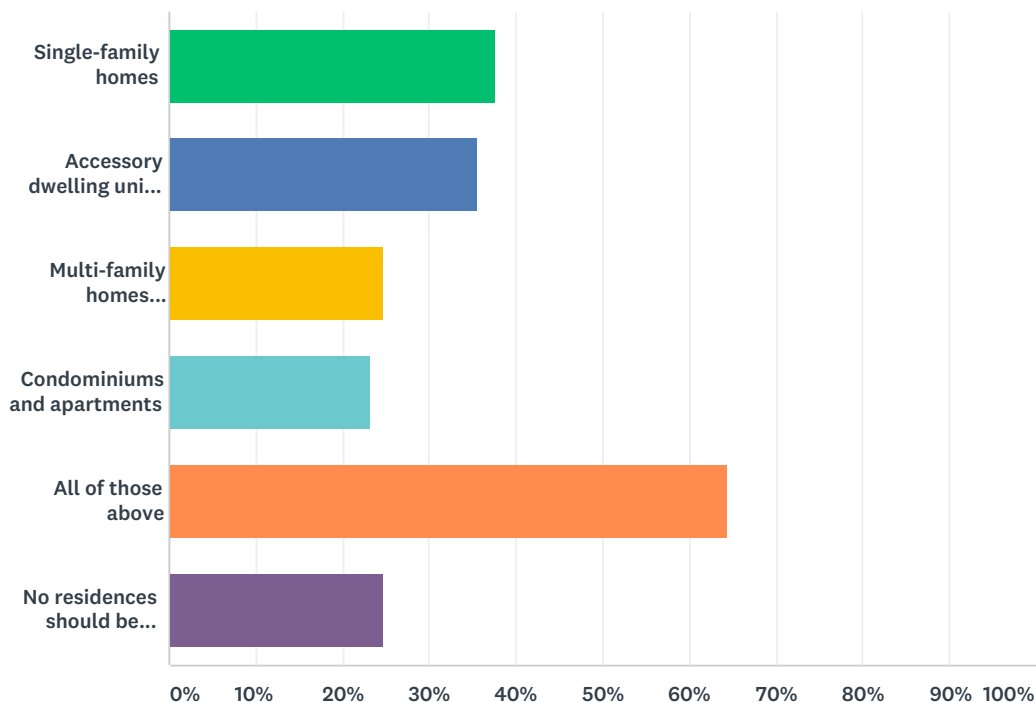
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## Copy of Short-term / Vacation Rental Property Regulations

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

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

Answered: 186 Skipped: 9



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

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

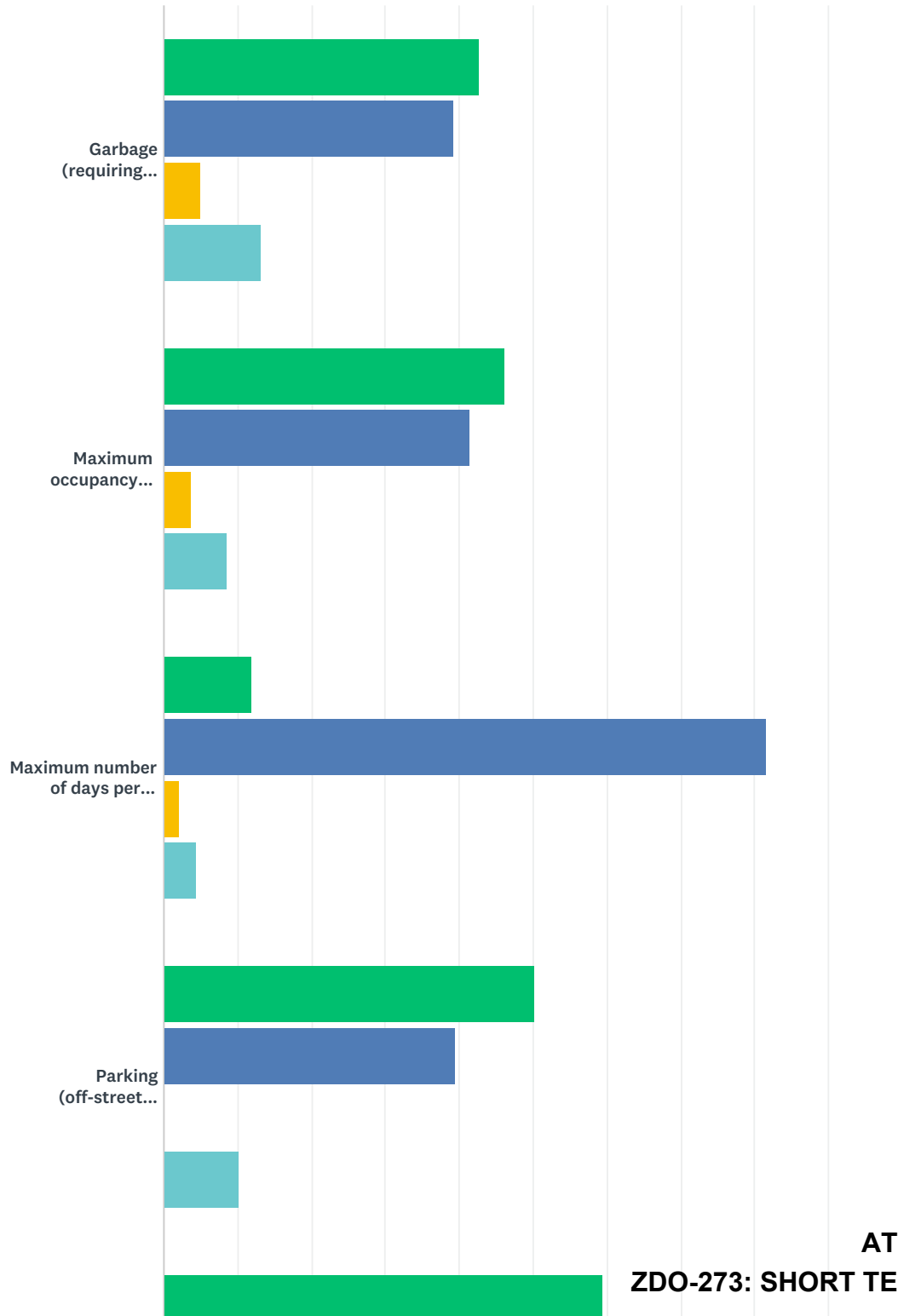
**ATTACHMENT 2**  
**ZDO-273: SHORT TERM RENTALS**

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

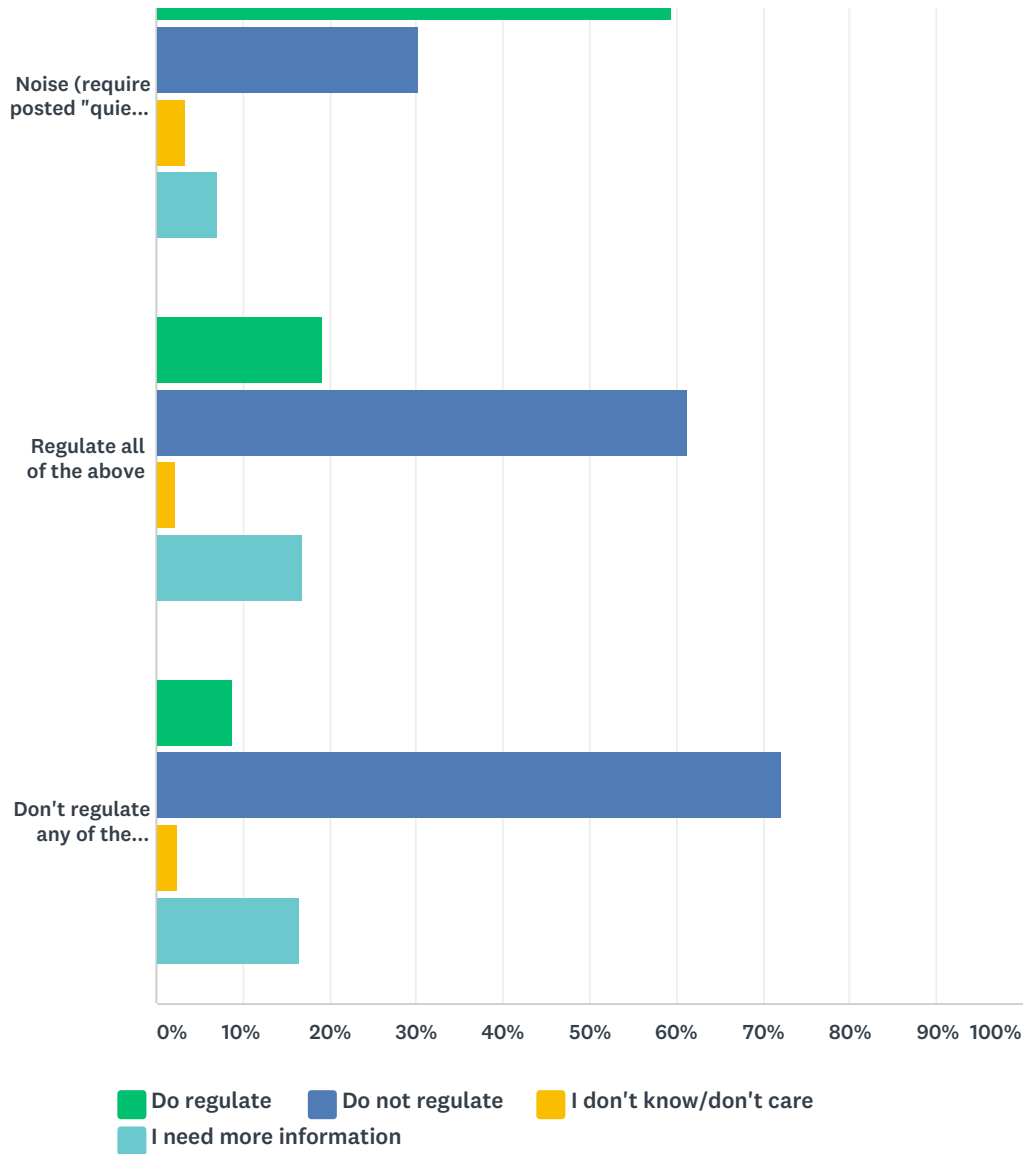
|    |  |                    |
|----|--|--------------------|
| 6  | should not be allowed  | 5/27/2019 2:38 PM  |
| 7  | Seasonal Luxury Tent, Yurt, Tipi rentals   | 5/26/2019 10:01 PM |
| 8  | The county should My two cents is that FRBO, Property Management and relate by owners or Sub letting is not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

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

Answered: 190 Skipped: 5



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



|   | DO REGULATE   | DO NOT REGULATE | I DON'T KNOW/DON'T CARE | I NEED MORE INFORMATION | TOTAL |
|---|---------------|-----------------|-------------------------|-------------------------|-------|
| Garbage (requiring pick-up and closed receptacles)  | 42.62%<br>78  | 39.34%<br>72    | 4.92%<br>9              | 13.11%<br>24            | 183   |
| Maximum occupancy (limit the number of people who can stay at the residence, for example, limit the number of people allowed per bedroom) | 46.24%<br>86  | 41.40%<br>77    | 3.76%<br>7              | 8.60%<br>16             | 186   |
| Maximum number of days per year the property can be rented  | 11.89%<br>22  | 81.62%<br>151   | 2.16%<br>4              | 4.32%<br>8              | 185   |
| Parking (off-street spaces, number of vehicles per residence, not blocking access for emergency vehicles)                                 | 50.27%<br>93  | 39.46%<br>73    | 0.00%<br>0              | 10.27%<br>19            | 185   |
| Noise (require posted "quiet" hours, give neighbors a name and number of someone to contact if there are noise problems)                  | 59.46%<br>110 | 30.27%<br>56    | 3.24%<br>6              | 7.03%<br>13             | 185   |
| Regulate all of the above   | 19.32%<br>17  | 61.36%<br>54    | 2.27%<br>2              | 17.05%<br>15            | 88    |
| Don't regulate any of the above items   | 8.86%<br>7    | 72.15%<br>97    | 2.53%<br>2              | 16.46%<br>13            | 79    |

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

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

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

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

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

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

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

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

Answered: 117 Skipped: 78

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

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

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

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

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

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

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

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

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

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

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

**ATTACHMENT 2**

**ZDO-273: SHORT TERM RENTALS**

**6/4/2019**

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

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

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

**ZDO-273: SHORT TERM RENTALS**

**ATTACHMENT 2**

**6/4/2019**

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

Short-term Rental Outreach Comments from the public:

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

**ATTACHMENT 3**

**ZDO-273: SHORT TERM RENTALS**

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

Short-term Rental Outreach Comments from the public:

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

**ATTACHMENT 3**

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



Public outreach re: STRs meeting at Clackamas County offices

Approximately 50 attendees

May 20, 2019

6:30 pm

Short-term Rental Outreach Comments from the public:

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

**ATTACHMENT 3**

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



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

Short-term Rental Outreach Comments from the public:

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



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

#### Short-term Rental Outreach Comments from the public:

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

#### ATTACHMENT 3

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

**Community meeting: Short-term rentals in unincorporated ClackCo | May 20**

[www.facebook.com/ClackamasCounty](http://www.facebook.com/ClackamasCounty) | [www.clackamas.us/planning/str](http://www.clackamas.us/planning/str)

[www.facebook.com/ClackamasCounty/videos/305597453702115](http://www.facebook.com/ClackamasCounty/videos/305597453702115)

**Clackamas County, Oregon** was live.

Published by Cameron Ruen · 13 hrs ·

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

Since an increasing number of county homeowners are interested in using their residences for short-term rentals, and the county's zoning code does not specifically address them, it's time to decide whether the county should allow and regulate this use.

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



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People Reached

542  
Engagements

Boost Post

 21

32 Comments 6 Shares 1.5K Views

**Clackamas County, Oregon** · 1:46:45 Thanks for joining, everyone. Visit [www.clackamas.us/planning/str](http://www.clackamas.us/planning/str) for more.

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Short-term rental housing regulations | Clackamas County

Short-term rental housing regulations | Clackamas County



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



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



CI.GLADSTONE.OR.US

## Planning, Building & Development Information |...



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

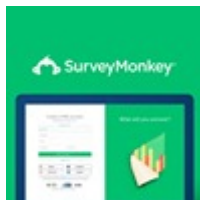


**Vickie Steiger Stom** · 1:08:19 I keep hearing neighbors. You give phone numbers for them to call if things get out of control....I want to know why you relay on permanent home owners to watch over YOUR property rentals and keep your renters under control. When we work all day and come home to a party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

2 **Like**



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



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



**Paul Gademsky** · 55:30 I already have :)

1 **Love**



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



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



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



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



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



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



**Maureen Hinman** · 37:31 Thank you.  
1 Like



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



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



**Geoffrey Janke** · 1:56 Thank you.  
1 Like



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



**Clackamas County, Oregon** · 18:32 May 22 at 7 p.m.: Beaver creek Grange Hall, 22041 S. Kamrath Road, Oregon City (hosted by Beaver creek Hamlet)  
May 28 at 7 p.m.: Gladstone Church of the Nazarene, 4180 SE Jennings Ave., Milwaukie (hosted by Jennings Lodge CPO)  
June 3 at 7 p.m.: Clackamas Fire District Station 5, 9339 SE Causey Ave., Happy Valley (hosted by Sunnyside/West Mt. Scott CPO)

June 11 at 7 p.m.: Stafford Primary School, 19875 SW Stafford Road, West Linn (hosted by Stafford Hamlet)



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



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



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



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



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



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

*Published in The Mountain Times, March 2018*

February 18, 2018

Dear MT Editor,

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

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

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

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

Steve Wilent  
Rhododendron

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

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

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

**To:** Fritzie, Martha

**Subject:** Short term rental properties

**Importance:** Normal

---

Hello, Ms. Fritzie,

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

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

Thank you,

Morgan Downey-Peccia  
Rhododendron, Oregon

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

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[Phishing Email](#)

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

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

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

**To:** Fritzie, Martha

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

**Importance:** Normal

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

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

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

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

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

**Recommendation:**

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

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

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

**Recommendation:**

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

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

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

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

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

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[Phishing Email](#)

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

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

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

Thanks!  
Jessie

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

## Question/Comment from Web User

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

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

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

"Dear Martha;

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

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

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

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

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

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

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

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

Frank & Joanne Pinelli

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

**DO NOT REPLY TO THIS EMAIL.**

Click on the email link to reply to sender

Click on page link to view related page

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[Phishing Email](#)

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

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

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

**To:** Fritz, Martha

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

**Importance:** Normal

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Hello Martha,

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

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

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

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

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

Frank & Joanne Pinelli

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

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[Phishing Email](#)

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

From: Joanne Pinelli

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

To: Fritzie, Martha

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

Importance: Normal

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Hello again, Martha.

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

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

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

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

Joanne & Frank Pinelli

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

Hello Martha,

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

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

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

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

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

Frank & Joanne Pinelli

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[Spam Email](#)  
[Phishing Email](#)

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

Updates added in the thread below.

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

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



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

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

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

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

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

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

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

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

Learn more at an upcoming public meeting.



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

[Max S.](#), Boring · 15h ago

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

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

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

4 Thanks

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

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

**ATTACHMENT 4**

**ZDO-273: SHORT TERM RENTALS**

**6/4/2019**

**Page 8 of 27**

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

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

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

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

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

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

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

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

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

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

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

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

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

[Rick R.](#), Damascus · Edited 4h ago

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

3 Thanks

[Robert F.](#), Naef-Oatfield · 3h ago

You absolutely nailed it on that. talk to your neighbors be part of the solution and not the problem you nailed it brother!

1 Thank

[Heidi A.](#), George · 3h ago

Totally the way I see it. Good template.

1 Thank

[Robert F.](#), Naef-Oatfield · 2h ago

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

[Renee J.](#), Oregon City - Park Place · 2h ago

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

2 Thanks

[Audrey G.](#), Rural Estacada · 2h ago

Many of these complaints would not even apply to so MANY people in rural and semi-rural Clackamas county who have acres, forests, and hills between them and their neighbors. The regulations to resolve suburb neighborhood issues would not serve the whole. Your neighbor can "make a few bucks" or your committees can. Who do you want to support?

1 Thank

[Syd D.](#), Redland · 53m ago

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

[Lance S.](#), Barton to Carver · 1d ago

Neighbors. RV illegally "camping" near Barton. An RV w a white Volvo wagon near Barton store the last 2 weeks now moving its way down Bakers Ferry rd. Please call Clackamas County Sheriff and report. Let got this stopped now!!!

1 Thank

[Lisa H.](#), North Oak Grove · 21h ago

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

1 Thank

[Marge T.](#), Lower South End Road · 13h ago

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

3 Thanks

[Lisa H.](#), North Oak Grove · 1h ago

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

[Marge T.](#), Lower South End Road · 45m ago

But is that effect necessarily negative? In my grand daughters case it a win-win for her and the budget traveler and there is no negative effect on her neighbors. I think this is the vast majority of rentals. As a matter of fact in order to rent property it must be attractive and a case can be made it has a positive effect. I See this as just another way for government to get into our pockets. I'm almost 80 and I remember a day when we actually owned our homes and talked to our neighbors. I feel sad.

1 Thank

**ATTACHMENT 4**

**ZDO-273: SHORT TERM RENTALS**

**6/4/2019**

**Page 10 of 27**

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

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## TESTIMONY - CLACKAMAS COUNTY PLANNING DEPARTMENT REGARDING VACATION RENTALS

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

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

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

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

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

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

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

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

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

### **Subject: Recommendations**

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

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

Short term rentals can add high value to the jurisdiction by

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

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

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

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

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

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

Respectfully,

Debi Hertert,  
Chair, Host2Host

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

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

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

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Ms Fritzie,

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

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

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

--

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

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

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Martha,

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

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

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

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

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

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

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

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

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**Archived:** Thursday, May 30, 2019 8:34:48 AM

**From:** Nadine Ash

**Sent:** Sun, 19 May 2019 10:28:35

**To:** Fritzie, Martha

**Subject:** Nightly rentals

**Importance:** Normal

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

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

Nadine L. Ash, Broker

541-390-4017

Nadine.ppg@gmail.com

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

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

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

**To:** Fritz, Martha

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

**Importance:** Normal

---

Hello Martha

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

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

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

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

Dan Bonfield

503) 995-6030

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

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Hi -

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

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

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

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

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

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

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

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

Best,

Chris & Colin O'Neill  
503-333-7785

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

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

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

**To:** Fritzie, Martha; BCCMail

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

**Importance:** Normal

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

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

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

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

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

Please consider the above in the proposed regulation updates.

--Bernie DeLay

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**Archived:** Thursday, May 30, 2019 8:34:57 AM

**From:** [Dennis Tylka](#)

**Sent:** Tue, 21 May 2019 08:21:30

**To:** Fritzie, Martha

**Subject:** short term rentals

**Importance:** Normal

---

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

Re: Short term rental Properties

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

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

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

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

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

Thank You for your consideration

Dennis

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

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

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

**To:** Fritzie, Martha

**Subject:** short-term rental properties

**Importance:** Normal

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Ms. Fritzie,

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

Thank you,  
Cara Lacy  
971-303-7360

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

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

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

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

**To:** Humberston, Kenneth

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

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

**Importance:** Normal

**Attachments:**

[VRBO Madcor.pdf](#) 

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

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

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

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

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

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

Thank you

Fran & Joe Mazzara  
25901 E. Highview Drive  
Welches, Or 97067  
503.622.1140  
(F) 971.227.6223  
(J) 971.563.2212

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PACIFIC NORTHWEST NEWS

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

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

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

The Oregonian/OregonLive

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

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

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

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ATTACHMENT 4

Jenny Madkour said Friday in an email that the couple plans to appeal the decision to Yamhill County Circuit Court. **ZDO-273: SHORT TERM RENTALS** 6/4/2019 Page 25 of 27



