

ATTACHMENT B: Public Outreach and Comments

Ordinance No. _____, Adding Clackamas County Code Chapter 8.10, Short-Term Rentals to the Clackamas County Code, and Amending Clackamas County Code Chapter 2.07, Compliance Hearings Officer

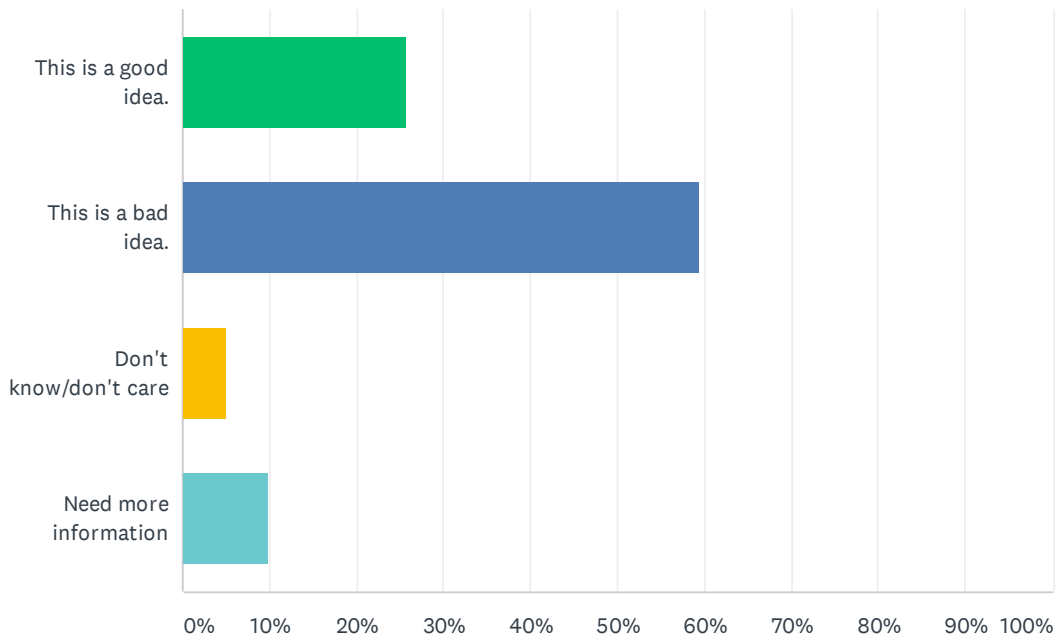
Attachment B-1: Summary of survey results and comments received from survey (open from Dec. 3, 2019 to January 9, 2020)

Attachment B-2: All written comments received by Staff during public comment period on draft amendments (Dec. 3, 2019 to January 9, 2020), includes summary

Attachment B-3: All written comments received by Staff prior to public comment period (Dec. 3, 2019) – *these comments have all been provided previously to the Board in the 2019 policy sessions*

Q1 County regulations would be the same for all short-term rentals throughout unincorporated Clackamas County, with one exception. Any short-term rental located inside the Portland metropolitan area urban growth boundary (UGB) must be the owner's primary residence (defined as a dwelling unit where the owner lives most of the time) or located on the same lot as the owner's primary residence. (The owner would not be required to be there when the short-term rental is occupied.) What do you think about this proposed requirement?

Answered: 101 Skipped: 5



ANSWER CHOICES	RESPONSES	
This is a good idea.	25.74%	26
This is a bad idea.	59.41%	60
Don't know/don't care	4.95%	5
Need more information	9.90%	10
TOTAL		101

Short-term Rentals Online Questionnaire: COMMENTS for Question No. _____

County regulations would be the same for all short-term rentals throughout unincorporated Clackamas County, with one exception. Any short-term rental located inside the Portland metropolitan area urban growth boundary (UGB) must be the owner's primary residence (defined as a dwelling unit where the owner lives most of the time) or located on the same lot as the owner's primary residence. (The owner would not be required to be there when the short-term rental is occupied.) What do you think about this proposed requirement?

Seems a bit too restrictive.
Our homes were not purchased to be income producing investment properties. We are already getting stuck next to stinky marijuana grow facilities. Even with guidelines the growers know how to get around the rules by just claiming a marijuana health need. This devalues our homes. I am a realtor and can attest to a home on Heidi Lane that was devalued due to the grow operation next door. My buyer walked away. Now you want to let my neighbor run a motel next door. No thank you. We are always told to be aware of our surroundings and our neighbors. How will I know who is the neighbor, the renter, or the thief? I vote no and especially to the notion that 15 people could be allowed. 4 people at the most no matter what size the property is.
I think this will help keep local residences benefiting if they so choose to have a short term vacation rental versus others could just commercialize it. I believe this helps the community build local entrepreneurs in running a business as a short term vacation rental host. I believe it should also extend to renters with landlord approval.
Would be wrong to have the same rules throughout the county considering how different it is up in the mount hood area.
People purchased these properties and they should be able to rent them if they want to.
You should not be singling out short-term rental property owners. The problems you're trying to address are not specific to those properties. I've had problems in the past with bad residents (who do many of the things you're trying to legislate against here) who own the property they live in and with long-term rental residents. You're making the basic (wrong) assumption that all short-term rental properties are a problem - when your own consultations have shown that the majority of short-term landlords run extremely professional business that bring income to the local community without creating any problems for their neighbors.
The County shouldn't be able to put this type of requirement on property owners of short term rentals. Most, if not all of the vrbo's I've rented are not primary properties of the owners. They own the homes so others are able to visit areas of the country or world they wouldn't otherwise be able to see. They do make some \$\$ too, but they should be able to. Business is business.
I agree with not "commercializing" our neighborhoods. I think the whole AirBnb model was originally set up for the individual homeowner to be able to make some money and provide a unique experience for travelers. Entrepreneurs with lots of capital have turned it into a money making opportunity that the average citizen can't afford to do, and it's taken much needed housing inventory away from families needing a home. I am a single woman that depends on the extra AirBnb income to make ends meet. It allows me to continue to be a contributing member of my community in a town I love. I feel the pressure of daily raising living expenses and having my little AirBnb room has been a God send for me. I make on average \$450 per month before taxes. If you stick to the fee of \$1000

every two years you will be taking a whole month or more of my revenue - not to mention the time one keeping up my property, stripping the beds, scrubbing the toilet, incurring the higher utility bills, etc. What do I get for that money I'm losing? It doesn't feel fair. This started with what I kept being told was a complaint about a West Linn house where one bad apple AirBnb had a guest caught urinating in a yard at a party. I have talked to a couple of the Commissioners and this example is the only one that keeps getting quoted. It feels like these regulations have gotten out of control from the original purpose and turned into a political issue. A way for the County to make money on the backs of the struggling little guy. I implore you - please don't do that to us.

i think good idea for residential str .. As drafted though it includes commercial zones, ie RTC in Government camp.. Commercially zoned properties, like Resort Accommodations, in the ZDO should be included as "does not apply' in 8.10.030. Maximum occupancy as drafted should and does not apply to a Commercial resort area (RTC) in Government camp. Comercially zoned and built properties in RTC in Government Camp should be in the does not apply' in 8.10.030. its a resort area and different than most other unincorporated clackamas county areas.

I don't think all short term rentals in unincorporated Clackamas County should be regulated the same.

Is the UGB item the exception? And to what exception? How does one find out weather or not they're in the UGB? What is the break between rented and re-rented to the same person? Are there specifications to what would be considered for rent to another person? Would an RV be considered something that could be rented out on personal property, a tiny home, a 10' X 10' shed/room?

I have a property along the Cascading Rivers Scenic Bike-way, a state designated cycling route. My property will not comply with off street parking requirement but we would only advertise toward cyclists along the rout for a few months out of the year. I know of a few other people who rent a week or two a year and would never know they were supposed to follow these new regulations nor would they be able to make it financially feasible. We are supposed to be welcoming visitors and bicyclists but these new regulations are a burden on residents and unwelcoming to guests.

I am ok with these requirements.

1.The regulation should apply all the same throughout the County, why should residences within the UGB not experience a house in their neighborhood having a party every weekend and holiday and have to deal with the same issues and remedies as everyone else in the rural areas. 2. I think it's a great idea to require the property be the primary residence of the rental because there is a vested interest in keeping your neighborhood livable, this requirement should apply county wide and require a Conditional Use Permit if not the primary residence. 3. My impression and many of the people I've talked to is the County tried to ignore short term rentals till it has become a problem and now the County is more interested in getting a piece of the money and pretend they are regulating short term rentals. I wish the County had the same enthusiasm as regulating Short term rentals as the County had regulating Cannabis. 4.There should be more stringent rules, regulation, and definitions to adequately regulate a commercial use within a neighborhood. Wants the difference between a motel or resort then a short term rental, a motel a resort would have a manager to keep people in order. .

The weed you are using is high quality! Sure paid for with tax payers money. Stay away from private properties, we are taxed an arm and a leg already. I suggest some of the commissioners draft an proposal to reduce the property taxes, another one for reducing the spending and another one for reducing the government personnel. I am curious which one will do that (if any). Stop creating new

layers of public control over our life. In 37 years in US I never saw a politician trying to or spending. What is wrong with you? WAKE up, we, the people have lost the trust in you.

The rule applicable to properties within the Portland Metropolitan Urban Growth Boundary should also apply to areas outside the boundary in unincorporated Clackamas County, i.e. a short term rental should be allowed only if it is the owner's primary residence or is located on the same lot as the owner's primary residence. Absentee owners have little or no connection to the neighborhood. Their primary purpose is to earn income from short term rentals, whether or not a short term rental is compatible with the neighborhood. I live on a quiet, private residential road in unincorporated Clackamas County. The property next door is a short term rental whose owner lives on the coast. The owner has placed bright security lights outside the rental, which remain on all night long. The renters frequently have loud parties on the outside deck. After several complaints from neighbors, the owner now requires renters to be quiet after 10 pm. However, when the renters violate the agreement, there is no immediate remedy, if the owner is not available. This is unfair to neighbors who need to get up and go to work the morning after a loud party. Even when the renters abide by the quiet time rules, the frequency of the loud, outdoor parties, especially in the summer and the bright security lights are incompatible with the quiet, rural character of this riverside neighborhood. The people in this neighborhood live here in order to enjoy the natural setting, wildlife and river. A party house next door greatly negatively impacts our enjoyment of our properties. Although a requirement that owners rent their own primary residence or a dwelling on the same lot would not solve all of the conflicts inherent in allowing short term rentals in a residential neighborhood. However it might at least encourage the rental owners to be considerate of their neighbors.

I don't understand the reason or justification for the UGB exception. Why jnot allow people to have STRs where they don't live inside the UGB?

Why do you have to regulate every type of business? There's no need to have this rule that you have to live in the property to rent it out short term. If I have 100 rental properties and I want to turn them all into short term rentals, I should be allowed to do that. What is the point of this stupid rule? You shouldn't even have to go through the city or county to get their approval to rent out your house short term. There is no need for that.

The only reason you're doing this is to get more money out of tax paying citizens. This is a money grab. The requirements could be in place and even enforced, if need be, without the ridiculous \$800 to \$900 every two year fee. Outrageous!

I'd recommend amending the language of the county zoning ordinance without a registration and enforcement program. This is a one time "thing" and does not require creating a new program to enforce this (this fee feels like its so high in order to pay for the administration of the program). Many of the components identified are good ideas (such as number of guests, etc), but just codify them so that people breaking the code can be reported if neighbors notice something "odd". However, if you do implement this, the fee is too high. Also, I think this will hurt people who have fewer short term rentals (less profit to overcome the fee) which is not fair. Also, people who are participating short term rentals often tend to upkeep their rentals in order to remain competitive, which visually enhances the area (which is a good thing!).

I think the same ruling for metro area residences of in residence/ on lot requirement needs to apply in unincorporated county . The potential for not following any of the noise, garbage , occupancy , safety code violations is just as great, if not more so than in the metro area. Why are Metro dwellers given more insurance of proper use of vacation /temporary rentals by their neighbors through regulations

<p>than unincorporated households? As a citizen living in an unincorporated section I vehemently oppose this omission, and then this proposal. Also, 15 renters as a high total is just asking for problems. It is not a family amount but a party group. These rentals are not hotels, either.</p>
<p>Get your noses out of our homes and properties. It's my property not yours and you don't have a basis for micromanaging what I do with my property.</p>
<p>We pay taxes on our property now. As long as the property is not a nuisance to the neighborhood, meaning no complaints, Gov. needs to not over regulate areas.</p>
<p>Thank You to all of the County employees who have been working on this.</p>
<p>As a bed & breakfast business owner I can tell you that this is a horrible idea. Please refrain from imposing additional regulations, fees and hoops to jump through for small business owners like myself. The costs to business owners far exceed any benefit we would ever hope to receive. It seems the funds collected would only be used to create more bureaucracy paying those who administer and police the policy while doing very little to enhance our community. PLEASE STOP this legislation from going forward!</p>
<p>I don't like this idea. I don't support it. I feel we as home owners should be allowed to rent out our space if we so choose with no expectation of paying more than income tax. There is already income tax. As Airbnb hosts most individuals are not making as much as large companies and hotels, so paying this fee I think is unfair and it will only increase in time I'm sure as most things....causing individuals to stop doing Airbnb because it won't make it worth it. If you regulate Airbnb too much people might try to do stuff under the table as well. People who Airbnb just part time or once a year while traveling would not find it worth it to pay. Which provides less options for travelers. Just leave Airbnb alone.</p>
<p>This requirement it is a bad idea because a person would not be able to use a second property inside Portland UGB as a STR. If I were able to have a second home in Portland I would want the opportunity to be able to offer it as a STR. Having the clause of "owner would not have to be present at time of rental" is not really a viable solution since by definition a primary residence is where the owner lives. So other than an occasional out of town vacation, where would the owner go? It would not be economically viable to move out of a primary residence to offer it as a STR on any sort of ongoing basis. Therefore, this regulation would effectively limit people from being able to make second homes into STRs within Portland which is unfairly restrictive to owners of property within Portland, and overall bad for the tourism economy.</p>
<p>The fee is prohibitive to low income folks, and will only serve to reduce options for struggling families.</p>
<p>Prohibitive at best</p>
<p>There is no need to regulate these, we have plenty of laws regarding noise and parking already. This just unessicarily infringes on the rights of property owners and forces them to pay a large fee. This large fee unfairly benefits the wealthier who own larger properties that regularly have guest quarters to rent out. This will hurt smaller poorer households who may only do short term rentals when they leave for vacation once or twice a year yet have to pay the same very expensive fee. This means in effect the fee will be much larger % of short term rental income for poorer smaller households than it will be for wealthier larger homes that have much more frequently rented space and or more expensive spaces.</p>

<p>Critical for communities to have some tools to assure owners be accountable for the renters. Many visitors are disrespectful to adjoining neighbors, by parking in front of their homes, leaving trash and speeding in our neighbors. Absolutely the short-term owner is running a business, must carry insurance, should be registered. Please consider this adoption, it is necessary for the peace of our communities.</p>
<p>I am against more regulations and taxes by the government, I find this as another excuse to generate more taxes for the county by capitalizing on the public's hard work. The companies in place that advertise and schedule short term rentals hired by property owners require much of the same standards the county proposes. The public is far more capable of governing themselves than the government gives us credit for and the amount of regulation and tax proves it. I request this draft proposal by the county be denied or put to a public vote, not just a few representatives on a council.</p>
<p>I think vacation rentals are a huge part of our local economy especially in our mountain community. I think by regulating vacation rentals it will deter people from investing in rental properties in our area. As a business owner...we do lots of business with owners of vacation rentals. I'm concerned our local economy will suffer as a result of the proposed regulations.</p>
<p>The responsibilities would be with the neighbors ..sat for example there is a fire or the guests have personal emergency. As it currently is in our neighborhood, already the home owner is not here and has advised guests not to talk to the neighbors. It doesn't matter the rules and regulations because no one has time nor funds to monitor or respond to any violations. Neighbors. Are left to be watchdogs and that is not a good feeling.</p>
<p>I live in Government Camp and the lack of enforceable standards is apparent from the outside ie; trash removal and storage and parking wherever anyone pleases. Mostly due to allowing too many vehicles for what they can accommodate. I hate to think of the inside with safety concerns not being enforced.</p>
<p>This is fine if the city of Portland's legal reach is to the metro area. Otherwise, I don't want Portland's laws to be regarded with Clackamas county laws. If Milwaukie is in Portland metro, then definitely NO!!!!</p>
<p>Too restrictive. All structures that are designed for humans to live in should be allowed. Not allowing RVs, Guest houses, Tiny houses, container homes, and even tents just doesn't make sense. Many people have incurred significant expense in creating unique dwellings for short-term rentals. These regulations will take away the income that they planned to generate. In addition, these regulations encourage investors to purchase condos, apartments for short-term rentals taking them off the long-term rental market. Most of the people that offer short-term rentals are not real estate investors, They are just people that need to generate some extra income.</p>
<p>As owner of a short term rental that's also my second home, I find this proposed regulation highly restrictive. To comply means converting the house to my primary residence and completely disrupting my life. The only other options that would be available to me otherwise are: 1) renting long term (which means I couldn't use it myself when I visit my children and grandchildren), or 2) selling it because this proposed change makes it an economic hardship to keep it. Honestly, it doesn't make sense! I don't understand why Portland regulates their short term rental industry this way. It penalizes homeowners who are trying to manage their cost of living and unfairly serves the hotel industry by eliminating their competition. The world is changing; travelers demonstrate their</p>

preference for renting a whole house versus a room where they have to share common space with the owner. Although I don't expect county regulations be adapted just to serve me, I trust my perspective is considered before a decision is made.

I take exceptions to the following: 8.10.040 Short-Term Rental Registration Requirements and Fee A. There is no reason to register. It's an additional burden to the small business owner. The County is perfectly capable of collecting the Transient Tax without registering. A1 & A2 are acceptable information and the County has this as they already collect Transient Taxes. A3 is A3 - Absolutely not!! You are looking to create positions that us homeowners then have to pay for with all these ridiculous rules and regulations. A4 - Absolutely not!! Ridiculous overkill. A5. - No. This might prevent some homeowners from raising the cash to pay the taxes. In 5 years I have lived in Clackamas County my taxes have more than doubled. I will be renting a room shortly to cover property taxes alone. A6. - No. The County doesn't need this now to collect their Transient Tax. A7. - No. It's already available by those paying the short-term Transient Tax. A8. - No. Most sights Airbnb and VRBO offer insurance protection. A9. - Is not necessary if the County just drops these restrictions. A10. A site plan is ridiculous overkill. A11. A dwelling unit floor plan - again, overkill. It is not the County's business who homeowners want to rent their space to, what that space looks like, or what it should or should not include. My own son was happy on the floor of someone's space in Hawaii. It is not for the County to dictate what is and is not acceptable for a traveler sleeping arrangements. C. I do not agree that separate registration application needs to be submitted for each proposed short-term rental, nor that only one short-term rental registration shall be approved per dwelling unit. If I have 4 extra bedrooms and want to rent them out, I should be able to. D. I say the County should drop this idea and then a short-term rental registration application isn't necessary. E. I don't agree, because I don't believe a registration fee should be paid to period. Quit sticking it to the homeowner trying to make a living.

8.10.050 Registration Termination – Renewal – Fee - Don't agree with any of this. A. B. C. D. 8.10.060 Standards and Conditions A. I do not agree that the short-term rental must be operated within a legally-established, permanent dwelling unit. 1. To not allow guest houses or other similar structures to be considered as a dwelling is RIDICULOUS!!! By the very name of it suggests it's the perfect place to put a guest. This is beyond dumb. 2. I don't agree that sleeping accommodations such as tents and recreational vehicles are not considered, people are living in them all over the U.S. and on our streets. If they can live in them permantely on our public streets, then as a citizen who owns property, I should have the right to rent to them. B. No restrictions on maximum capacity, unless I can do the same when my neighbors entertain or party. 1. No restrictions on occupants and sleeping arrangements - I have seen units that hold 4-6 beds which is like a hostel and I think it's brilliant. Not my way to travel, but at \$20 buck a night, a warm bed and shower on the road, even if it's shared space, is nothing to turn one's noise up at. Hostels run successfully across the globe. 2. No. Roll-out beds, fold-out couches, or other similar temporary beds are exactly the purpose of Airbnb. To offer alternatives. 3. No comment 4. No comment 12.3.19 Public Comment DRAFT (pg.4) C. Noise. This should apply to everyone, so no need for special code. D. Parking. Seriously?? One off-street motor vehicle parking space per two sleeping areas is required? Why isn't this a requirement for every household? House across the street constantly has 4 cars parked on the road and not in their driveway or garage. Regarding proving the garage is clean, that is overkill. 1. No - do not agree 2. Do not agree 3. Agree that it should be for all residents, not just short-term rentals. E. Garbage. All garbage should be removed from the premises of everyone, not just short-term rentals. Do not agree with the covered areas. Total overkill. F. No - Transient Tax lodging folks have this information. G. Building and Fire Safety. Again, you this is short-term rental shall comply with all ordinances that apply to a dwelling, and all structural components shall be kept in sound condition and good repair. In addition: 1. Working smoke detectors and carbon monoxide detectors shall be installed and maintained in locations as required in Oregon Residential Specialty Code sections R314.3 and R315.3. 2. No - overkill one fire extinguisher is enough. 3. Do not need a special code for this, it's already code.

<p>5. Same as above 6. Same as above. 7. Same as above 8. Same as above 9. Same as above agree that any short-term rental located within the Portland Metropolitan Urban Growth Boundary, the dwelling unit to be used as a short-term rental must be located on the same lot of record as the owner's primary residence. A. Do not agree that an administrator has the right to approve or disapprove. B. NO!! Do not agree with this. The thought that my rude neighbor could have input into what I want to do with my home, or have access to my personal information is unacceptable. C. Do not agree with this. 8.10.080 Examination of Books, Records and Premises Absolutely NOT! What an invasion. NO!!! NO!!! NO!! 8.10.090 Emergency Revocation A. I do not agree. B. I do not agree. C. I do not agree. 8.10.100 Administration and Enforcement - Do not agree with the code, so I do agree with the following. A-G 12.3.19 Public Comment DRAFT Same as above - I do not agree. H-I 8.10.110 Penalties - Do not agree with penalties. The whole purpose of Airbnb is to offer travelers an alternative to expensive travel lodging, and to offer homeowners an opportunity to help cover the high expense of home ownership. Some of these rules and regulations appear to be pushed by the hotel industry. The issues with temporary lodging is no difference than the issues I experience on a daily basis from my immediate neighbor. Yet I'm stuck with them, their noise, their garbage, they have run over our fence, we listen to their 24/7 outdoor electronics. All the complaints you hear, I live with daily from my own neighbor. Please, leave the homeowner alone to earn some money to pay the high taxes and maintain their homes.</p>
<p>We own a huge piece of land, so no neighbors would be affected, and since we do not receive all the benefits of those within the city limits, I don't feel we should be taxed the same. We have to provide our own water through wells, many have to use propane tanks for gas access since we are outdoor city limits, it is our responsibility to pave or gravel roads, etc. I vote no on added taxes for short term rental and no inspectors wondering on</p>
<p>Has any evidence been provided that the proposed regulations would in fact increase public safety? Has any review of similar regulations enacted in other jurisdictions found a correlation to increased public safety?</p>
<p>It should be the same rule regardless of whether it's ugb or not.</p>
<p>These regulations do not consider rural areas or tourist customers at all. I live next to Metzler park where hundreds of people camp. But these regulations do not allow me to do something similar, why not?</p>
<p>It's total over reach on the county's part. What problem are you actually trying to fix here? There are already ordinances in place for most the things you lay out so really this just comes across as a power / money grab to folks who are either educated or tired of seeing you nickel and dime this county anywhere you can. I moved to unincorporated Clackamas to get away from HOAs. If you think of it, that's kind of what you are introducing here.</p>
<p>I think regulating these is a good idea but I don't think the regulations go far enough. I live up on the mountain - off Lolo Pass Rd - and have significant concerns. I am concerned that people with money to invest in these rental properties are pricing out homes that local working class families are trying to buy or rent long term. I am lucky that I purchased many years ago since I likely couldn't afford to buy a house in my community now. I don't have an issue with renting out an ADU where the owner's primary residence is on the lot also. My street has 19 homes on it and 4-5 of them are short term rentals. I am concerned that in 5 more years it will be mostly short term rentals. The home directly across the street from me has been a short term rental for many years. They have one bathroom and state that the house sleeps 10. Glad their septic system is downhill from me. The residential camp fire</p>

<p>situation is a concern. Glad that there is some language addressing this but it doesn't do it. The size of the camp fires has been excessive. There should be limit to the size of the campfires. I recommend 3' flame length max. Abandon campfires is a common problem on nearby National Forest lands where they have staff patrolling during high fire danger. I bet the same thing happens at these rentals. It is just a matter of time till one causes a wildfire. And the garbage cans get left out on the street and animals get into them - bears, dogs, raccoons... They should have to be secured - not left curbside all week. Again another problem waiting to happen with habituating bears.</p>
<p>This is a good regulation that should pertain to the entire county. We need to try to limit investor participation in the short-term rental market. Investors are notoriously uncaring about neighbors or regulations, so keeping them out of the process is beneficial to everyone except the county (which will net more taxes if investors are heavily involved, though obviously that is not the county's goal or this provision would not be in the regs) and the investors themselves. Why should corporate callous money-grubbing investments take precedence over my long-term custodial investment in my home and neighborhood? This should not be allowed.</p>
<p>This is a bad idea. We live in Unincorporated Clackamas County but inside the Growth Boundary. Our property is 2 tax lots that are continuous. 1 tax lot has our house, and the other is in our back yard that has a cabin built on it. We occupy the house full time but rent out the cabin. The way this rule is written, we would be penalized because the cabin is not on a tax lot we occupy full time. The rule states the owner does not need to be there when its rented, but we are usually around which reduces any potential issues. It seems like we would be less of a problem than someone with one tax lot who just leaves the rental unattended.</p>
<p>Many owners have properties in addition to there primary residence that are used for short term rentals. The income from these properties is depended on as retirement income. please do not interfere with this. Property taxes are high enough already. We do not have any children and are paying for schools etc. 3x due to having 3 properties. The government is not needed to regulate what we do on our own private property. It seams that if this idea was to be adopted, that you would really be creating a huge logistical nightmare for your selves as well. There is bound to be a huge number of violations that would need to be dealt with.</p>
<p>What about a owner that has been paying lodging taxes for years. Are they no longer able to use the property as they have invested in?</p>
<p>This makes no sense- the city of portland already has rules and regulations in place and they do NOT require the rental to be the owners primary residence. They require that there is "a" long term resident living on sit- but it does it have to be the owner. Why add even more regulations for those already dealing with Portland's hefty nightly tourism tax and additional fees?</p>
<p>This is TERRIBLE, HORRIBLE, and EXTREMELY BAD idea!!!! How dare you telling me what to do with my own property when I'm THE ONE who is paying the mortgage AND property tax, and NOT you!!! I would be EXTREMELY UNHAPPY if this regulation passes!!! SO I strongly and desperately demand that you drop this proposal!!!!!!!!!!!!!!!!!!!!!!!!!!!! I hope you are feeling my STRESS and PAIN and along with many others by you trying to destroy our retirement income!!!!</p>
<p>Overall this feels like the county looking for a reason to implement additional regulations (and collect fees) where it just isn't needed. There already exists regulations which cover noise complaints, requirements for garbage removal, building codes, etc. Why is there a need to specify for vacation rental homes, other than to be able to charge a fee to people who are legally renting out their</p>

property. This is an example of regulations for regulations sake and legislation looking to fix.

The Mount hood area and many others are having major rental shortages and affordability issues due to the profits from short term rentals driving up the cost and driving down the availability for longer term rentals. Requiring that all short term rentals must be on the owner's primary residence would drastically help resolve the housing crisis that our politicians profess to be serious about alleviating.

I have owned my own home and lived in Clackamas County for over 40 years. As a Clackamas County resident, I pay my property tax and taken care of my property. I have found that through the years I have had neighbors (homeowners with no short term renters) that have violated all of the issues you note in this bill. Yet no one from the County has enforced multiple vehicles parked on the narrow street for each household, noisy neighbors, garbage left out....So, why on earth should we place these regulations on all...even those that may want/require short term renters just to afford to stay in their homes that they take care. How will the County enforce the regulations, when they don't enforce the same issues now? Let the County come up with another way to fill the County coffers....as if they can't get by now. The County wants to allow ADUs but short term rentals need additional regulations? I guess the bottom line is MONEY. ADUs more property tax and short term rentals can gauge owners for administration costs and additional fees.

So based on your definition it appears that you will be putting me out of business. We live on a Century Farm and a portion of the original farm house was detached and turned into a guest house about 60 years ago. It has been a very successful and popular Airbnb rental; we paid over \$1,000 in taxes to you. I'm attaching a link so you can look at it and confirm that it will not qualify.
https://www.airbnb.com/rooms/25210366?previous_page_section_name=1000&search_id=ea245633-87b3-8771-413e-fb9c12c55e5c&federated_search_id=89169238-be7c-4900-a0b5-b85295ab9414

The County should not have any say in how a home-owner uses their land/home.

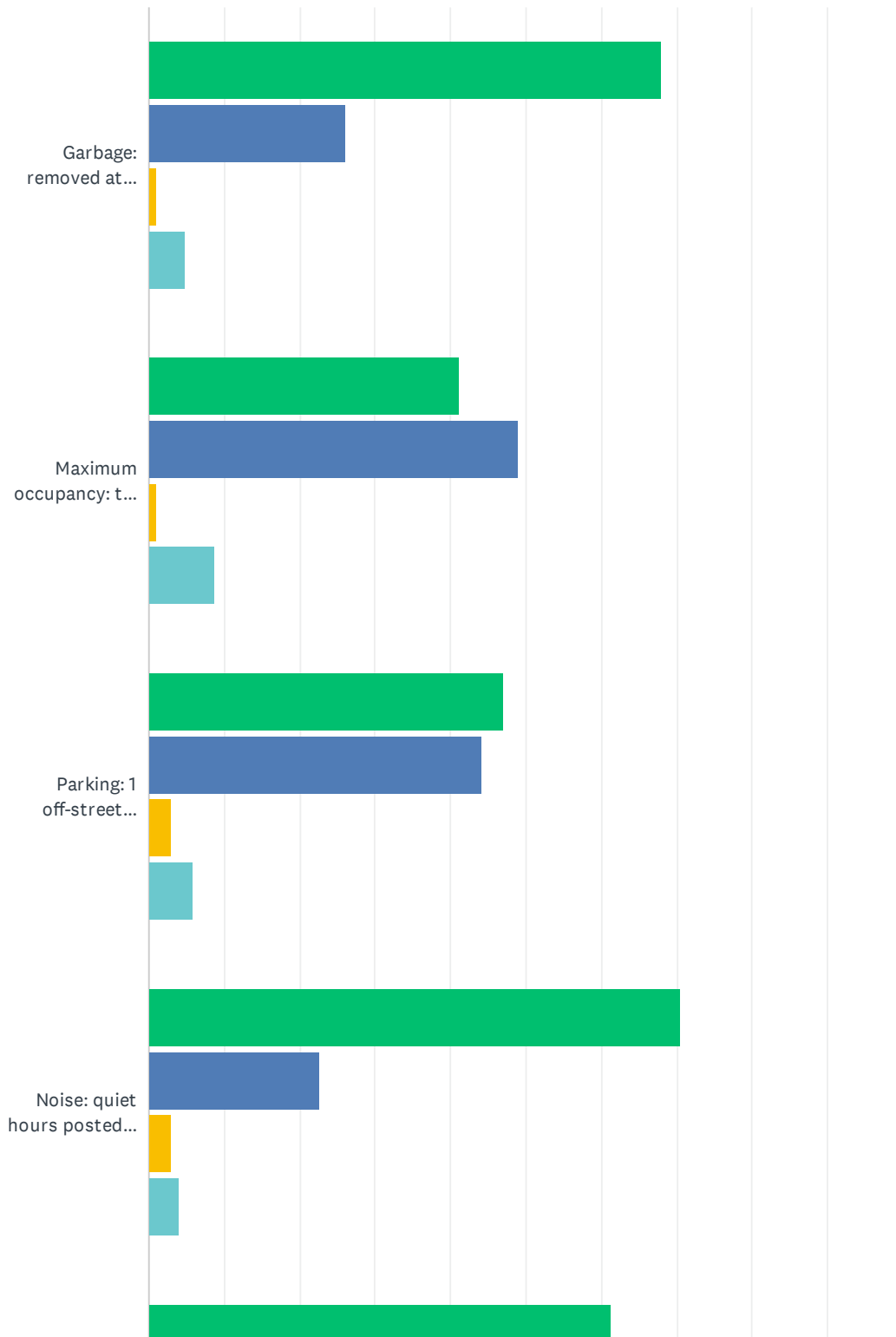
This is what several commissioners enjoy the protection by since they live in Lake Oswego. It is outrageous that the county is considering allowing unoccupied homes that are not primary residences to be used as hotels, commercializing our neighborhoods and disincentivizing homeowners from renting to long term tenants. How unfair to the neighbors, who now have to have unsupervised strangers stay Nextdoor nightly. That is something nobody wants, nobody except for those financially benefitting from it.

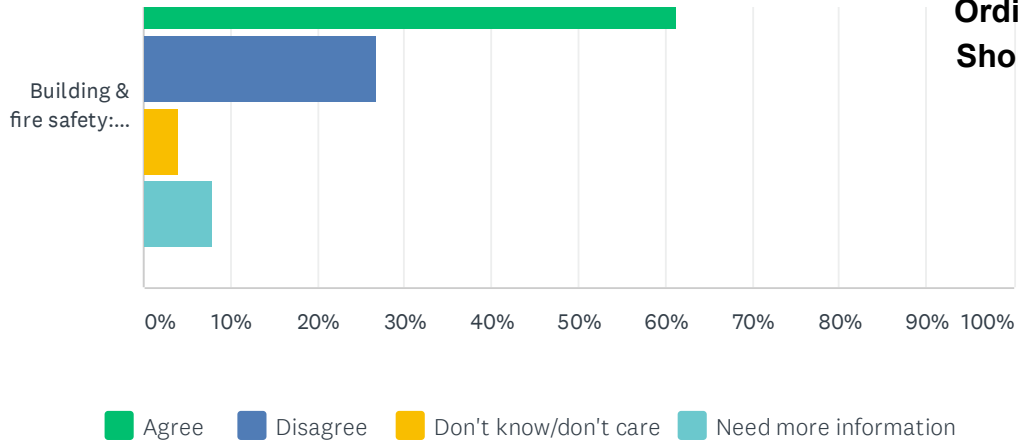
Many people use their second home as short term rentals, this is a clear overreach which will be challenged with a ballot measure .

Government again budding in to our lives...not good!

Q2 The proposed code would regulate a number of specific aspects of short-term/vacation rentals, including those described below. For each topic, please note whether you agree with the proposal, disagree with the proposal or you need more information.

Answered: 104 Skipped: 2





	AGREE	DISAGREE	DON'T KNOW/DON'T CARE	NEED MORE INFORMATION	TOTAL
Garbage: removed at least once/week; covered outdoor garbage containers; recycling containers available to renters	67.96% 70	26.21% 27	0.97% 1	4.85% 5	103
Maximum occupancy: two people per sleeping area plus two additional people up to a maximum of 15 (A "sleeping area" is defined as a room or other space within a dwelling unit designed and intended primarily for sleeping.)	41.18% 42	49.02% 50	0.98% 1	8.82% 9	102
Parking: 1 off-street parking spot for each 2 sleeping areas; minimum of 1 off-street parking space	47.06% 48	44.12% 45	2.94% 3	5.88% 6	102
Noise: quiet hours posted for occupants (from 10 p.m.-7 a.m. per current county noise ordinance)	70.59% 72	22.55% 23	2.94% 3	3.92% 4	102
Building & fire safety: standard residential requirements, plus working smoke and carbon monoxide detectors, 2 working fire extinguishers; code-compliant pool and hot tub barriers (if applicable), at least 1 operable emergency escape and rescue opening for each sleeping room; clearly posted information for local fire district; no open code violations	61.39% 62	26.73% 27	3.96% 4	7.92% 8	101

Short-term Rentals Online Questionnaire: COMMENTS for Question No. 10

The proposed code would regulate a number of specific aspects of short-term/vacation rentals, including those described below. For each topic, please note whether you agree with the proposal, disagree with the proposal or you need more information.

<p>For large homes with open floor plans the maximum occupancy seems arbitrary. There should be a way to permit higher occupancy rates based on safety and other issues such as parking, and square footage.</p>
<p>15 people is way too many regardless of the size of the property. Who is going to monitor the noise level? Police? Won't happen. I am against all of the above.</p>
<p>I agree with the safety features the county is requiring. It is quite comprehensive yet people who are renting are relying on the hosts to provide a safe place and I believe these regulations will help.</p>
<p>This means every Collins Lake Condo will have to install emergency ladders since the bedrooms are on the top floor. Who's enforcing this?</p>
<p>It would be wrong and actually probably not legal to require anything that is not already required of a normal renter of regular long-term renter. You cannot make special rules for short term rental and pick on those people. It needs to be the same rule</p>
<p>I disagree with most of these provisions being in a short-term rental policy, because (while they are reasonable provisions) they are all also applicable to long term rentals, and some are applicable to any homeowner - and therefore should be part of more general 'good neighbor' legislation These provisions feel like you're scapegoating short term rental landlords for owner/tenant behavior that is equally prevalent in owner-occupied and long-term rental properties. A bad property owner is a bad property owner. I own a vacation home on Mt Hood that I let on AirBnB when I'm not using it. I'm a conscientious landlord dedicated to providing my guests with a great vacation experience. Part of that dedication includes operating my rental in harmony my local community - making sure guests don't behave in any way that upsets my neighbors. You appear to want me to take my business - and the revenue it generates to another county.</p>
<p>1) Occupancy should be based on square footage. In other areas such as Sunriver, I have stayed in vacation homes that are quite "spacious" and sleeping lofts etc can sleep more than two people comfortably. 2) Is the parking thing an issue in Clackamas County/Govt Camp? Obviously, fire lanes should not be blocked but that is the case anywhere -- with our without rental regulations. The areas you are targeting are not high density and I am not aware of a current problem with parking. 3) I think 11pm would be more reasonable. IN ADDITION: particularly as it pertains to the parking requirement, if the county is going to charge a fee and impose parking regulations, the county absolutely should provide plowing services on roads that it does not currently plow. We pay to have our own driveway privately plowed but the fee also applies toward plowing of the back roads (which are county roads, not private), in order to access our driveway. If these regulations are going to be imposed, the county should plow all roads, which would allow easier access to our driveway and a lower fee for us to keep our driveway (and parking areas) clear of snow.</p>
<p>All of the above issues apply equally to long term rentals and owner occupied homes: A bad neighbor is a bad neighbor. And in an owner occupied or long term situation they are there all the time behaving badly, rather than the occasional bad set of guests. If there are too many cars at a property or too much noise, or garbage, this is not just a short term rental issue. These issues do not need to</p>

<p>be addressed specifically through regulations applying to short term rentals only. They are addressed through more general county codes and regulations applying to all housing. I own and operate a short term rental on Mount Hood. I am already fully compliant with all of the above. I for one and very proud of the business I operate, I wish to give my guests a good experience, while also being considerate of my neighbors and local environment and have strictly enforced rules accordingly: Anything else is bad for business.</p>
<p>The total space for my AirBnB is 14.5 feet by 11.5 feet for one bedroom and bathroom. I do not have a kitchenette. I have one fire extinguisher available for my guests - two would be overkill and a waste of space and money. Everything else under the above "Building and Fire Safety" I agree with. Re: Parking. My AirBnB would have no problem with the proposed restriction, but you will hurt many families depending on AirBnB revenue if they are in an area/neighborhood where this is just physically impossible. They will have to stop their AirBnB business</p>
<p>please address Government Camp commercial areas , RTC, as there are buildings that accommodate tourists. Transient taxes are still required and paid. Your Building and fire safety requirements should be in alignment with building codes.. (your electrical panels placement in 8.10.60 G 7 is an example)</p>
<p>Clearly information about fire and safety issued need to be clearly posted. Why is it necessary to specify what is already on the books (noise ordinance etc). Why is a different rental occupancy being used than that for rental of a single family residence and with no consideration for the square footage ? Outdoor garbage containers do not work in the snow zone. Perhaps, you could qualify some of these "requirements" with the word, "generally." for example, there are vacation rentals that once winter arrives, guests park in a SnoPark and xc ski or snowshoe into the cabins, which is the main attraction.</p>
<p>Would someone come into my house to check the extinguisher like they do, at a cost, in commercial properties? I do not want the county in my house!</p>
<p>I would include maps of exits inside sleeping rooms and an emergency light, mobile (flashlight) or mounted. The reason I suggest this is because if there were an emergency in one's own home a person can get turned around before thinking of their escape route let alone a rented home or structure.</p>
<p>The people of Clackamas County are a very diverse bunch of people and these rules will unfairly hurt those most in the "woods" who are low income and those who don't get out much. Elderly people sometimes want company and sometimes a person wants a much needed vacation. It is something that just shouldn't be regulated at a time when homelessness is at its highest you want to make more hoops to give shelter? It just doesn't make sense.</p>
<p>Homeowners should already be committed to these requirements. what are the current parking, noise & fire safety rules and requirements?.</p>
<p>1. sleeping area should be legally define as a bedroom and meet minimum statutory requirements as define by Oregon and the Uniform Building Code to floor size, min. height, and etc. 2. Maximum number of cars and people should apply to how many people and cars are on the property at one time, sleep over or not, otherwise the property could be used for a wedding, bachelor parties or other large events 3. Bedrooms should have 2 emergency opening 1 being the door and the other being an operable door or window that opens to the outside that meets current building codes as to the minimum egress size for firefighters rescues. 4. Potable water, if the property is not on a state</p>

approved water system, the property owner should be require at least once a year to submit a water test to prove that the water is safe to drink, bathe, and cook with. 5.Waste Water, If property is not hooked up to the County's sewer system the County should require a waste water and septic tank inspection that demonstrates the septic system is capable of handling the Maximum allowable people on the site, and the County's septic tanks records matches the number of bedrooms being rented. 6. Hazzard areas, If the property is within a hazard area such as within the Sandy River channel migration hazard study, the Hazzard should be disclosed and an evacuation route should be included in rental form.

STAY AWAY FROM OUR PROPERTIES.

A general rule of one off street parking area for each two sleeping areas doesn't work for all areas. For instance, I live on a one lane road with no on road parking. In this situation, it would be more reasonable to require one off street parking space for each sleeping area.

Garbage: I don't think the county should micromanage to the extent of requiring covered areas outside, or else make it more flexible -- for example add the language "or in an area not visible from the street." Other than that the proposed requirement seems reasonable.

Those things above are the only things you should be worried about. Not about someone having to live in the property in order to rent it out. Get rid of that rule. That makes absolutely no sense to have that rule.

The requirements are fine. The fee is not.

Parking in unincorporated areas seems like a moot point to regulate. Requiring a driveway to rent also goes against the general metro area's direction of increasing density (which sometimes does not include driveways).

The two people per sleeping area plus two is somewhat arbitrary without considering the sleeping area (square feet) available. Some (large) open floor plan homes may comfortably and safely accommodate more than two people per sleeping area plus two proposal. If all other criteria are satisfied (e.g. off street parking), I would like to see a process for petitioning for a higher occupancy level. Without that ability, the owner would be forced to build partition walls to obtain a higher occupancy in that same building.

See above comment about number of people per occupancy.

Homes need to follow regular rules as everybody else. This does not seem to have to be regulated. Wasted time on targeting areas that are already covered by Build and Safety Regulation and ie: County Noise codes. I do not understand why this has to be attached to Vacation rentals, again while it is already in codes that the owner needs to enforce, not the county.

None of these proposals need government intervention or policing. The issues will resolve themselves through our capitalistic marketplace.

This is not a hotel or big business. It is individuals homes. People don't even sign any contract or paper like they do at hotels. Puts hosts under more stress and nothing for the guests to be responsible for. Unique stays would be shut down like tree houses and what not.

Garbage: Unrealistic/impractical. In theory this is a good idea, especially for full-time residential properties, but for STR in unincorporated area it may not be possible or realistic. For example, a short term rental may not have renters every week. There may only be one guest a month, for example, so weekly pick up would not be a reasonable regulation. Fire/Safety: Might be too restrictive for historic properties. Many of the Mt Hood cabins date back to the 1920s and '30s. The enforcement of this seems unrealistic and cost-prohibitive.

The garbage is the only absolutely fault free regulation. What if a couple and their kid wish to share a king sized bed? That is 3 people... but not unreasonable. If someone has a hot tub they should be allowed to simply ban use rather than add features for use or be required to barricade people from it.

We already have parking and noise regulations. Again these will hurt those who have smaller lots and homes and benefit wealthier home owners who have larger driveways and more parking space. This is a horrible idea that will be yet another way that society benefits the wealthy.

The proposals definition of designated sleeping areas discounts the use of sofa beds and other mixed use areas. Also i would need to know more about what an emergency escape is. Is an operable window enough?

The guests are left to fend for themselves. Hope they are made aware if numbers to call where fire extinguisher is located and or who to call in a natural disaster.

Need more off street parking and fewer people per unit Bathroom and shower facilities per person. Needs more detail work.

Renters need to inform customers of the limited parking available especially in winter in the mountains. They may be towed.

Follow all requirements for oregon real estate and property management laws.

Not sure what "operable emergency escape and rescue opening" means...is that a door?! What other opening would there be besides a window?

Please see my comments above, point by point to your regulations/codes that you are contemplating. Bad idea.

I don't see how the county can afford to monitor and enforce this detailed level of conditions.

All of these items are already governed by existing code applicable to the property or by common sense.

I live next door to a short term rental. The only complaint I have had is NOISE after 10 pm. This has always been due to WEDDINGS that have taken place on the property. In one case there were Many people staying at the house for the event, including people in tents. I live in the country for the peace and quiet, not to live next to a wedding venue where festivities continue on late into the evening. On at least 3 different occasions, I have called the sheriff to come and address the noise. This last year was not a problem. They may have stopped allowing weddings. Also, the owner needs to be firm on the number of people allowed for events. For at least 2 of the weddings, guests parked down at the elementary school down the street and were shuttled to the home for the wedding. Does that fit in

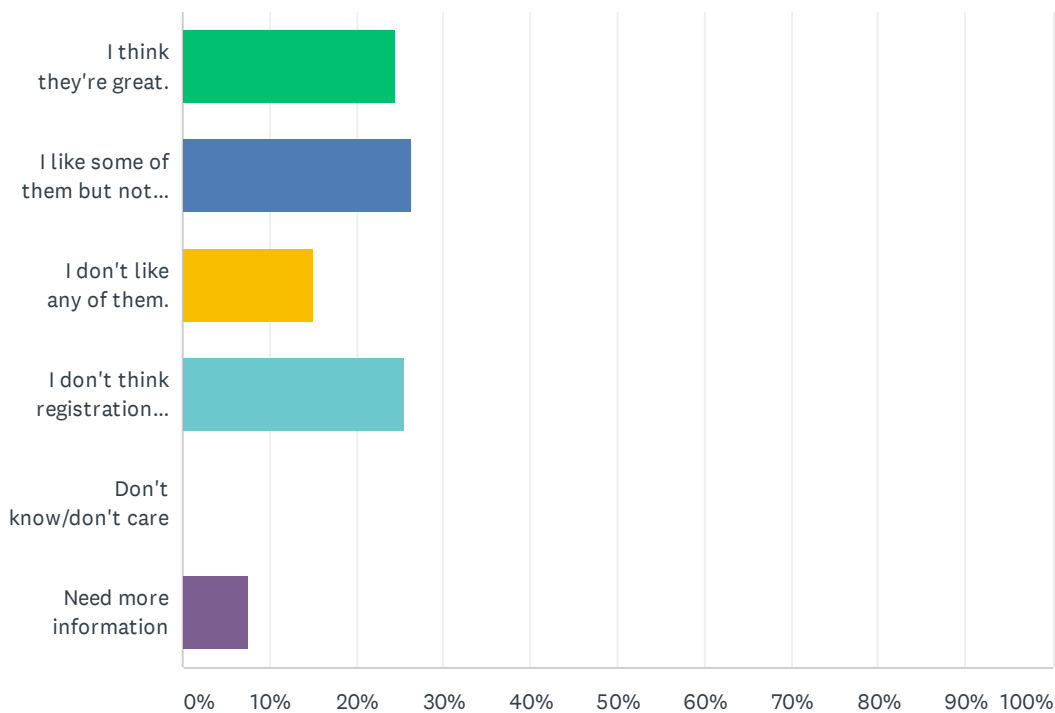
<p>your regulation? I didn't think that weddings could be held on one's property unless it was directly related. This property is not an official/legal wedding venue. If they applied to become one, I would object. I submit these thoughts to give you information for your survey and to help you in your creation of regulations for short term rentals, not to file a complaint on my neighbors.</p>
<p>Stop wasting time on things that are already covered by other ordinances and where actual problems don't actually exist.</p>
<p>See my comments in question 1. Parking - OK... the rentals on my street handle this ok now.</p>
<p>I think the number of extinguishers should be based on the sq. footage of the unit. I have a 315 sq ft space that should not need two extinguishers. It is on the ground floor with complete egress.</p>
<p>Party houses should be banned under the new regulations. They should be defined and explicitly banned, permanently, regardless of abuses or lack thereof. Max occupancy of 15 is far too large--let's do 8 instead--and it encourages both party houses and de facto hotel zones. In quiet areas an additional 15 people and seven cars is a pernicious influx of uncaring strangers who trespass, speed, make enormous racket, threaten neighbors who complain about their selfish behaviour, bring their guns and talk about them, and generally degrade neighborhoods almost as much as the apathetic owners who are renting to them. These owners simply do not care about anything or anyone except their money and themselves. These regulations will be an absolute failure if party houses are not specifically prohibited, with extra penalties for bad owners. Does the county want another Orinda-style shooting of innocent people and/or neighbors? It's going to happen, more than likely right across the street from me at 1124 SE River Forest Rd. So, with this note I'm putting the county on notice that if it does happen then you won't be able to find enough money to settle the lawsuit I file. And yes, I am keeping a copy of this. And yes, I am sending it separately to the senior planner so there will be no confusion about whether the county was/was not aware of my concerns. And no, I am not a litigious person nor have I ever had to sue anyone in my life. I am extremely serious about this aspect of these regulations. We have had two huge parties at 1124 SE River Forest Rd. either bring guns or talk about getting them out. We are frightened. The county needs to acknowledge this and remove this threat, not just for us but for everyone. Also, the standard for bad behavior at STRs should be if any neighbor is bothered in any way by the rental, then correction is required. The standard county noise ordinance should not apply; the standard should be if it's too noisy for the neighbor then it's too noisy, period; the same goes for any other infractions. Let's be clear: most AirBnB owners do not care about their neighbors or about anything except their revenue, so the county needs to be sure these regulations tilt the balance of power in favor of neighbors. I am really tired of all the anti-social, selfish behavior around me in the Portland Metro Area, and these regulations need to acknowledge that, try to minimize it, and respect the increased burden to neighbors that STRs impose by making it easy for neighbors to be involved in the process, and provide a lot of power to homeowners during that involvement. All I can say is that if you were surrounded by AirBnBs as I am, you would feel the same way.</p>
<p>We have a driveway that accommodates 5 or 6 vehicles. Off street parking isn't necessary. I believe there is parking on the street that could accommodate that many vehicles but how far away from the premises does this requirement apply? To certify to a requirement requires more information to how far away from a property does it apply. But again, if you have parking to accommodate the necessary vehicles, the requirement seems unnecessary.</p>

<p>There are some "sleeping spaces" that were designed for more than two people (like for older children who do not want to rent more than one room.) It does not make sense to unnecessarily restrict these spaces.</p>
<p>I believe the maximum occupancy is too low. We have two separate large bedrooms on the 2nd floor that are specifically setup for a family with two children with a queen bed & a bunk bed in each. In addition to a separate 1st floor bedroom with a queen. The current proposal does not distinguish between the needs of adult & children. I would recommend a modified proposal of Maximum occupancy: two adults and two children per sleeping area plus two additional people up to a maximum of 15</p>
<p>These all seem like a good idea, However I do think Section 8.10.060 Paragraph 1 needs to be removed. If a guest house meets the requirements of the above safety guidelines and inspections it should be permitted to use as a short term rental.</p>
<p>Although these items are good ideas, the county government does not need to be involved in regulating these items. Guests comment on their stay and rate there hoses as well as the accommodations. From experience, guests who are concerned about something usually comment. The process is self-regulating. If a problem exists comments are posted that effect future bookings.</p>
<p>No where do you address STR that are rented to 2 people (or more) who then use the rental to host a large party. We have had weddings of over 50 people at the rental next door while the property was legally rented to 2 couples. The home across the road from us advertises for corporate seminars, large gatherings, parties. Basically they have become catering halls, one night parties for rent in a residential neighborhood. Cheaper than commercial halls for those hosting the event. The parking fills our road, drinking goes on all night as people come and go, fights, drunken driving, noise and beer bottles litter our woods. By the next day they are gone, except by the few too drunk to head home. There should be a limit to the number of people at any one time, not just those sleeping in the house. There should be a limit to the number of cars permitted. When both rentals on our tiny road are full we have counted upward of 30 cars.</p>
<p>Disagree about the parking requirements. If the number of occupants is limited- it doesn't seem reasonable to require there is private off street parking. This is not required of longer term renters, or homeowners, so it seems arbitrary to impose this. Disagree with the trash service because I think it doesn't apply to all areas and some folks don't have the option of weekly service/ most of us have recycling service available every other week.</p>
<p>You have reasonable ideas regarding parking, quite hrs, etc BUT your involvement is NOT welcome! I will manage my own affairs so stay out of my personal business, thank you!!</p>
<p>Seems like the county already has requirements for all of these items, why the need to have these new regulations?</p>
<p>15 occupants is way more than should be allowed for short term rentals, and would encourage a lot of problems for residents.</p>
<p>I would like the occupancy to be modified in a couple of ways: 1. for STRs with 4 or more bedrooms, allow 2 per sleeping area plus 4 2. Take out the kids under 2 are not counted; all occupants should be counted regardless of age</p>

<p>It makes no sense to require 2 fire extinguishers in a 1-room building. Likewise, it makes no sense to require carbon monoxide detectors in a building that does not have CO producing heat or cooling equipment.</p>
<p>While I agree that there should be some standards in place, again, I don't think the County should regulate what a home-owner does to their personal property. For example, noise ordinance, there's already something in place, there's no need to create something new.</p>
<p>I think these are all good ideas to keep people safe and neighbors respected.</p>
<p>My concern is how the county plans to reinforce these regulations. If they are not going to be enforced, this whole thing is a waste of time.</p>
<p>Not all people renting short term would produce enough garbage for required weekly pickup. Should be left to the discretion of the owner.</p>
<p>Different regulations for Government Camp would be better.</p>
<p>Would any of the commissioners be happy about suddenly living next to an unoccupied house that is now allowed to rent out to up to 15 new strangers every day????? This whole discussion is so corrupt, disgustingly self-serving, especially for the commissioner who himself owns such rentals, and should be revised from participating. The county has not done its duty to survey the owners of single family homes in unincorporated Clackamas county. Almost everyone we talk to has no idea you are about to condone this. You are about to serve the greed of 1.5% of these homeowners against the wishes of the vast majority, simply because you are seduced by the TRT tax you will get a slice of. How dare you, this is why people hate government.</p>
<p>Our cabin has doors and windows for each sleeping area . We already have all the smoke detectors etc. hot tubs are covered .</p>
<p>This will place hardships on owners if the building is older, unless it can be Grandfathered in.</p>
<p>Go away government and leave us alone!</p>

Q3 In order to administer and enforce any regulations, short-term rental owners would be required to register with the county and pay a fee. As part of the registration process, the owner would need to provide information about the short-term rental location, contact information for someone who can respond to complaints, an affidavit of compliance with safety standards, evidence that all county fees and taxes have been paid, evidence that the property has been registered with the county Transient Lodging Tax program, proof of liability insurance, a site plan and a dwelling unit floor plan. What do you think about these proposed registration requirements?

Answered: 106 Skipped: 0



ANSWER CHOICES	RESPONSES	
I think they're great.	24.53%	26
I like some of them but not others.	26.42%	28
I don't like any of them.	15.09%	16
I don't think registration should be required.	25.47%	27
Don't know/don't care	0.00%	0
Need more information	7.55%	8
TOTAL		106

Short-term Rentals Online Questionnaire: COMMENTS for Question No. 4

In order to administer and enforce any regulations, short-term rental owners would be required to register with the county and pay a fee. As part of the registration process, the owner would need to provide information about the short-term rental location, contact information for someone who can respond to complaints, an affidavit of compliance with safety standards, evidence that all county fees and taxes have been paid, evidence that the property has been registered with the county Transient Lodging Tax program, proof of liability insurance, a site plan and a dwelling unit floor plan. What do you think about these proposed registration requirements?

<p>Neighbors should have contact information for the business as well as a direct contact if said business is not in compliance. From experience in our neighborhood, the homeowner isn't necessarily what they present themselves to be - a resident, for example. The renters don't necessarily abide by the laws and our law enforcement is spread too thin for neighbors to contact about such "trivial" events but they greatly affect the quality of life in a neighborhood. Not a fan of a nanny state but weary of uninvited strangers trespassing on neighborhood property.</p>
<p>Overall it seems very invasive and overly restrictive. VRBO and Airbnb take care of paying our taxes. Is that sufficient for your proof of payment?</p>
<p>The fee should cover all expenses so tax payers are not on the hook. However I am opposed to the whole program for short term rentals, unless a homeowner lives on site at all times to monitor the renter's actions.</p>
<p>I recommend a tiered fee system based on the number of occupancy/parking, such as bedrooms. For example, under 4 people will definitely have less code issues vs occupancy of 15 will definitely need more enforcing on noise and parking. So the fee should be representative of potential code enforcement. A host wanting to rent out one room shouldn't have to pay the same or close to the proposed \$800. Whereas, the occupancy of 15 definitely makes sense for that high of a fee. Portland has now lowered their fee from \$178 to \$65 for 2 years for up to 5 occupancy. If the fee is too high, then I feel it will not promote hosts and then Clackamas County will not be looked at as entrepreneur friendly or tourism friendly. Everyone, such as local businesses will benefit from short term vacation rentals in the area and the county will be receiving the occupancy taxes as well. Also, a required standardized letter should be used for consistency that notifies the neighbors.</p>
<p>Why is Government Camp affected by this? Just because the Community is not incorporated we have to deal with dumb regulations. Once Government Camp eventually incorporates is the County gonna get butt hurt when they lose this new revenue stream? Cause I think they will and then suddenly will say the rules are no longer for unincorporated Clackamas County and for everyone.</p>
<p>What started as a possible good idea it's just getting out of control with all kinds of rules and regulations trying to control something that is really none of the counties business in the first place</p>
<p>I think the fees are excessive, we already pay a lot of taxes to the state and the county. Having a registration database is not a bad idea, but the fees are way too high.</p>
<p>I already pay transient occupancy tax on my rental income. You're now asking me - a law-abiding property owner - to pay more so that you can pursue property owners who are ignoring your proposed regulations. The people who break the law should be the ones who pay for the enforcement - through fines or other measures. And the community as a whole should be responsible for paying for enforcement services that benefit the entire community. (And that enforcement should cover all property and occupant types). This really feels like I'm being singled out for extra taxation</p>

<p>because I belong to a specific sub-group within the community. I don't have children, so why should I pay more than the rest of the community? If you're going to make me pay extra taxes as a short term rental property rental owner, will you agree to waive any taxes I currently pay that are used to support local schools that I have no personal need for? That sounds silly, doesn't it. It's intended to show that what you're proposing is silly - and also discriminatory. Its un-American!</p>
<p>IF registration IS going to be required, there should be a long phase-in period. Here's why: many property owners will probably have to do some work to get their property in a condition that complies with the requirements (create parking spaces, address sub-par electric panels, fire exits etc). Qualified and reliable contractors are in VERY short supply in the Hoodland area, and if these requirements are put in place, it will create even higher demand for contractors to do the necessary work. A longer phase-in period AND a lower fee would reduce the burden on property owners.</p>
<p>I own and operate a short term rental in Mount Hood. I am already registered to pay transient tax at that location. You have the my contact information for complaints through this process and evidence that my county fees and taxes are paid. What are you going to do with the rest of the information? Why do you need to collect it, and to what purposes are you going to put it? It seems that this is just bureaucracy - the county probably already has a site plan - it should. I like a lot of people operate mostly through Airbnb. I share my safety information with guests there, sign up to Airbnbs safety and liability insurance policies, and have my own coverage.</p>
<p>I think by requiring all of the above for the relatively small number of county residents wanting to rent their property out short-term, the county is planning to develop an expanded land use administration or whole new department. This would be a waste of taxpayer dollars because the amount collected from the few residents wouldn't be enough to pay the county employees (including their benefits). making the funds needed for the new or expanded department come from other county taxes. The liberal Clackamas County commissioners already do this far too much.</p>
<p>I've been told there isn't anything written in the County Code to show that Short Term rentals are allowed. This whole conversation might end with just adding verbiage to show that Short Term Rentals are allowed in Unincorporated Clackamas County. Period. Done. I was astonished at the laundry list of proposed restrictions/fees the County is considering and feel none of it is needed. We are very much already self-regulated by the comments every guest makes when they stay at an AirBnb (and that get posted for all to read on the internet). Every guest rates each host/property, and every host gets to rate and comment on each guest. Allowing STRs and saying they have to be on Owner Occupied properties is all I feel is needed. Am I going to let a party with people urinating in my yard happen? Absolutely not - that is my home! I would be calling the police and resolving the problem immediately. Doesn't that alone fix the originally quoted problem? Thank you for listening and for your consideration, Loree Kaiser</p>
<p>Registration is already required (and unfortunately has not been enforced) Those that have complied, have a TORC and have collected the tax for the county for decades should be grandfathered in without going through additional hoops. The \$500 fee should not be placed on the short term lodging rental operator. If additional funds are needed to administer the program, it should be taken from the major increase in tax revenues that will be collected if all those renting short term rentals are registered and "collecting" the tax for the county. . Why is it necessary to provide a site plan?</p>
<p>If we are paying the 6% tax, you already know about us. You're making money from us. Leave us alone. \$800-900 makes me reconsider going into air b & B. I'm worried if I'm going to make any money. I can't start out in a \$900 hole. And the money is just to keep track of me. You already do that</p>

<p>with the 6% tax. You're just making money so you can justify keeping records. Don't keep records and make money somewhere else. Let entrepreneurs be encouraged, and then you take 6%. And you don't have to keep another set of records. Please!!! It's too too much.</p>
<p>This is my home and I already pay substantial property tax and insurance!</p>
<p>I agree that registration should be required, however I don't think that the registration fee should be priced as to fund a government program. A program that would resemble a tax. It should be priced for cost of filing and recording the information. This fee would last for three years and then reregistered and proof of all county taxes and fees are paid, with liability insurance, site plan and modifications that may have been done to the dwelling that is being rented. This should NOT be taxed! A nominal fee is fine. Taxes are already being paid for the property and this would be a double tax in my book.</p>
<p>These regulations will make many residents break the law without even knowing it therefore hurting those in compliance who are trying to follow the law.</p>
<p>IMO there should be no fee requirement. Yes, registration of dwelling for a rental could be done thru the county but a fee collection is not necessary. We are already taxed heavily in ClackCo and to impose more taxation is redundant and possible hardship. All the above requirements are already imposed on homeowners ie county taxes, insurance, etc. Don't county records already have the floor plans and records of taxes paid current? IMO this is overreach and having a requirement to pay fees to be a rental should not be required. Another layer of governing is not necessary. There are layers already in place. I don't think there will be much interest for these rental dwellings and if you think this will be a money maker for the county, please think again. I am against turning homeowner dwellings into short term vacation homes in unincorporated ClackCo.</p>
<p>1. There should be 2 different permits, one where the owner only has one house and occasionally rents their property when they're not using it which could apply in all zoning districts and the 2nd should apply to owners who have multiple properties used as a business which should only be allowed in the Zoning districts within the Hoodland Service area or Government Camp Sewer area. 2. No household should have more than 1 permit within the rural area outside of the sewer districts. 3. Should require a County business license. 4. Should require a Taxpayer ID number 5. should establish penalties or fines for violations so enforcement would have some teeth.</p>
<p>GET A REL JOB, LIKE PLANTING SOME TREES. WE'LL PROVIDE THE SHOVELS.</p>
<p>The registration and documents of any enforcement actions should be easily accessible to the public.</p>
<p>Overall the proposed regulations are not objectionable, but the proposed fee of \$800-900 per 2 year permit is simply too high, and I'm having a hard time understanding what sort of administration the county will do that will cost so much for each STR. In addition it puts an undue burden on people like us who have a family cabin that we rent out just so we can afford to keep it. After management fees and maintenance and other things we've never made a dime on it, and this excessive fee will make it harder on people like us to continue doing this. In other jurisdictions I have seen a high one-time fee, with a lower fee for subsequent renewals (like, \$150). which seems more reasonable.</p>
<p>I don't think registration should be required. Stop with all the unnecessary bogus regulations and registrations.</p>

I own my property and pay property taxes already. An additional fee is just taking advantage of the payers and property owners who want to use the resources they have available to them in a way that they want.

I generally don't support registration. However, I could support registration for the sake of safety (which could be a very low fee), such that the fire department or police have helpful information if they have to respond to an emergency. However, I don't support registration simply to allow the county to monitor/track and tax peoples activities.

While I generally support the regulation and registration of STRs in the county, there are a number of vague aspects to this proposal. First is the fee structure. The fees, including penalties, should be clearly articulated in the proposal along with allowable maximum future rate increases. The second part that is unclear is the appeal process and the ability to continue to rent during an appeal. During an appeals process there should be the ability to continue business unless it is a safety issue.

Depends on the fee. I'd rather see a tax on rentals that would reflect how often the property is rented. A flat \$800-\$900 fee is unreasonable for people who only occasionally rent. And for those making \$1,000's a tax would accurately reflect the usage, rather than just a flat fee.

And here is the County kicker! Where can I get more money! Yea! That is all this is about. This is a really bad proposal.

I'd rather not be surrounded by vacation rentals. I have owned my home for 43 years. From my experience the renters have no tie to our community so they don't care how fast they drive in our neighborhood. Gravel roads are maintained by full time owners. Not all, but most, are here to have a good time and that means lots of partying.

Would be a lot of work for people who are doing this part time on top of other jobs and life. Literally just renting out rooms in home. These are ridiculous.

Fees: The Mountain Times reported that the estimated fees to an owner would be as much as \$800-900 per two-year registration, or approximately \$450 / year. This amount is cost-prohibitive for the owners of vacation homes who are only doing STR as a small way to help offset annual costs such as property tax and maintenance. In many cases for individual families, the amount of short-term rent received each year does not even cover the annual property tax. So adding an additional fee would make it an economic hardship for a second-home owner to offer their property as a STR, and very possibly make it economically unfeasible to continue to offer their home as a STR. This benefits the large companies such as VACASA and Mt Hood Vacation Rentals. Large, "full-service" property managers can absorb the proposed fees. However to a family with just one or two STR units, this proposed fee could be as much as an entire season's net earnings. It is in some cases as much as half the annual property tax alone. Such a large fee is an extreme economic burden. Something like a \$10 filing fee seems reasonable. More than \$15/year seems excessive and detrimental to families who want to Airbnb their vacation home. If the cost of fees are transferred to renters, it only makes the rent go up and become unaffordable to regular folks. Hurting owners of rental cabins and those who want to stay in small short-term rentals is not good for our local community.

Again this creates more paperwork and expense which will make short term renting harder for those who work more and have less time to jump through the hoops required as well as all the problems with the fee. Why is the county looking to take away more rights?

<p>The costs will need to be passed on to the renters which will have an adverse effect on hospitality/recreation spending on a whole in the area. A tax should be perhaps half of the proposed amount.</p>
<p>Not sure why City should have benefit of taxes as we are county and feeling the burden of excessive traffic and strangers in a bit of isolated neighborhood.. we are county not city. Who will collect and how long will homeowner be allowed to be in arrears be for losing permit or does anyone care?</p>
<p>I want to know what's driving these proposed changes and if they're an attempt to micro manage or if there's real life concerns bringing them about. I think safety, paying required taxes and having responsible party contact info is important. I'm not sure why a site plan and dwelling unit floor plan would be needed...isn't this info available through county property tax recorder's office?</p>
<p>The issues are not from registering or not registering. The County has the information already as they collect Transient Tax and you cannot collect it without knowing the owners contact information.</p>
<p>These regulations make sense, but with the exception of the Mt. Hood area I think STRs should not be allowed.</p>
<p>You are using a broad paint brush to include unincorporated housing. there is dense population and agricultural, or large acreage properties. The impact is not the same for short term rental and how it effect the neighborhoods. You need to add lot size like 1/2 acre or less, to impact the neighborhood</p>
<p>Overreach. Unnecessary governmental involvement in simple private party transactions.</p>
<p>I would only add that the owner could be fined when not in compliance and/or when complaints are made. We, the neighbors need a complaint line that we can call in such cases.</p>
<p>They require a home inspection by the county. That is invasive given that these rule already require that the rental be your house.</p>
<p>I don't think there should be a blanket fee for all units. The fee should be based on, sq. footage of the space, distance to a neighboring property and thus impacts to the neighborhood, and total income made from the unit each year. A flat fee negatively impacts the financial gains of those with smaller units that make less/year than those larger, regularly rented units. The fee should be commensurate with the amount made/year from the rental. No flat fee!</p>
<p>These are good, but there should be no exception for "incidental" rentals. Every single STR owner should have to register since otherwise many modest renters will claim incidental status and will neither register or pay taxes to the county. It's unclear to me why the county is so naive about the shocking selfishness of so many county residents, and the extent to which they will go to ensure their steady revenue streams at the expense of their neighbors. All county residents deserve ready access to ALL the information about STRs in the county so they can determine if their neighbors are in compliance, and likewise need an easy way to work with the county to achieve the necessary improvements from their neighbors and those neighbors' guests. Two-time loser STR owners should be banned for ten years; the regs make it too easy for a serial offender to get right back into the program. In other words, 8.10.100.E.3. should be amended to two infractions instead of three, and banishment for ten years instead of the two year agreement period. Uncaring renters should be severely punished, with large fines, yet I don't see anything about fines in the regs except a vague mention in the last paragraph. We are talking about making crummy people behave, and the only way</p>

<p>to do that is to fine or jail them, or take away their toys and guns. I think the regulations are not effective if specific infractions are associated with specific fines and consequences, and if recidivist owners are banned quite quickly from the program. And, I surely hope that code enforcement is going to add about 20 people to deal with this issue because they are overworked already. Administration of STRs requires a separate branch within code enforcement if real enforcement is--as it should be--the goal.</p>
<p>Any registration fee is too much. And Every 2 years is too often. The lodging tax is enough to be paid</p>
<p>I don't like requirement 3 and 6. Those are county documents that you are requiring, they should be easily accessible to the county to verify. It's going to be much more work to try and get those documents to submit.</p>
<p>I had better be abundantly clear how to provide this information.</p>
<p>None</p>
<p>no regulation please.</p>
<p>I will be honest, if I have to follow all of these regulations, I will no longer offer my home for short term rentals, meaning that 200+ fewer visitors a year will explore our area and bring revenue to small business owners in the area. These fly in the face of freedom from undo governmental involvement in my rights as a property owner. i registered and pay my taxes, but to have to allow inspectors and regulators into my home at will is onerous and invasive.</p>
<p>but I how would I obtain proof that county taxes have been payed. I have never received a receipt.</p>
<p>The County Sheriff should be empowered to issue citations immediately for violations other than just a warning about noise, in addition to citing the manager and owner. There should be an monetary fine, increasing with each additional instance of a violation. A limit should be placed on the number of violations resulting in the cancellation of the owners registration and the local management companies license. Homes in the area must be provided with a 24 hr. phone number to report problems. Not an e-mail address. The owner or management company must be responsible for responding to problems or face a violation. There must be a County official we can contact when the management company or owner does not respond to our concerns. We have had to pay our own workers to clean up the street and our yards after parties resulted in trash blowing onto our property and broken bottles in the street. We have had to deal with drunken fights at 2AM while the management company states they checked it out and it was 2 couples and 2 babies. These may seem minor but when they become weekly events they become major.</p>
<p>This is just too much for those only renting out a \$40 room in their home. Per the above rules, these are not full home / full time vacation rental properties.</p>
<p>AGAIN, we do NOT need your involvement in managing our affairs UNLESS you are willing to pay my mortgage and property tax!!!! I'm very very very annoyed in having to fill out this survey and wasting my time to have you stay out of my personal business.</p>
<p>This is nothing more than the county trying to implement regulations and force home owners to register their properties and pay a fee. Already homeowners need to comply with safety standards</p>

<p>and pay their county taxes, why the need for a registration process and additional fees plan for fee increases? Just another tax in the form a fee from the county.</p>
<p>I think people should do what they want with the property they own</p>
<p>I don't think homeowners should have to register, so long as they reside on the property that they are renting.</p>
<p>The site plan and dwelling floor plan are going to be difficult for people to do. There needs to be another way to let people know where the trash cans are. We provide a printed card at check in with this info and it is also in the STR. I understand the need for people to know where exits are, etc., but the drawing of a floor plan is not easy.</p>
<p>A bit of overkill, but whatever floats your boat.</p>
<p>Homeowners should be able to do what they want on their own property without having to register it or be checked up on. Contact information should be within tax records along with address (location); same as knowing whether taxes have been paid - the county is (or should be if they aren't) on top of knowing this; proof of insurance - if people have mortgage's they are required to have insurance; plans should already be on file with the county as well from when it was built. We are NOT Portland, we should not be following suit with them.</p>
<p>A site plan and a dwelling unit floor plan is too much to require. Especially for people who are operating a small temporary building as the short term rental.</p>
<p>Registration may be ok; requiring yet ANOTHER fee to use property is ridiculous. Contact info and compliance makes sense, not everyone can be current on taxes every year this is prohibitive. Another tax-once again for the greedy administration to further complicate matters for those trying to use alternative space that currently sits unused and we already pay taxes on.</p>
<p>Again, why are enforcement efforts not directed to SHUTTING THEM DOWN??? Still no consideration by the county commissioners with respect to how neighbors feel about new strangers "checking in" everyday Nextdoor. Hotels are for commercially zoned areas. This is an assault on neighborhoods by corporations and greedy people.</p>
<p>We already pay property taxes on our rental Cabins , pay our housekeepers, buy local Products to use in the cabins . Pay for septic , propane etc etc ... we've never had any complaints. I just see never ending county fees once this starts.</p>
<p>Stop looking for fees ! We generate a large sum if money for the county with the transient room tax</p>
<p>What a waste of time for government employees to put all this together!</p>

Short-term Rentals Online Questionnaire: COMMENTS for Questionnaire

Please share any additional thoughts or suggestions about the proposal to regulate short-term/vacation rentals in unincorporated Clackamas County. **Page 28 of 35**

<p>If short-term rentals are to be allowed, then owners of such properties should abide by the rules. When they do not do so, there should be a consequence at their expense. Short term rentals have damaged the integrity of our neighborhood.</p>
<p>Currently our occupancy max is above the proposed ruling. Can we grandfather in our current maximum occupancy? If not, is there a grace period to allow current bookings, booked prior to the ordinance being enacted, a grace period?</p>
<p>As a long time user (over 10 years) of vacation rentals by owners and also a host, I think the county is proposing reasonable requirements. I would be upset to see the fee charged the same for 4 occupancy to 15 occupancy. Thank you for your time.</p>
<p>Leave Government Camp alone. They've done it since the Barlow Trail days and using a town that is vacation homes as primary residence with a strong CPO is a bad idea and slippery slope.</p>
<p>The only thing that needs to be regulated is the parking in the garbage in the noise which is basically the same kind of problems you have with long-term rentals also. Otherwise it's really none of your business what people are doing this is just normal homeowners renting out their house it should not be some kind of bureaucracy control with lots of extra fees. It is ridiculous and it is too much government and you won't be able to regulate the problems anyways..... most likely</p>
<p>Please reconsider these proposals - particularly the proposed fee. This amounts to close to a whole month income for me. Please read my other survey comments for additional information.</p>
<p>The fee is very high and I think it ignores the fact that rental properties bring additional business to Government Camp and other towns in unincorporated Clackamas County. These businesses, in turn, pay taxes. So it feels a bit like double-dipping. I suspect that in the short-term, there will be a reduction in the supply of rental properties due to people not being able or willing to meet the requirements, which might cause a dip in tourist business and thus a hardship for businesses. A longer phase-in and a lower fee will reduce the disruption of income for businesses and rental property owners.</p>
<p>I currently own and operate a short-term rental in the Mount Hood area. I am fully compliant with the list of regulations you propose already. I am registered and pay my 10% transient occupancy tax each month on my earning. I strongly object to the idea that only short term rentals cause the problems listed above, or that they need rules specifically applying to short term rentals and not all households. A bad neighbor is a bad neighbor. One that is there all the time, is even worse. What I most strongly object to, is being asked to pay an additional \$800-900 fee to cover the cost of enforcing non-compliance by other short term rental property owners. This is close to a month's profits for me. Why should I, who is already doing everything I should, and who is already paying 10% of my earning to the county have to fund the county's pursuit of those who are profiting from non-compliance? When I listened to the discussion before the proposals were made, it deeply concerned me that Councilors were saying that this should be 'self-funding' - you are penalizing those who are law abiding by doing this and imposing such a high fee. You may actually have the opposite effect, and force more short-term renters to operate under the radar. I would also like to say that I am a local resident who chooses to invest in the local community by owning a short-term rental that I run responsibly in the</p>

area. My cleaner/caretaker is a local resident, most of my guests are locals, I pay local taxes and my guests bring tourist dollars to the mountain. If you make short-term rentals un-competitive compared to other areas by charging exorbitant fees, investors will just take those dollars out of county and invest elsewhere. One last point - you already have my contact details as someone who pays transient property tax, why then did I have to find out about this consultation through nextdoor.com, as an interested party, should you not have sent me an email or letter asking me to comment? I used to run public consultations for local government in the UK and this is something we would have done as a matter of course.

I recycle everything possible and my large recycle container allows me to keep a lot out of the landfills. I have been, and don't anticipate future problems with a once a month trash service. The County will have me incurring extra expense that is not needed if you force a once a week requirement and covered trash area.

please be aware of Government camp and Commercially zoned and built properties other than hotels and motels

Like you I share the frustration of vacation rental opportunities popping up willy-nilly in our area of unincorporated Clackamas County. However, I am concerned that the proposed short term rental regulations (and associated costs) are the first step. I also know that there are vacation cabin rental operators who have been collecting both the state and county "transient room tax" for years and offer their guests a unique recreational "getaway" as opposed to a hotel or motel. As the co-owner and operator of a small vacation rental business, with a Transient Occupancy Registration Certificate date March 30, 1993, I have communicated with Clackamas Co over the years about folks operating without registering and collecting the room tax and the lack of any enforcement from the county. So, I agree something needs to be done, but I'd suggest the first priority is getting those operating without a "certificate" with the rules on board, and enforcing that. It appears that those who have been collecting the tax for years are being "punished." As early as 1993, I questioned that the "transient room tax" applies to single family vacation rentals and was clearly told by the CC Finance Dept that it does and they will take "action" if we don't collect it. We "collect" or add on 7.8% state and county tax to our cabin rental price, when others do not. Guests consider the tax as part of the cost of their rent, so this puts us at a competitive disadvantage. We also have managed our vacation rental cabins (ranging from 900-2,000 sq feet), for the experience of being with friends and family in nature. To my knowledge we NEVER have had complaints from neighbors or others. How is it possible that CC Planning and Development questions the need for regulations to authorize short term rentals when CC Finance has recognized and taxed short term rentals since 1993? The "estimated" \$450 charge per dwelling unit per year alone is equivalent to adding a 2.4% expense to our business. Additionally, without knowing what other costs would be associated for a "Land Use Compatibility Statement from Planning and Zoning, etc., the cost is likely more. I would ask you to have some consideration for vacation cabin rental businesses who have been registered and collected the required taxes (state & county) as required, many for over 25 years. . For example: first step might be to get those registered that need to be.. Those with existing Transient Occupancy Registration Certificates that have already been registered and are paying the tax should be exempt from the estimated \$500/year fee.. My apologies for doing this in the 11th hour, but it is the busiest time of the year for our business. Like you I share the frustration of vacation rental opportunities popping up willy-nilly in our area of unincorporated Clackamas County. However, I am concerned that the proposed short term rental regulations (and associated costs) are the first step. I also know that there are vacation cabin rental operators who have been collecting both the state and county "transient room tax" for years and offer their guests a unique recreational "getaway" as opposed to a hotel or motel. As the co-owner and operator of a small vacation rental business, with a Transient Occupancy

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I think this is a terrible idea!

Stop regulating/taxing private property

My rental is for disabled and people in wheelchairs to enjoy the country. I do not rent enough to even pay your fee!

Please do not do this to us. I want to be able to rent out my home for a few weeks year to a few months on good years to go to Florida. If i cant rent out my home when i am gone i would not be able to afford my vacation.

Please do not impose any more regulations and fees to your already struggling residents. Think about those at the bottom not the ones who are so well off that these will be a breeze.

Thank you for getting the info out and giving me an opportunity to voice my opinion.

1.The rental property shall be required to delineate the boundaries of their property every by flagging their property every 25 feet to prevent trespassing on neighbor's property 2. No RV Camping or parking on the property while being rented,

Believe me you do not want to hear what lots of us are thinking about your proposal.

Allowing transfer of the registration to subsequent owners establishes a permanent right to short term rentals. There should be a procedure for adjacent residents to object to this use of the property before any transfer occurs and before any initial registration is approved.

<p>Stop regulating everything. Stop making it hard for businesses to come to Oregon and do business in Oregon. You are hurting our state.</p>
<p>There is a need for better enforcement of existing codes irrespective of the property use (STR, LTR, owner occupied). This proposal singles out one usage while ignoring the inability to adequately enforce existing codes in county.</p>
<p>I think regulation will need to be EXACTLY the same in unincorporated county as in metro.</p>
<p>We are an over-regulated society. Stop it!</p>
<p>Leave it alone and stop. You collect the property tax and also the people have to pay taxes on money earned. ENOUGH! There are already codes that need to be followed as a landlord and property owner. I just see this as another fee.</p>
<p>Please stop any further attempts to legislate the free market process of the short term rental of living space.</p>
<p>It is perfect as it is. Leave it alone.</p>
<p>For generations, the Mt Hood Recreational area in unincorporated Clackamas county has been a vacation destination. It is true that a few of the vacation rental properties have been used (and abused) by large groups coming to party. I support quiet hours, maximum occupancy limits, and general respect for the small/quiet neighborhoods. However, the proposed fees are economically damaging to the average family who just wants to make their mountain cabin available to others when they are not using it. Having such cabins is good for the local tourism economy overall and helps cabin owners defray the high cost of property tax and annual maintenance. Such high fees and regulations hurt the family vacation homes and could even cause some to discontinue offering their cabins as STRs. This would be good news for the two large property managers on Mt Hood, but devastating to the average family with an Airbnb listing. Having the family-run cabins priced out by county fees would be bad for the visitors to Mt. Hood and the overall local economy. Large "full service" property management companies can afford such fees. The average family just trying to keep their cabin by Airbnb-ing it cannot. The proposed fees are excessive and unfair.</p>
<p>Some regulation makes sense. But this goes too far</p>
<p>Please don't do this. This regulation will benefit the larger wealthier landowners much more than the poor who may only have space to rent a few times a year when they go on vacation.</p>
<p>WE already pay 6% of our gross to Oregon City, I think that's enough</p>
<p>Don't know why we nother to have zoning regulations as they are so easily to be over ridden or rewritten to suit the monetary interests of minority and not what will be for good of future environment, infrastructure, wildlife and current/future neighborhoods.</p>
<p>I fully support these efforts. I am surrounded by these properties and the owners seem absent when issues arise. We have to call the sheriff with limited success</p>

<p>There was a mention in one of the sections that an ADU or mother in law unit or RV/trailer should not be used as a short term rental. I HIGHLY DISAGREE WITH THIS!!! I agree it should not be a goat shed or barn, but all legally recognized habitable spaces should be included and treated equally. You will have lawsuits of hardship if you try to get this through the law.</p>
<p>Better to be progressive than punitive and be independent from Portland in regulating the short term rental industry. Until Portland absorbs the Urban Growth Boundary into its jurisdiction, PLEASE keep unincorporated Clackamas County as one unit!</p>
<p>Section 8.10.060.A1. Guest house should be better defined Section 8.10.060.G7. Many homes were built prior to current codes. Panel clearances could be excessive If there is a suspension or revocation, neighbors within 300ft. should be notified.</p>
<p>I find these rules and regulation incredibly unfair to a homeowner trying to make a few bucks to survive. You are implementing rules and regulation to accommodate a few who run it as a big business.</p>
<p>Short term rentals are absolutely contrary to the BCC's declaration of a housing emergency. During this housing emergency, the County should declare a moratorium on anything that reduces housing stock outside of the Mt. Hood Territory.</p>
<p>I'm completely against having any kind of short term rental situation shoved down our unincorporated throats! Leave our peaceful, relatively safe neighborhoods alone, where we all know and care about each other. For God's sake, put them elsewhere-speaking as one whose family has spent 3 wonderful generations here.</p>
<p>Unwanted and unnecessary.</p>
<p>We really agree with the right to utilize property for this purpose. Thank you.</p>
<p>More taxes! We need the income just to attempt to pay our current taxes so adding more fees is rough!</p>
<p>There are no exceptions for interesting camp or tree house rentals in rural areas. County doesn't enforce the quiet hours now, how would they enforce this?</p>
<p>Stop over reaching and start providing valuable services to the residents who pay you. Seriously.</p>
<p>Your definition of a dwelling unit is draconian. Why should folks not be able to rent out a caretaker unit or another temporary dwelling unit? If the unit meets all the safety codes and regulations the county should welcome the additional tax contributions and not limit individuals opportunity to enhance their income. Regarding electrical panels, I agree that inspectors should have access to the front of the panel but 30" on either side is too restrictive. There is nothing to the side of the panel that would require such a distance be open. Please remove this requirement. Finally 8.10.080 is ridiculous and an invasion of one's privacy! We can show you a copy of our taxes but to cart blanche give you access to our property and all the other things mentioned is absurd. I think it suffices to show the tax returns from the various platforms (Air BnB, VACA, etc.) but to allow you authoritarian access to my property and documents is an insult!</p>

Comment: These regulations are a step in the right direction, certainly, so thank you. I should have public needs complete access to all the information collected by the county to administer the STR program. It should be public and online. The proposed corrective measures are too lenient and place a huge burden on residents to try to fix the problems that will inevitably occur. Every single penny of the county taxes generated under this program should go toward administration and enforcement of the STR program, otherwise the county is making additional tax revenue at the expense of my well-being, which is not what county government is for. More generally, my neighbors should in no way be encouraged to make money at the expense of my peace of mind and well-being. I should not have to sacrifice either as this program is being administered; I live here, and I didn't move into the hotel zone my neighborhood has become. It's zoned R-10, so why is all this commerce being permitted at all, in any form? Among other things, the county needs to honor current zoning in the administration of this program (keep residential zones residential), ban party houses, limit the number of nights/year and total annual number of people per year per unit. AirBnB's business model is a lie: it's not about mom and pop making a little money on their extra room, it's about a company worth 30 billion dollars that will stop at nothing to expand their business and make money for their board at the expense of communities around the world. Why do we have to participate in this at all? AirBnB STRs have blown the lid off Pandora's box, but the county needs to figure out a way to stuff as much of the evil back in the box as possible. Many communities—think Lake Tahoe, Malibu, Palm Springs—have done this, so it's possible. Can we just be decent and respect the investments and preferences of the people who already make the county great, instead of cow-towing to a bunch of high-rolling corporate investors who don't give a damn about us or our neighborhoods and just want to pad their bank accounts at our expense?

A needed effort with some modifications needed as proposed.

Guest Houses should be allowed, and the Urban Growth Boundary requirement should be adopted.

This will effectively kill the short term rental business in our area. What a shame.

My vacation rental has been used as such for over 20+ years. What protections do I have to keep my business running?

The problem is not the family vacation home rented by the week to a family or group. It is the 1-3 night rentals that occur every weekend that attract the partiers who use the facility as a cheap place to throw a large party.

Please keep the permit cost if it is imposed to a minimum. You will be killing any small time single room renters in the area if not. It's unreasonable to think that someone making \$20-\$40/ night who only books occasionally in this area to make ends meet, plus expenses involved in running the room rental, is going to be able to pay a terribly high permitting cost. If you set permitting price too high—you will not get compliance and we will end up in a costly drawn out situation like Portland is in now trying to track everyone down. Love to avoid that mess ;)

AGAIN, It's none of anybody's business with what I do with my one property when I'm paying mortgage and tax!!! So stay out of MY business! *[followed by 7 single-spaced pages of exclamation marks]*

don't do it. This is a solution in need of a problem.

<p>I think that has a home owner people should be allowed to do what they want with their property. Putting regulations is not fair. Some people buy homes for the sole purpose of renting them out. There is no housing crisis on the mountain there are plenty of places to rent.</p>
<p>I appreciate your efforts to regulate short term rentals, and deeply hope that this is done in a way that helps alleviate the housing crisis in the Mount Hood area, as well as many other areas where renting homes is becoming nearly impossible.</p>
<p>I have owned my own home and lived in Clackamas County for over 40 years. As a Clackamas County resident, I pay my property tax and taken care of my property. I have found that through the years I have had neighbors (homeowners with no short term renters) that have violated all of the issues you note in this bill. Yet no one from the County has enforced multiple vehicles parked on the narrow street for each household, noisy neighbors, garbage left out....So, why on earth should we place these regulations on all...even those that may want/require short term renters just to afford to stay in their homes that they take care. How will the County enforce the regulations, when they don't enforce the same issues now? Let the County come up with another way to fill the County coffers....as if they can't get by now. The County wants to allow ADUs but short term rentals need additional regulations? I guess the bottom line is MONEY. ADUs more property tax and short term rentals can gauge owners for administration costs and additional fees.</p>
<p>A blanket ban on guest houses seems ridiculous and I don't understand the rational for it. Likewise, banning glamping and RV's in rural areas where folks are specifically looking for experiences seems a bit arbitrary. Perhaps each STR should be judged on a case by case basis?</p>
<p>I don't think the County should regulate this. By having short-term/vacation rentals, it is increasing tourism/spending within the County, so the County is already benefiting from this...there's no need to charge home-owners as they are already paying taxes.</p>
<p>These changes will not benefit the County and the law should stay the way it has been. Lots of farms rely on short term rentals for additional income that allows us to survive and pay our bills. These changes will eliminate a lot of those rentals and will only lead to people running rentals illegally and not safely. Do not change the law regarding this.</p>
<p>As an owner of a vacation rental in unincorporated Clackamas County, I think this plan strikes a good balance between sensible regulation and letting owners continue to rent their properties out in a safe, responsible way.</p>
<p>I'm glad this is finally happening and I support this proposal.</p>
<p>This matter should be divided into two categories. One is space used on farm land, people who already have dwellings they can't use due to county rules. Very different from people in the city wanting to rent out their garage and create problems in the neighborhood.</p>
<p>Vacation Rentals belong in established and obvious vacation areas. A residential neighborhood should not be a target or exploitation by the very commissioners who are supposed to protect them!!</p>
<p>When we bought our cabins we already had the county inspect them and made sure everything was up To standards. We've invested thousands of dollars in improvements to make our rentals special to guests . Asking for tax returns is invasive to the owners I don't see why that would be asked for . There are so many people That rely on their livelihood from This industry.</p>

I feel there is a need for some regulation. But your proposal is a bit over reaching. The requirement for liability insurance for example, both VRBO and AIR BNB rentals are covered by liability coverage so you are creating extra cost for those who are doing this correctly . In 11 years I have ZERO complaints on my property because I do the heavy lifting and screen my renters and know my neighbors .

The fee seems exorbitant considering taxes will also be paid in proportion to the amount of income received by the property owner. This fee may unfairly impede lower income/lower net worth families from benefiting from the potential income from short term rentals. Only those who have money would be able to make money, is that what we as a community really want to convey?

Summary of Public Comments Received During Public Comment Period, Short-Term/Vacation Rentals in Clackamas County (ZDO-270) Ordinance No. _____

No.	Date Received	Received From	Summary	Support/ Oppose
1	12/3/2019	S. Wilent	Email stating that proposal looks good.	Support
2	12/3/2019	B. LaBarge/Mt. Hood Vacation Rentals	Email with comments about draft, including: <ul style="list-style-type: none"> - Request to make forms available online, either to download or fill in and submit online - Request to omit some of the application requirements, such as identifying anyone with financial interest in property and providing a site plan and dwelling unit floor plan - Other requests related to application process and the definition of a registrant - Request that calculation of maximum occupancy not exclude children under the age of 2 and be increased for larger homes 	Support, with changes
3	12/3/2019	R. & S. Hoak	Email opposed to proposal. States that proposed regulations are punitive and burdensome and expresses concern about the costs of the program.	Oppose
4	12/3/2019 - 12/5/2019	M. Sansone	Emails including questions regarding applicability of regulations to areas zoned for farm and forest use (EFU and TBR). Proposes that the county allow homeowners in these zones to rent out a detached unit as an STR.	Unsure
5	12/4/2019	S. & J. Pearse	Email expressing interest in turning a property they own into a STR. Includes several questions about application requirements (to which staff has responded) and a statement that their experience with STRs in the neighborhood has been positive and the homes are better maintained than some properties with full time residents.	Support
6	12/3/2019 - 12/5/2019	S. Cater	Emails including questions regarding why the proposed regulations would not apply to guest houses and expressing interest in amending the regulations to include guest houses.	Unsure, requests changes
7	12/8/2019	F. Mazzara	Email describing two houses on her street that rent to large groups that have parties and park cars in the street and leave trash around. Describes past experience with cars stuck in snow and blocking street for snow plow and blocking access to her driveway. Requests that there be a minimum 3-night stay for rentals to help limit large party crowds.	Unsure, requests changes
8	12/9/2019	E. Rogalin	Email regarding conversation with G. Jahnke. States that he generally agrees with proposed regulations except for the different requirement in the Portland UGB. Wonders if there is any data that informed the proposal.	Generally supports
9	12/10/2019	C. Cookson	Email stating that proposal is very restrictive. States that most people at the public meeting she attended were not in favor of the proposal but were in favor of limited regulations to protect neighborhoods. Also states the regulations would put some people out of business because it does not allow for RV, guest house or tiny house rental.	Oppose
10	12/16/2019	F. Mazzara	Email with two addresses identified in Welches that advertise homes for large parties and other events. Email includes discussion about another property in West Linn that was denied and application to run and even facility and notes that neither of the two identified properties has an approved conditional use permit for the events.	Unsure
11	12/23/2019	D. Gaslin	Email that notes she is in agreement with most of the proposal except that it does not allow for rental of guest houses and RV/trailers/boats. States that other jurisdictions allow STRs in these types of structures and Clackamas County should also.	Support, with changes
12	12/30/2019	C. Ruen	Email from PGA staff with comments on social media from C. Fincher and J. Winthrop, both questioning the need to add regulations for STRs at all	Oppose
13	12/19/2019	D. Bonfield	Email stating the he has been using a home on Mt Hood as an STR for over 11 years and have been a responsible owner and has had no problems and no complaints. Renting the home is a way to secure their retirement home and they feel there are a lot of others who do this that are doing it responsibly. He is not opposed to regulation, but opposes becoming "another revenue source for the county".	Unsure

Summary of Public Comments Received During Public Comment Period, Short-Term/Vacation Rentals in Clackamas County (ZDO-270 Ordinance No. _____)				
No.	Date Received	Received From	Summary	Support/ Oppose
14	1/6/2020	A. Norris	Email questioning how he could benefit from a STR; requesting a map of the UGB be shown; and commenting on other issues in his neighborhood	Unsure
15	1/6/2020	H. Wenzel	Email describing the STR she runs on her property. Notes that her STR is a tree house and the proposed regulations would not allow for this and would shut her down. Requests different rules for large acreage properties without close neighbors and for consideration that some rentals are unique and not going to meet the same criteria as a home or cabin.	Unsure
16	1/6/2020	C. Lumbroso	Email. Understands need for some regulation but states that it is important to see benefits of STR, including providing alternatives to hotels and motels, providing jobs for housekeepers and handymen, providing additional income for owners. States that the proposed fee of \$800-\$900 is too high. Requests there be a difference for owners renting out only a portion of their homes, rather than the entire home.	Unsure
17	1/6/2020	B. Meeker	Email stating that proposal is a bad idea that favors the wealthy over the poor and middle class and takes away property rights.	Oppose
18	1/7/2020	C. Ruen	Email containing several comments from social media posts - opposed to the cost and to regulations in general	Oppose
19	1/8/2020	B. Skowhede	Email explaining why many homes could not reasonably be retrofitted to meet window egress standards and required area around electrical panels and why the standard to keep all exterior doors accessible to renters is not reasonable in and area like on Mt. Hood that receives a lot of snow.	Unsure, requests changes
20	1/8/2020	J. Ingersoll	Letter requesting the regulations exclude the RTC (Rural Tourist Commercial) zone in Government Camp, particularly developments built as "resort accommodations", as per the county's ZDO. He owns a 6-unit building in RTC built as a commercial resort building, to commercial building codes.	Unsure, requests changes
21	1/8/2020	D. Ferretti	Email with letter from T. Ramis. Letter notes benefits of allowing STRs; notes that it is important to limit the scale of STRs in rural areas and that they should only be allowed in existing structures, not new structures built specifically for STRs. His clients support allowing and regulating STRs in the county.	Support
22	1/8/2020	A. & T. Parks	Email including comments. Notes that they have operated a STR for about a year without any issues. Opposes adding another level of registration/ regulation and recommends the Board not move forward but if Board decided to, includes recommended changes to proposal including: purpose statement language, simplifying renewal process, allowing STRs in guest houses, temporary dwellings and other dwellings, and not limiting maximum occupancy to 15 guests.	Oppose
23	1/9/2020	R. Davis	Email from person who is interested in owning a STR in future - supports proposed regulations	Support
24	1/7/2020	J. Winthrop	Email stating opposition to proposed regulations. States that the regulations make is infeasible for residents to run a STR and only people who want to make a business of it can do it and that they cause homelessness.	Oppose
25	1/10/2020	H. Nolen	Email expressing concern about parking and the number of cars on the street in her cul-du-sac due to STRs in her neighborhood. Not sure the proposed parking requirements will take care of the problem.	Unsure
26	1/12/2020	M. Fraedrich	Email expressing concern about insurance requirements and whether a STR is connected to the main home.	Unsure
27	1/14/2020	L. Tugman	Email expressing concern about parking and the number of cars on the street in her cul-du-sac due to STRs in her neighborhood.	Unsure

Fritzie, Martha

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From: Steve Wilent <swilent@gmail.com>
Sent: Tuesday, December 3, 2019 11:59 AM
To: Rogalin, Ellen
Cc: Fritzie, Martha
Subject: Re: Proposed short-term rental regulations ready for review and comment

Follow Up Flag: Follow up
Flag Status: Completed

Thanks, folks! Looks good so far.

Steve Wilent
21360 E. Briarwood Rd.
Rhododendron, OR 97049

On Tue, Dec 3, 2019 at 11:36 AM Rogalin, Ellen <EllenRog@clackamas.us> wrote:

Good morning,

After several months of public input and discussions with the Board of County Commissioners, updated draft regulations for short-term/vacation rentals in unincorporated Clackamas County are available for public review and comment. Comments collected will be shared with County Commissioners to use as they consider adoption of these new regulations in 2020. You can go directly to the draft regulations and the input form by using the following links.

- [Draft regulations](#)
- [Questionnaire/input form](#)

Additional information about the draft regulations is available at www.clackamas.us/planning/str. Please direct any comments or questions to Senior Planner Martha Fritzie at mfritzie@clackamas.us or 503-742-4529. \

You received this email because you have shown an interest in the this topic in the past. If you prefer not to receive any more updates on this topic, please send back an email asking to be removed from the email list. Thank you.

Ordinance No. _____

Short Term Rentals

Ellen Rogalin, Community Relations Specialist

Clackamas County Public & Government Affairs

Transportation & Development | Business & Community Services

503-742-4274 | 150 Beaver Creek Road, Oregon City, OR 97045

Office hours: 9 am – 6 pm, Monday-Friday

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Fritzie, Martha

From: Betsy@mthoodrentals.com
Sent: Tuesday, December 3, 2019 4:18 PM
To: Fritzie, Martha
Subject: a few comments re: STR regs draft
Attachments: Notes and comments re STR Regs 12032019.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Hi Martha-

In our last meeting a month or so ago, you asked me to email my thoughts to you regarding the comments made in the meeting. I have attached a document with the areas in the proposed draft regulations that I have questions, concerns or suggestions about. I completed the online form, but this has more detail.

Overall, this is well done and not onerous (except for the few areas I pointed out 😊).

Thanks for all of your hard work! It has been noticed.

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

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

Fall Vacations at Mt Hood | Hike, Bike, Paddle, Golf & Relax all in One Day

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Notes and comments re: draft proposal of STR Regulations (12/3/19)

Submitted by Betsy LaBarge, Mt Hood Vacation Rentals, 866-794-6813 or betsy@mthoodrentals.com

8.10.020 Definitions

G. REGISTRANT means the owner, or agent of the owner, designated on the registration to act for the owner, who is responsible for ensuring the short-term rental adheres to all applicable requirements to maintain a short-term rental registration.

I would like this to be owner and agent to avoid finger pointing by the owner to the agent and back to the owner. In some cases, the owner may be the non-compliant individual and in other cases, it may be the agent. BL

8.10.040 Short-Term Rental Registration Requirements and Fee

B. Application forms for a registration for a short-term rental will be available at County offices. Applications for initial and renewal registrations for a short-term rental must be submitted to the County and must be signed under penalty of perjury. The application documents must include at least the following:

I would like this to be a fill in form online with a way to pay online OR a fill in form that can be downloaded and mailed with a check. There will be more non-compliance or slow to comply if someone is forced to go to county offices. At minimum, mail the form to someone and let them mail it back. This is especially important for people who do not live nearby. BL

2. The true names, telephone numbers, and addresses and any aliases of the persons that have, or have had within the preceding year, a financial interest in the premises.

This is an onerous request of a homeowner. If someone just bought a home, they likely do not have the history of prior persons who had a financial interest in the premises. I presume that you are trying to avoid the person who has a revoked license from transferring the deed to his son, so they can keep renting it with a new license, same problem owner in essence. BL

6. Evidence that a Transient Room Tax registration form has been submitted to the County.

I would want to see a mechanism in the registration for the homeowner to acknowledge a property manager and their registration number or OTA if the STR is self-managed, so you know where the TRTs are coming from. BL

10. A site plan that identifies, at a minimum, all structures on the property, driveway(s), off-street parking spaces, and garbage receptacles.

11. A dwelling unit floor plan that identifies, at a minimum, all sleeping areas and other rooms in the dwelling unit.

This is really difficult to do for most people and I think you just won't get what you are looking for. I understand the safety reasons for this, but I do not see how you can get people to do this. Most STR owners will end up being in non-compliance on this one. We create floor plans for our rentals and it takes hours plus we pay for a software product to do it. I do not have an alternative suggestion, but I am happy to think on it. BL

E. A registration is transferable to a new registrant, so long as the new registrant submits notification to the administrator, signed by the original registrant, of the transfer and agrees in writing to comply with the requirements of this chapter. A change of registrant notification form will be available at County offices.

Same comment as above. Make this available online with a fill in form or at minimum a downloadable form or something you mail to people. BL

8.10.050 Registration Termination – Renewal – Fee

B. Registrants wishing to continue uninterrupted operation of a short-term rental shall submit a new application to the County a minimum of 30 days prior to the expiration of the registration.

I would like to suggest a renewal form be sent out automatically similar to notice of property taxes or vehicle registration. This will work best to get renewals and compliance. BL

8.10.060 Standards and Conditions

B. Maximum Overnight Occupancy. The number of overnight occupants in the short-term rental shall not exceed the number of occupants authorized in the registration. The maximum overnight occupancy shall be clearly posted in the short-term rental, disclosed in any advertising of the availability of the short-term rental, and included in any rental agreement with tenants. The maximum overnight occupancy authorized in the registration shall be calculated as follows:

1. Two occupants per sleeping area, plus two additional occupants.
2. Roll-out beds, fold-out couches, or other similar temporary beds shall not be considered a "sleeping areas" for the purposes of calculating maximum allowed occupancy, but could accommodate the two additional occupants.
3. Children under the age of two shall not be counted as occupants.
4. In no case shall more than 15 occupants be authorized by a short-term rental registration.

I would like to suggest that this be slightly amended. BL

1. For larger homes, a higher occupancy is not onerous. I suggest that for homes with 4 or more bedrooms, the occupancy be limited to 2 per sleeping area plus 4.
2. Please count ALL children of all ages. This is for safety reasons and to not over-occupy the home. I suggest taking out #3 altogether.

8.10.70 Registration Review

B. Upon approval, the administrator shall furnish notice of the approval to all property owners of record within 300 feet of the premises, and contiguous properties under the same ownership. This approval notice shall provide the name, telephone number, and address of a contact person who shall be responsible and authorized to respond to complaints concerning the use of the short-term rental.

I would like to receive a copy of the homeowners with contact info within 300 feet who are notified so I can also reach out to them. To do this now, I have to go onto the county computers and look them up one at a time. BL

8.10.080 Examination of Books, Records and Premises

To determine compliance with the requirements of this chapter, the Clackamas County Zoning and Development Ordinance, and any local tax measures, the administrator may examine or cause to be examined by an agent or representative designated by the administrator, at any reasonable time, the premises, and any and all financial, operational and facility information, including books, papers, and state and federal income tax returns. Every owner is directed and required to furnish to the administrator the means, facilities and opportunity for making such examinations and investigations.

If you want people to trust this ordinance, you have to take out the things that you cannot do like review income tax returns.

8.10.100 Administration and Enforcement

A. Except as otherwise provided for in state law or in the Clackamas County Code, for acts of noncompliance, the Code Enforcement Division of the Department of Transportation and Development shall administer, supervise, and perform all acts necessary to enforce this chapter or any other chapters of the Clackamas County Code applicable to short-term rentals.

I am curious if the process for documentation of code enforcement has a way to add a notation that the property is an STR (registered or not registered) with a searchable component. I think this would alleviate some of the commissioners' concerns about how violations are going to be enforced and tracked. BL

Overall, I would like to see this be an online fill-in form that would include a downloadable document that could be framed that includes the regulations that are relevant to guests (occ, noise, parking, trash, must pay TRT, safety

standards) and the specifics the county is asking for (contact person, max occ, etc.). If this was an official county document that was required to be in the STR, then it makes it a lot easier to enforce when that renegade guest wants to bring more people to an STR or park too many vehicles, noise, garbage, etc.

Fritzie, Martha

Page 9 of 55

From: Ron and Sheryl Hoak <rshoak@comcast.net>
Sent: Tuesday, December 3, 2019 12:28 PM
To: Fritzie, Martha
Subject: Short term rentals in unincorporated Clackamas County

Follow Up Flag: Follow up
Flag Status: Completed

Please back up and re-plan. The proposed regulations are punitive and burdensome. I don't have a short term rental, but as I read over the proposal it seems that the costs of meeting the regulations would dissuade most from even considering keeping a short term rental. It appears that what the County wants is the ability to control all aspects of life in the county. The only ones who stand to profit from these regulations are county employees who are hired to enforce them. I am totally against using our over burdened Sheriff's department from any involvement in enforcement of these regulations. They are already tasked with enough crime in Clackamas county to keep them busy. Don't add another layer of responsibility to the Sheriff's department.

I read with interest many comments about the new tax, (fee) on motor vehicle registration in the county which was sneaked around the general population's right to vote on it by calling it a fee. Unless our county board of Commissioners becomes more transparent in its processes, no one will ever vote for a new or increased tax. It looks like another scheme where we rural folks get to subsidize improvements to infrastructure for "congested" areas without seeing anything like improvements to our neighborhood streets.

I firmly believe we need less regulation, not more of any kind.

Make Clackamas County an inviting place to live

Ron Hoak
Damascus, OR

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Fritzie, Martha

From: Margaret Sansone <margaret@margaretsansone.com>
Sent: Thursday, December 5, 2019 7:22 AM
To: Fritzie, Martha
Subject: RE: Short term housing regulations

That is what I was confused about since I am familiar with the ZDO. So I assume the expectation in the reserve zones is that people will be renting their primary residence short term—doesn't make a lot of sense to me unless someone just has a vacant rural property. I believe the county would be wise in amending the ZDO to allow rural property owners that actually live on the property to have the legal ability to participate in the short term rental market with one detached unit. It would be a benefit to an interested property owner as well as provide added revenue for the county. Please include my comments in the review.

Thanks for your help!

Margaret Sansone
Licensed OR Broker, CHMS
Windermere Realty Trust
Earth Advantage Broker®
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www.margaretsansone.com
Buyer and Seller Advisories

Your referrals are appreciated and treated with respect

From: Fritzie, Martha <MFritzie@clackamas.us>
Sent: Wednesday, December 4, 2019 10:50 AM
To: Margaret Sansone <margaret@margaretsansone.com>
Subject: RE: Short term housing regulations

No – short-term rentals would be allowed only in legal dwellings. In the EFU and TBR zones, detached structures cannot be converted into additional dwellings because accessory dwelling units are not allowed (except for specific uses like farmworkers).

Martha Fritzie, Senior Planner
Clackamas County DTD | Planning & Zoning Division
150 Beaver Creek Road | Oregon City, OR 97045
(503) 742-4529
Office hours 8:00am to 6:00pm | Monday - Thursday

The Clackamas County Department of Transportation and Development is dedicated to providing excellent customer service. Please help us to serve you better by giving us your feedback. We appreciate your comments and will use them to evaluate and improve the quality of our public service.

From: Margaret Sansone [<mailto:margaret@margaretsansone.com>]
Sent: Wednesday, December 4, 2019 10:18 AM
To: Fritzie, Martha <MFritzie@clackamas.us>
Subject: RE: Short term housing regulations

Thanks Martha, does that mean that a rural property in a reserve zone such as EFU or TBR can have a detached structure (permitted, of course) in order to participate in a short term rental activity?

Margaret Sansone
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From: Fritzie, Martha <MFritzie@clackamas.us>
Sent: Wednesday, December 4, 2019 8:45 AM
To: Margaret Sansone <margaret@margaretsansone.com>
Subject: RE: Short term housing regulations

Margaret – The proposed regulations would apply to all properties in the unincorporated areas of the county (outside of cities), whether they are urban or rural. This is not a change from previous drafts. The biggest change from previous drafts is that, per the Board’s request, there is a primary residence requirement for properties inside the Portland metro urban growth boundary.

Martha

Martha Fritzie, Senior Planner
Clackamas County DTD | Planning & Zoning Division
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From: Margaret Sansone [<mailto:margaret@margaretsansone.com>]
Sent: Tuesday, December 3, 2019 12:42 PM
To: Fritzie, Martha <MFritzie@clackamas.us>
Subject: Short term housing regulations

Hi Martha,

The information I have received regarding this proposed change stipulates that it applies to areas outside the city limits in unincorporated Clackamas County. Previously, to my understanding, the reserve areas such as EFU and TBR, were not included as sites where short term rentals would be allowed. Has that changed? It makes sense to me to include all areas so that the county and residents can benefit from the booming short term rental market.

Thanks for your feedback!

Margaret Sansone
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Fritzie, Martha

Page 13 of 55

From: Stanley Pearse <spearse@yahoo.com>
Sent: Wednesday, December 4, 2019 11:08 AM
To: Fritzie, Martha
Subject: Short Term Rentals

Good day Martha,

My wife and I are looking at turning our rental unit next door into a short term rental - yet we want to be compliant with Clackamas County.

In speaking with one of your associates this morning, I understand that you send out email notifications regarding the regulation process that is currently underway. We would like to be placed on that distribution list.

As it is our desire to maintain our property in an orderly manner and to be compliant with the potential Regulations for Short Term Vacation Rentals, we have the following comments and / or questions:

1. Affidavit of compliance with safety standards. What are the safety standards? Where is this list obtained?
2. Evidence that all county fees and taxes have been paid, including registration with the county's Transient Lodging Tax program. Are these fees and taxes the same as our current property taxes or are they in addition to? Where can we find more information on the Transient Lodging Tax? What would the fee be that we would need to collect?
3. Proof of Liability Insurance. Is this the same as landlords insurance?
4. Site plan and dwelling unit floor plan. Will the county accept a hand drawn site and floor plan?

In closing, our experience with the short term rentals in our neighborhood have been positive - as we are not aware of any negative complaints. We have also seen that these properties are better maintained than some properties that are occupied by full time resident owners. As we live right on the property we would be able to address any noise related issues and maintain and improve the property.

Kind regards,

Stanley & Joan Pearse

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Fritzie, Martha

From: Scott Cater <scater503@gmail.com>
Sent: Thursday, December 5, 2019 12:46 PM
To: Fritzie, Martha
Subject: Re: Draft proposed short-term rental regulations ready for review and comment

Thanks for your reply Martha. So basically it's not because they are inherently unsafe or some other health or safety reason, it's just that they don't have a separate address?
I'm having a difficult time understanding the rationale. It seems a relatively simple fix to amend the ordinance to allow it unless there is some other reason they are not desirable as an STR. Thanks, just trying to figure out why these would not be allowed. It seems like a win for the owner and a win for the County (tax revenue).

Scott

On Thu, Dec 5, 2019 at 12:33 PM Fritzie, Martha <MFritzie@clackamas.us> wrote:

Hi Scott. The rationale behind not allowing STRs in guest houses is largely due to the fact that they are not separate legal dwellings and our ordinance currently prohibits using a guest house for rental purposes (see attached).

Martha

Martha Fritzie, Senior Planner
Clackamas County DTD | Planning & Zoning Division
150 Beaver Creek Road | Oregon City, OR 97045
(503) 742-4529
Office hours 8:00am to 6:00pm | Monday - Thursday

The Clackamas County Department of Transportation and Development is dedicated to providing excellent customer service. Please help us to serve you better by giving us your feedback. We appreciate your comments and will use them to evaluate and improve the quality of our public service.

From: Rogalin, Ellen
Sent: Thursday, December 5, 2019 9:20 AM

To: Fritzie, Martha <MFritzie@clackamas.us>
Subject: FW: Draft proposed short-term rental regulations ready for review and comment

See email below. Can you respond, please? Thanks.

Ellen Rogalin, Community Relations Specialist

503-742-4274

Office hours: 9 am – 6 pm, Monday-Friday

From: Scott Cater <scater503@gmail.com>
Sent: Tuesday, December 3, 2019 3:59 PM
To: Rogalin, Ellen <EllenRog@clackamas.us>
Subject: Re: Draft proposed short-term rental regulations ready for review and comment

Hi Ellen,

I just filled out your questionnaire, but I wanted to touch base with you directly. Here is a link to our rural STR.

https://www.airbnb.com/rooms/25210366?source_impression_id=p3_1575417364_AxtFq%2FZc%2BBgGKy%2Fmd

It seems the proposed regulations will put us out of business since this is a 1-room guest house across the driveway from the main house. Is this true and if so, what is the rationale for banning these types of STR's? Thanks!

Scott Cater

5. If you would like us to keep you posted about the possible development of these new regulations, please provide your contact information below. Thank you. Page 16 of 55

On Tue, Dec 3, 2019 at 11:38 AM Rogalin, Ellen <EllenRog@clackamas.us> wrote:

Good morning,

After several months of public input and discussions with the Clackamas County Board of County Commissioners, updated draft regulations for short-term/vacation rentals in unincorporated Clackamas County are available for public review and comment. Comments collected will be shared with County Commissioners to use as they consider adoption of these new regulations in 2020. You can go directly to the draft regulations and the input form by using the following links.

- [Draft regulations](#)
- [Questionnaire/input form](#)

Additional information about the draft regulations is available at www.clackamas.us/planning/str. Please direct any comments or questions to Senior Planner Martha Fritzie at mfritzie@clackamas.us or 503-742-4529.

You received this email because you have registered to pay transient lodging tax. If you would prefer not to receive any more updates on this topic, please send back an email asking to be removed from the email list. Thank you.

Ellen Rogalin, Community Relations Specialist

Clackamas County Public & Government Affairs

Transportation & Development | Business & Community Services

503-742-4274 | 150 Beaver Creek Road, Oregon City, OR 97045

Office hours: 9 am – 6 pm, Monday-Friday

Fritzie, Martha

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From: Frances <franmazzara@gmail.com>
Sent: Sunday, December 8, 2019 10:20 AM
To: Fritzie, Martha; Cowan, Danielle
Cc: rrbruce@outlook.com; gracehumberston@yahoo.com
Subject: short term rentals

Expires: Thursday, June 4, 2020 12:00 AM

To follow up on my comments submitted in response to your proposed rules.

Right now there are 14 cars and trucks in front of my property with more expected. The gentleman my husband and I spoke with stated the following:

1. They were instructed to park there up in our cull-de sac leaving the spaces in front of the rented house open.
2. Additional cars and trucks are coming.
3. The house was rented for one night, 1 night only, to hold a large Surprise Birthday Party for his daughter.
4. They expect 30-50 guests

Meanwhile the house across the street is all lit up. This house advertises it sleeps 22. It is decorated for what appears to be a party. The drive is too steep for most cars to climb up, thus they park in the street also. Our road is barely 40 ft. wide and less than 500 ft. long..... and steep.

Despite talking with the owners, we have had to pay people to clean up the trash the critters rip into and gets blown all over the place, not to mention the beer bottles that litter the street. They put the trash out in bags on Monday, trash collection here is on Thursday.

Last winter renters cars blocked the road, having slid in the snow. The snowplow could not come up the road. The cars, without proper snow tires, could not move. The snow froze.

At the beginning of the week, before the heavy snowfall my husband had been rushed to the hospital with a heart attack and subsequent surgery. Upon discharge we were forced to stay in a hotel for a week because we could not access our drive until the renters cars were moved and the snow plow could clear the mess..

Weekend, 1-2 night rentals attract just what we are experiencing. Rented for parties...cheaper than a restaurant or catering house. Not prepared for the weather extremes, they are only coming for the night...!

There should be a minimum of 3 night rentals. This would cut down on these 1 night stands with large crowds coming to party. Serious skiers, family groups, couples are not the problem....it is the large party crowds that clog the roads, leave trash all around, drink and party all night. If the owners won't do it the County should step in. We are living next door to a commercial enterprise...a bar, a catering house. .call it what you will. If I opened my house up and advertised as a catering hall for rent I would be shut down immediately. The Board of Health would demand inspections. The LLC would want proof minors are not being served. The Zoning laws would demand I shut down in a residential neighborhood. What is the difference?

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Phishing Email

Fritzie, Martha

From: Rogalin, Ellen
Sent: Monday, December 9, 2019 4:01 PM
To: Fritzie, Martha
Subject: STR input

Follow Up Flag: Follow up
Flag Status: Completed

Geoffrey Jahnke and I finally connected today. He'd still like to talk with you if possible, but here's a quick summary:

- He has a couple Air BnB rentals in his own home and it's been a great experience. (He's in the Oak Grove area.)
- He generally agrees with all the proposed regulations and says he already does those things himself.
- Only concern is the different requirements for rentals inside the Portland UGB. He's concerned that will limit the type of rentals available to people in that area, e.g., families who need a larger place to stay. He suggested such a limitation might be more appropriate on the mountain, and he wonders if we have any data on people who rent in their own homes that informed this proposal.
- He asked about the best way to give input and if there would be any opportunity to testify to the Board.

Ellen Rogalin, Community Relations Specialist
Clackamas County Public & Government Affairs
Transportation & Development | Business & Community Services
503-742-4274 | 150 Beavercreek Road, Oregon City, OR 97045
Office hours: 9 am – 6 pm, Monday-Friday

Fritzie, Martha

From: Fritzie, Martha
Sent: Tuesday, December 10, 2019 4:55 PM
To: Transient Lodging Tax
Subject: RE: Monthly Transient Lodging Tax Report

Thank you - I had not received this.

Martha Fritzie, Senior Planner
Clackamas County DTD | Planning & Zoning Division
150 Beaver Creek Road | Oregon City, OR 97045
(503) 742-4529
Office hours 8:00am to 6:00pm | Monday - Thursday

The Clackamas County Department of Transportation and Development is dedicated to providing excellent customer service. Please help us to serve you better by giving us your feedback. We appreciate your comments and will use them to evaluate and improve the quality of our public service.

From: Transient Lodging Tax
Sent: Monday, December 9, 2019 8:38 AM
To: Fritzie, Martha <MFritzie@clackamas.us>
Subject: FW: Monthly Transient Lodging Tax Report

Martha,

I'm not sure if you have heard from Carol Cookson. I did try to direct her to you. Just in case, here's what she has to say...

Best of luck!

Kathryn

From: Carol Cookson [<mailto:cookson.carol@gmail.com>]
Sent: Monday, December 09, 2019 8:27 AM
To: Transient Lodging Tax <TLT@clackamas.us>
Subject: Re: Monthly Transient Lodging Tax Report

Yes, I did take the survey. The requirements are very restrictive and require a lot of hoops to be jumped through. I can't think of any reason for the severe restrictions other than the hotels are lobbying for strict requirements to cut down on their competition. I went to an initial public meeting where the idea was being proposed. Most of the people at the meeting were not in favor the proposal. Those that were interested were in favor of limited regulations to protect neighborhoods from being burdened by rude and/or loud strangers. If the proposal is adopted, it will put a lot of Airbnb hosts out of business. Not only does it not allow RVs which are designed for short-term lodging, it also does not allow guest houses and tiny houses to be used for short-term lodging. Many of us have invested quite a bit into establishing short-term rentals to help offset our housing costs. I suspect that in some cases that people who depend on rental income will be forced to sell their homes.

Carol Cookson

On Mon, Dec 9, 2019 at 7:54 AM Transient Lodging Tax <TLT@clackamas.us> wrote:

Carol,

I'm sorry to hear that. Have you taken the survey they put on the website?

<https://www.clackamas.us/planning/str>

You can also email Martha directly with feedback <mailto:mfritzie@clackamas.us>

Regards,

Kathryn

Kathryn Stewart | ACCOUNTING SPECIALIST 2

CLACKAMAS COUNTY DEPARTMENT OF FINANCE | Transient Lodging Tax

2051 Kaen Road, Oregon City, OR 97045

office 503.742.5462

tlt@clackamas.us

www.clackamas.us

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My office hours are Monday-Thursday 6:30am to 5pm;

In keeping with the county's sustainability goals, the Finance office is closed on Fridays.

From: Carol Cookson [mailto:cookson.carol@gmail.com]
Sent: Sunday, December 08, 2019 1:38 PM
To: Transient Lodging Tax <TLT@clackamas.us>
Subject: Monthy Transient Lodging Tax Report

Certificate No. 660-19

5576 SE Viewcrest Dr, Portland, OR 97267

Closed Nov - Mar

If the new short-term registration proposal for Clackamas County unincorporated areas is approved, I will no long be eligible to rent my RV. I hope it doesn't pass. If it does this will be my last report.

Carol Cookson

Spam Email
Phishing Email

Fritzie, Martha

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From: Fran mazzara <franmazzara@gmail.com>
Sent: Monday, December 16, 2019 5:55 PM
To: Fritzie, Martha
Cc: Rob Bruce; Ken humberston; Cowan, Danielle
Subject: FW: Land Use Hearings Officer decision, 10/24

Follow Up Flag: Follow up
Flag Status: Completed

VRBO Property # 769256 "Foothills House"
25906 E. Highview Drive
Welches, Or.

AND

VRBO Property #1101278 "Friends Lodge"
25811 E. Highview Drive
Welches, Or.

Both advertise " *Large Families, Groups and Business Retreats. Great place for small weddings (75 people) and a great place for training and seminars*"

The Land Use Hearing Officer rejected the attached application. This was the same type of event facility but connected to a farming operation on EFU land and adjacent to rural residential zoning in West Linn.

Why do the owners of the 2 homes adjacent to us not have to go through the same process? Why are they exempt from land use and zoning laws for running an event rental facility ?

While the attached decision refers to the land having been designated EFU, it was originally Fantasy Forest" , a Christmas tree farm when LUBA went into effect and the owner at the time opted not to file to subdivide the land, It is designated EFU and is required to abide by the requirements of the existing laws, including housing, # of occupants and parking.

Our land is designated Hoodland Rural Residential. We are not zoned for business and the owners have not filed for a "conditional use" permit to operate a business on these properties. (*Clackamas County Zoning and Development ordinance, Table 317-1, Permitted uses in the MRR and HR Districts, Hosting of Weddings, Family Reunions, Class Reunions, Company Picnics and Similar Events*).

If the Land Use Hearing Officer were to ask the basics they would find the houses are each on less than a ½ acre, in a residential community with off-street parking of a maximum of 4 cars. Neither of these homes have any type of building, fire or health inspection. They are on a 500 ft. long, 40 ft. wide dead end street with limited access to emergency vehicles, not to mention our regular service vehicles such as garbage trucks, snowplows and propane gas trucks which can not access the street if cars are parked on the street, nor can any of these vehicles turn around to exit if there are cars in the street.

Please consider what I have attempted to point out to you in your decision making process. There are 3 sides to this issue...the owners who rent out their vacation cabins when they are not using them, the local resident owners who have an adjacent property they use as a rental and the third, absentee landlords who have no concern for the neighbors or community and see these homes as a business opportunity. They purchase these homes, hire a manager and deny any responsibility as long as they can.

FRAN & JOE MAZZARA.

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

From: Clackamas County
Sent: Monday, December 16, 2019 3:47 PM
To: franmazzara@gmail.com
Subject: Land Use Hearings Officer decision, 10/24



Land Use Hearings Officer decision, 10/24

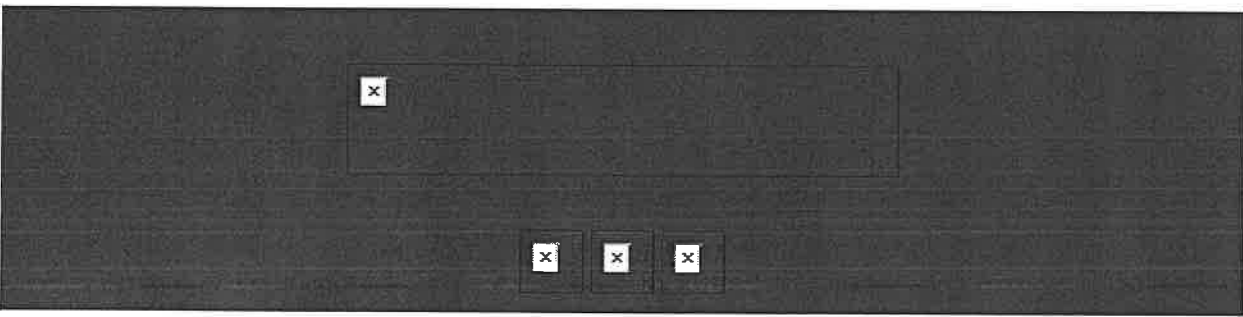
File #: Z0378-19, Conditional Use

Hearings Officer decision:

- Application denied

Proposal: Construction of new wine tasting and wine aging/storage building, which will have the ability to accommodate small events. New building to be approximately 4,100 sf on main level, along with 1,000 sf upper level and 5,100 sf basement for wine storage. Catering kitchen, restrooms, and changing area are shown as included components. Potential events described as wine tastings, weddings, and corporate gatherings. Subject property is site of Festive Hill Winery at 20100 SW Johnson Rd., east side of SW Johnson Rd south of SW Long Farm Road, Stafford area.

Address: 20100 SW Johnson Road, West Linn, OR 97068



Clackamas County | 2051 Kaen Rd, Oregon City, OR 97045

[Unsubscribe franmazzara@gmail.com](#)
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Sent by news@clackamas.us

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Fritzie, Martha

Page 25 of 55

From: Deborah Gaslin <d_gaslin@comcast.net>
Sent: Monday, December 23, 2019 8:35 AM
To: Fritzie, Martha
Subject: Short term rental
Attachments: image0.jpeg; ATT00001.txt

Hello. My name is deborah gaslin and I've been following this issue since the beginning. Although I agree with 95% of your STR proposals, this section attached I adamantly oppose. Guest houses and RV/trailers/boats are legally recognized habitable structures and should be allowed for use as STR. Many people rely on these investments to support themselves and their families. Prohibiting the use of these structures will incur lawsuits as they are allowed by all STR companies and even the city of Portland. They should be considered equal to all STR in Clackamas county. I have colleagues who rent out their guest houses and ADUs to help support themselves and stay in their homes. Cannon beach lost it's unreasonable STR restrictions because the threat of monetary loss due to hardship of investment lawsuits piled up and would've bankrupted the city. So far your STR requirements are reasonable and sensible. This section is not.

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8.10.060 Standards and Conditions

Any short-term rental must comply with the following standards at all times, in addition to any other state and local requirements:

- A. Dwelling Unit. The short-term rental must be operated within a legally-established, permanent dwelling unit. The dwelling unit associated with a short-term rental shall not have been established through a land use approval or other approval process that specifically limited the use of the dwelling unit, the occupancy of the dwelling unit, or the duration of the existence of the dwelling unit. Examples of non-qualifying dwellings include those approved as an accessory farmworker dwelling, a caretaker dwelling, or a temporary dwelling for care.
1. Guest houses or other similar structures are not considered to be dwelling units under the county's zoning and development ordinance and may not be used as a short-term rental.
 2. Temporary sleeping accommodations such as tents and recreational vehicles are not considered to be dwelling units under the county's zoning and development ordinance and may not be used as a short-term rental.
- B. Maximum Overnight Occupancy. The number of overnight occupants in the short-term rental shall not exceed the number of occupants authorized in the registration. The maximum overnight occupancy shall be clearly posted in the short-term rental, disclosed in any advertising of the availability of the short-term rental, and included in any rental agreement with tenants. The maximum overnight occupancy authorized in the registration shall be calculated as follows:
1. Two occupants per sleeping area, plus two additional occupants.
 2. Roll-out beds, fold-out couches, or other similar temporary beds shall not be considered a "sleeping areas" for the purposes of calculating maximum allowed occupancy, but could accommodate the two additional occupants.
 3. Children under the age of two shall not be counted as occupants.
 4. In no case shall more than 15 occupants be authorized by a short-term rental registration.

Fritzie, Martha

From: Ruen, Cameron
Sent: Monday, December 30, 2019 2:43 PM
To: Fritzie, Martha
Subject: short-term rental facebook comments

Follow Up Flag: Follow up
Flag Status: Completed

Hi Martha,

If the ZDO doesn't currently allow for short term rentals, does that also mean they are illegal (if there are no rules against it)? What is the cost of not regulating the short-term rentals? Is this mostly a life/health/safety issue, and inconvenience for neighbors? What is the response to the administration cost debate?

Thanks! Cameron



Clackamas County, Oregon Thanks for your question, Cindy. The current County Zoning Ordinance does not clearly allow short-term or vacation rentals. However, since many homes are being used for this purpose and there is a growing interest among homeowners to rent their homes short-term, we are looking for the most effective way to potentially allow and regulate this type of land use.

1 · Commented on by Cameron Ruen

- · 27m
- **Cindy Fincher** Clackamas so in short the county wants to add regulation, therefore adding administration and adding costs. Is there a reason it must be clearly allowed? Are there cases of people misusing or creating problems using their homes for short term rentals?
 - · 24m
- **Cindy Fincher** If there is no cause to regulate something why create administration & rules to regulate it?
 - · 21m
- **Cindy Fincher** I do not have a vacation rental...but why does this need to be regulated? Are there case studies that show evidence that it needs to be regulated? OR is there just speculation that it needs to be regulated? This will create more administration and more costs.
 - · 35m
- **Jordan Winthrop** Why are you making this an issue? There is no law or rules against it meaning it is completely legal now. Estacada decided to regulate all the vacation homes out of our area. They made up rules that had no bearing on anything. People with gravel driveways can rent a room now in Estacada. Please don't do this! Oh I don't have a rental just know of many who used to....
 - · 6m

Cameron Ruen, Community Relations Specialist
Pronouns: she/her/hers
Clackamas County Department of Transportation & Development
150 Beaver Creek Road, Oregon City, OR 97045
503-742-4335
www.clackamas.us

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Fritzie, Martha

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From: dan bonfield <freightman65@gmail.com>
Sent: Thursday, December 19, 2019 1:57 PM
To: Fritzie, Martha
Subject: Short term rental regulation

Hello Ms. Fritzie

My name is Daniel Bonfield, My wife Brigitte and I own and rent our home on Mt. Hood utilizing Air BnB and VRBO.COM and have been doing so for over 11 years. We are all for a form of regulation but want to make clear our opposition to this becoming another revenue source for the county. We have all heard the horror stories of full time residents being terrorized by party houses that have been overbooked with far too many guests, I don't think any homeowner who rents can argue that that is unacceptable behavior. But, let me tell you about my experience as a responsible homeowner who rents his property short term, almost 12 years not one single complaint, neighbors all know me,my Wife and our Son and have our phone number. To do this properly takes work and dedication and I don't know if you think we are turning a profit but let me assure you we are not. I want to keep this house as my residence in retirement and renting it short term allows me to do this, I maintain my home and the grounds,pay property taxes. I have arranged for the garbage cans to be collected emptied and returned to their place by the trash company and have always tried to be the best neighbor on the street... My next door neighbor actually told me he prefers my house to all the others and most issues come from full time residents, my house has all required smoke and co2 detectors and fire extinguishers upstairs and down. Because I use the two most widely used rental platforms I am covered by a one million dollar liability policy on all rentals so I truly feel a liability insurance requirement to be excessive, my home has no garage but does have a driveway that can fit 2 compact cars as well as two parking spots in front of my home but in my terms of use agreement (House rules) I state " Please, no more than 2 vehicles" in almost 12 years again not one complaint from my neighbors. All renters are required to read and accept these rules which explain things such as fire safety, quiet times, trash removal, house safety equipment ETC. After all that I complete and submit a transient room tax report to the county and remit taxes as required. This is not a business for us, it's a way to secure our retirement home and maybe make a few people happy in the process. We have 5 guest books full of all kinds of great stories of family get togethers and love affairs,marriage proposals, Birthdays and Christmas gatherings, we do it right and just want you to know we are not the minority.

Thanks for listening and considering my point of view on this important topic.

Sincerely

Daniel and Brigitte Bonfield
2832 SE Robin Way
Gresham OR. 97080
503) 995-6030

Spam Email
Phishing Email

Fritzie, Martha

Page 30 of 55

From: Norris <jtnorris@comcast.net>
Sent: Monday, January 6, 2020 10:33 PM
To: Fritzie, Martha
Subject: Short Term Rentals

Hello

Not sure how my family benefits from having a short term rentals By are home .? I guess we can make a lot of new friends?

Also you need to show a map showing the Urban Growth Boundary In Clackamas County For some of us living in unincorporated but inside the Urban growth Boundary (Lake Grove) it's still like the Wild West Very little enforcement illegal structures ,roosters not chickens Which clackamas county should address for once and all MYbe when you mail me your Newspaper stating no Roosters Inside the Urban growth Boundary I don't think the county has ever Really address this also I pretty sure I already have a short term rental On my street (Madrona St) And please don't get me started on Our road conditions Andrew Norris

Sent from my iPad

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END-ANTISPAM-VOTING-LINKS

Fritzie, Martha

Page 31 of 55

From: Hollis Wenzel <hollismacwenzel@gmail.com>
Sent: Monday, January 6, 2020 9:26 PM
To: Fritzie, Martha
Subject: Comment on proposed changes to short term regulations
Attachments: ClackamasCountyrentals.docx

Dear Martha,

I am writing to share with you and the Board of Commissioners our thoughts on the proposed changes to the short-term rental regulations. I ask that you please share these with the Commissioners as we will be out of the country at the January 30th board meeting. Thank you.

We completely understand how these rentals have caused some problems in neighborhoods and even in towns, but let me share a little about our unique situation.

My husband and I live on 20 acres in rural Clackamas County. We are in an area where each lot is a 80 acre minimum. We have been hosting with AirBnB for over 5 years and love it. We have met people from all over the world and it provides a significant income to us as we near retirement.

Because of where we live, our neighbors don't have any idea that we are hosting short term rentals, and we have never had a complaint from any of our neighbors for any reason in 24 years.

Our situation is unique in that our rental is a Tree House! You can see a video on it at mthoodtreehouse.com

It has been featured on HomeBuddies and listed in several publications as a really special place to stay in Oregon... especially if you want to stay in a deluxe treehouse.

When we first built the treehouse, (we started construction over 8 years ago), we first took a 3-day class from Pete Nelson (who later became the star of the TV show "Tree House Masters). We called Clackamas County at that time and were told there were no regulations on building something that was suspended from trees, they said "if it is off the ground, we don't need to know about it" - so we moved forward. We had a friend, who is a bridge engineer, calculate the loads and my husband, who is a former building contractor, built it over the next few years. It is so well built, that we had our insurance agent, who insures our home, come out and look at it. He said it was better built than many houses that he insures and immediately insured it.

All this to say, it is very well built, but based on your proposed regulations, we would have to close it down to rentals. If the Country doesn't provide rules and guidance to building Tree Houses, then how could you possibly send someone out and give us the thumbs up?

For many of our visitors, their time here is a chance to build wonderful memories. You can go to our AirBnB listing Magical Treehouse near Sandy, Oregon and read the reviews... People continuously say that their stay here has been a once in a lifetime experience.

There is simply no "one size fits all" solution. So we ask you this: PLEASE consider a different set of regulations for those of us that are on large acreage without close neighbors, also consider that some rentals are unique and are not going to meet the same criteria that a home or cabin might.

Thank you so much for your consideration. We sincerely appreciate the work you do. We would welcome an opportunity to speak with you Martha, or anyone else from the County. We will be out of the country from January 24th - February 8th. But will make time and time before that to speak with you.

I am attaching a copy of this letter so that you can easily print it out and share it with the commissioners.

Warm regards,

Hollis & Dave Wenzel
(503) 621-8861
46575 SE Jadry Road
Sandy, OR 97055

--
Hollis MacLean Wenzel, MS, LMFT
hollismacwenzel@gmail.com
(503) 577-5338 work direct line (confidential mail box)

"Life is ten percent what happens to you and ninety percent how you respond to it." – Lou Holtz

Spam Email
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January 6, 2020

To: Martha Fritzie
Clackamas Board of Commissioners
Re: Proposed Short-term Rental Regulations

Dear Martha & Commissioners,

I am writing to share with you and the Board of Commissioners our thoughts on the proposed changes to the short-term rental regulations. I ask that you please share these with the Commissioners. Thank you.

We completely understand how some short-term rentals have caused some problems in neighborhoods and even in towns, but let me share a little about our unique situation.

My husband and I live on 20 acres in rural Clackamas County. We are in an area where each lot is a 20-acre minimum. We have been hosting with AirBnB for over 5 years and love it! We have met people from all over the world and it provides a significant income for us as we near retirement.

Because of where we live, our neighbors don't have any idea that we are hosting short term rentals, and we have never had a complaint from any of our neighbors for any reason in 24 years. The treehouse is 100 yards from our home, we are not absent when people are staying here, this is our home.

Our situation is unique in that our rental is a Tree House!
You can see a video on it at **mthoodtreehouse.com**
It has been featured on HomeBuddies and listed in several publications as a really special place to stay in Oregon... especially if you want to stay in a deluxe treehouse. We also donate it as an auction item for charity fundraisers.

When we first built the treehouse, (we started construction over 8 years ago), we first took a 3-day class from Pete Nelson (who later became the star of the TV show "Tree House Masters). We called Clackamas County at that time and were told there were no regulations on building something that was suspended from the trees, they said "if it is off the ground, we don't need to know about it" - so we moved forward. We had a friend, who is a bridge engineer, calculate the loads and my husband, who is a former building contractor, built it over the next few years. It is so well built, that we had our insurance agent, who insures our home, come out and look at it. He said it was better built than many houses that he insures and immediately insured it.

All this to say, it is very well built and safe. But based on the proposed regulations as they are written, we believe we would have to close it down to rentals. If the Country doesn't provide regulations and guidance for building Tree Houses, then how could you possibly send someone out to approve it for renting?

For many of our visitors, their time here is a chance to build wonderful family memories. You can go to our AirBnB listing Magical Treehouse near Sandy, Oregon and read the reviews... People continuously say that their stay here has been a once in a lifetime experience.

There is simply no "one size fits all" solution. We ask you this:

1. PLEASE consider a different set of regulations for those of us who are on large acreage without close neighbors,
2. And, also consider that some rentals are unique and are not going to meet the same criteria that a home or cabin might. Our is what you would call "glamping" a cross between camping and a "glamorous cabin..."

Thank you so much for your consideration.

We sincerely appreciate the work you do. We would welcome an opportunity to speak with you Martha, or anyone else from the County. We regret that we will be out of the country from January 24th - February 8th. But will make time anytime before we leave to speak with you.

Warm regards,



Hollis & Dave Wenzel
(503) 621-8861
46575 SE Jadry Road
Sandy, OR 97055

Fritzie, Martha

Page 35 of 55

From: Christine Lumbroso <beadsofparadise@gmail.com>
Sent: Monday, January 6, 2020 5:21 PM
To: Fritzie, Martha
Subject: Thoughts on Short Term Rentals

To Whom It May Concern:

I expected that there would be some regulations coming in light of the recent openings of AirBnB and other internet-based business opportunities.

While I do understand the need for some regulations to be in place to take care of complaints and difficulties that may arise, I think it is important to see the BENEFIT that the short term rentals provide for the county and that we should make it easy for people to provide this service.

1. There is little to offer as far as hotels, motels or places to stay in rural Clackamas. This is sad because there is so much to offer in our county as far as tourism and events go. We have events such as river rafting, hot springs, and Disc golf tournaments, not to mention many wedding venues and relatives visiting for high school graduations. Even the Physician's Assistants coming to work at our new local clinic need convenient lodging for the short term as they serve our community. People who are willing to extend a warm welcome to these folks should be encouraged and rewarded for their effort in serving the community.
2. Short term rental provides jobs for those looking for part-time housekeeping and handyman and maintenance jobs. Airbnb expects the housekeepers to be paid a living wage, and bringing this type of job opportunity is needed in the rural county.
3. Additional income to homeowners provide stability and increase the value of the homes in the neighborhood as they make needed repairs and upgrade with the extra income they receive.
4. In rural places, there are usually fewer complaints as neighbors are at a small distance and are less likely to be an inconvenience or cause a disturbance.
5. The writer of these regulations seems to not realize that short term rentals are often a portion of the homeowner's home so of course, they have garbage pick-up and limit the occupancy to their rental, and such things as insurance as they care about their property.

These are just a few reasons to encourage Short Term Rentals. Please don't make hardships for this valuable service provided by these rentals. \$800 - \$900 every two years is OUTRAGEOUS!! This would shut down many short term rentals on the spot. What would justify this amount? New trucks to do inspections? A new position of Short Term Rental Inspector?

Please rethink these regulations and make it easy on the Short Term Rentals, for our community and our county,

Thank You,

Christine Lumbroso

Fritzie, Martha

Page 36 of 55

From: Christine Lumbroso <beadsofparadise@gmail.com>
Sent: Tuesday, January 7, 2020 8:15 AM
To: Fritzie, Martha
Subject: PS on short term rentals

As a PS to my previous email, I believe that it would be helpful to distinguish between people offering a room or portion of their home for short term rental vs. those who rent out their whole home or vacation rental. Those who rent a portion of their home are more likely to be home and keep a close eye on their guests, their activities and the property. People who temporarily rent a vacant home or property are more likely to have multiple occupants, parties and to create disturbances. There should be two distinct categories.

Spam Email

Phishing Email

Fritzie, Martha

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From: Barrett Meeker <barrettmeeker@gmail.com>
Sent: Monday, January 6, 2020 3:35 PM
To: Fritzie, Martha
Subject: Short-term rentals regulation

The proposed Clackamas County regulation of short-term rentals is a very bad idea. If enacted this regulation would be yet another law that favors the wealthy over the poor and middle class. Charging a registration fee would mean that someone who has no guest space but wants to rent their home once a year while on vacation would be paying a much larger % of their short term rental income toward the fee than someone who was wealthier and owned a bigger property where they have guest quarters with extra parking that can be rented out for hundreds of days a year. Not to mention that someone who has a nicer larger home would be getting a lot more money per night than someone poorer who owned a smaller home. This means you can effectively price the poor and middle class out of the short-term rental market entirely because they may not even make enough to cover the fee. Liability insurance can be similarly prohibitively expensive and time consuming to acquire for someone in the lower-middle class who only wants to rent their home once a year while away on vacation.

We already have noise, parking and trash regulations, why make more hoops to jump through when so many who need short-term rental income are pressed for time and money working long hours and multiple jobs?

This is a terrible idea that takes away property rights and unfairly hurts the poor and middle class while cornering the market for those wealthy enough to have regular guest space.

Thank you for your consideration,
Barrett Meeker
16911 SE River Road, Oak Grove.

Spam Email
Phishing Email

Fritzie, Martha

Page 38 of 55

From: Ruen, Cameron
Sent: Tuesday, January 7, 2020 9:09 AM
To: Fritzie, Martha
Cc: Johnson, Amber; Rogalin, Ellen
Subject: FW: Reminder: Public invited to review, comment on proposed regulations for short-term rentals in unincorporated Clackamas County by Jan. 9
Attachments: ndShortTermRental_01072020.docx

Hi Martha,

The last reminder push for commenting on the short-term rental proposed regs went out on Nextdoor yesterday. There has been some activity, see attached for full responses as of now.

How would you respond to the questions/comments below? Are the proposed regulations a one size fits all approach (would they disproportionately impact those with less/more resources)? Would there be increased enforcement beyond the current levels?

This regulation is a terrible idea. They are proposing making owners pay a \$800-\$900 registration fee every two years in order to rent your own property for a short term. This is the same fee regardless of how much you make off your short term rental or how often you rent it. What this means is if you have a small house and only want to rent it for a week while you leave for vacation then the fee alone might easily eat up most of your profits.

This unfairly hurts poorer owners with smaller properties while benefiting the wealthier who have more regular guest space where the fee becomes a much smaller % of their profits and they don't have any problems meeting the off-street parking requirements.

Why should we give up more freedom for more regulations telling us what we can and can't do? What is this regulation trying to achieve besides making it much much harder for lower and middle class property owners to make a bit of extra money?

this is just another way for Clackamas County to collect more revenue, how do they plan on enforcing their new rules, oh I got it with the one deputy that they have that patrols our area...this is the biggest farce. if I owned a "vacation rental" I sure in hell would not let clackamas county know....this is almost as bad as living in Multomah county, but after all it is oregon :

From: Johnson, Amber <AJohnson4@clackamas.us>
Sent: Tuesday, January 7, 2020 7:26 AM
To: Ruen, Cameron <CRuen@clackamas.us>
Subject: FW: Reminder: Public invited to review, comment on proposed regulations for short-term rentals in unincorporated Clackamas County by Jan. 9

FYI, looks like lots of comments came in overnight


From: Nextdoor <reply@rs.email.nextdoor.com>

Sent: Monday, January 6, 2020 9:48 PM

To: Johnson, Amber <AJohnson4@clackamas.us>

Subject: Re: Reminder: Public invited to review, comment on proposed regulations for short-term rentals in unincorporated Clackamas County by Jan. 9

Malcolm H., Eilers Road What business of the county is it how people manage their own private property? Martha and her happy band of socialists need to...

 Malcolm H., Eilers Road

What business of the county is it how people manage their own private property? Martha and her happy band of socialists need to go.

 Thank Private message



 Turn off notifications for this post

This message is intended for ajohnson4@clackamas.us. Unsubscribe here. Nextdoor, 875 Stevenson Street, Suite 700, San Francisco, CA 94103



Spam Email
Phishing Email

Fritzie, Martha

Page 40 of 55

From: Blane @ Mountain Resort Lodging <info@MRL-cabins.com>
Sent: Wednesday, January 8, 2020 9:23 AM
To: Fritzie, Martha
Subject: Proposed short-term rental regulations comments

Hello Martha,

We have been operating a short-term rental business on Mt. Hood since 1997. I have been an Oregon licensed architect since 1988.

I am taking issue with the Clackamas County Planning Department requiring modifications to existing building construction to meet the proposed STR regulations, in particular the egress window dimensions and area, and the clearance at electrical panels. I would also like to challenge the requirement that all building exits be available for use to renters.

When our homes were built they met the building code for an owner occupied residence and for a non-owner occupied residence (short and long-term rental). The length of time a resident stays in the house or whether they are the owner or renter of the house is not a factor when designing a house to meet the Oregon Residential Specialty Code (ORSC). Because of this, when these conditions change over the life of the structure the ORSC does not require the owner to modify any aspect of the structure for this change alone. Furthermore, since the ORSC is updated every 3 or 4 years legally constructed and used existing homes are not required to be updated unless the use of the structure changes, there is a conversion of a non-sleeping space to a sleeping space, there is a conversion of a non-habitable space to a habitable space, or the structure itself is changed.

The ORSC takes precedent over local zoning and planning laws and as such a county planning department does not have the authority to change the State's building code. In other words, changes to a local planning departments regulations do not require a legally constructed and used existing structure to be retrofitted to meet a new planning ordinance. If the County feels strongly about changing the requirements for an item governed by the building code in order to meet a new planning ordinance, it must be done at the state level through the Building Codes Division in Salem. If this is attempted by the County I would be surprised if it will be successful as there are no requirements in the 702 page document requiring anything close to what the County is proposing.

ENLARGING WINDOWS TO MEET PROPOSED EGRESS DIMENSIONS

Notwithstanding the information contained in the paragraphs above, if the County feels it has jurisdiction over the ORSC why isn't it requiring structures to install other much more easily installed devices required by ORSC that prevent fires that may cause a person to use an egress window in the first place? As an example, why isn't the County also requiring arc fault circuit interceptor electrical receptacles in bedrooms? Why isn't the County also requiring all smoke detectors in a house to be interconnected with wireless communicating detectors? Why isn't the County also requiring garages to be separated from the living portion of the house with 5/8" Type-X gypsum wall board? Why isn't the County also requiring the door separating the garage from the house to be manufactured with a solid core? Where do you draw the line? There are many more building codes that have been added over the years to make houses safer but none of them are required by the State's Building Code division to be retrofitted into existing legally constructed and used houses. The reason why? The State does not want to create a financial hardship on the homeowner, which is something the County seems to be ignoring. Since the State Building Codes division is the expert in the fire and life safety of structures the County needs to follow their lead. Furthermore, regardless of when a house was constructed, all bedrooms at the time of construction have a window that can be used for egress, even it if doesn't meet the proposed standards, but very few houses have the safety items described above so why push the egress window requirement before the other items?

Increasing the size of a window can be extremely expensive. To put things in perspective, the load required to be supported by a roof in Government Camp is roughly 250 pounds per square foot. Compare this to the 75 pounds per square foot load required to be supported by the roadbed on the vehicle bridges crossing the Willamette and Columbia

Rivers. Another way of looking at it is the homes in Government Camp have to be strong enough to support the one-story house sitting on top of it. Because of this the beams above the windows in Government Camp have to be extremely strong. Often times the posts supporting the ends of the beam above a window not only have to go down the floor level of where the window is located, but also need to continue down to the foundation. This means that if a second floor window is widened, a new larger beam must be installed above the window with new a new post at each end that may be required to extend down to the foundation. This requires that not only the wall in the bedroom where the window is located to be opened up and reframed, but also the wall in the floor below. If there is a kitchen or bathroom in the floor below this could require removing both the counter and the cabinetry in order to reframe the exterior wall just to support the new beam above the window on the second floor. It is very easy to see how this this could be an extremely expensive endeavor. I truly don't think the County has fully considered what this proposed change could require homeowners to do. I am also sure that most homeowner's don't understand what will be required of them if the proposed egress window regulations are approved. If they did, there would be a lot more dissent.

A secondary result in widening windows is that it decreases the solid wall length of a house and this is what keeps a house vertical. If more than 5% of the solid wall length is removed then the house needs to be evaluated for lateral stability per the ORSC. I can tell you that many homes in the Government Camp are not laterally braced enough as is. Whenever we have a winter with a large amount of accumulated snow people ask me why their doors (interior and exterior) are not closing properly. I respond by telling them their house is not adequately laterally braced for the load on their roof - they have too many windows to put it simply. When windows are widened wall bracing is lost and this has a direct affect on the lateral strength of the house.

An extremely relevant example regarding the State's effort to avoid financial hardship is the installation of interconnected smoke detectors. For any project in a house requiring a building permit, smoke detectors must be installed in Code required locations if none exist. In new houses all smoke detectors must communicate with each other, which means for example if a detector is activated in the basement it will communicate and activate all others in the house (R314.4). However, the communication between detectors is not required in existing houses if the project does not require removal of wall and ceiling finishes exposing the structure (R314.4 Exception). Why? Because the State Building Code division does not want to create a financial hardship on the homeowner by requiring the installation of wiring throughout the house. This exception exists even though there are wireless communicating smoke detectors available to consumers at very reasonable cost!

My suggestion for the County in regard to the STR building and fire safety requirements is to let homeowners know what the current ORSC states relative to fire and life safety requirements so that homeowners are informed (there are many more than what I state above). The County should also state that they do not have the authority to require these elements to be retrofitted into an existing legally constructed and used structure but highly suggest that as many of them be incorporated into existing homes as possible.

MODIFYING THE AREA AROUND ELECTRICAL PANELS

In regard to the dimensional requirements at electrical panels, what is being required is stricter than what is required in the electrical code. The proposed STR regulations states 30" to both sides for a total of 60". Per the 2017 National Electrical Code Table 110.26(A)(1) the correct dimension is the width of the panel or 30", whichever is greater. What is being proposed could require a new house constructed under the current electrical code to relocate the circuit breaker box (at cost of \$6000 to \$10,000).

KEEPING ALL EXTERIOR DOORS AVAILABLE RENTERS

In Government Camp, where our rentals are located, we average a little under 25 feet of snow per year. Many of the roofs in this area, including ours, are constructed of metal to allow accumulated snow to shed in order to prevent structural damage to the rafters. During the winter season we purposely close a door leading to an exterior deck where the snow sliding from the roof lands. In Government Camp I have witnessed cars being crushed and having to be towed away, a UPS truck's roof collapse, windshields shattered, brick chimneys sheared off and pushed to the ground, all from snow sliding from roofs. On our own deck I saw the snow slide off the roof and crush the deck and guardrail as if it were constructed of toothpicks. If the slides can do this much damage to these objects imagine what it would do to a person. For this reason we do not have all exterior doors available to use to renters and we have signage explaining the dangers of snow sliding from roofs. I suggest the County allow for exceptions to the proposed rule when leaving the door open for use would put a renter in a high risk of danger.

Thank you for considering the above recommendations. If you have any questions or would like to discuss the above items in more detail please contact me.

Ordinance No. _____

Short-Term Rentals

Page 42 of 55

Thank you,
Blane Skowhede

--
Mountain Resort Lodging Co.

Office location/mailing address:
12020 SE Idleman Road
Happy Valley, OR 97086

Office: 503-760-7394
Fax: 503-760-0534

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Fritzie, Martha

From: John Ingersoll <john@highcascade.com>
Sent: Wednesday, January 8, 2020 2:50 PM
To: Fritzie, Martha
Subject: STR regulation request RE Government Camp
Attachments: STR Clackamas County.docx; ATT00001.htm; PastedGraphic-1.png; ATT00002.htm

Martha,

Attached are my comments and requests for STR and how they apply to Government Camp.

Kind Regards,

Spam Email
Phishing Email

To: Clackamas County Transportation & Development

RE: Proposed Short Term Rental regulations

Clackamas County and Martha,

After reviewing the proposed regulations and finally receiving a response from Martha Fritzie on 1/6 indicating the regulations would apply to the RTC zoned area in Government, I respond below.

I understand the intention of regulating residential properties in unincorporated areas including residential properties in the RTC zone in Government Camp.

There are special zoning regulations for Government Camp. I ask you to be aware of them and include them in your regulations. In 8.10.030, Applicability to "This chapter does not apply" please include Commercially Zoned and built properties in the RTC zone. There are several buildings that were built in RTC as Resort Accommodations as per the ZDO. They are different than Hotels, Motels, B&B facilities, & hostels (these are included as "does not apply" in 8.10.030, Applicability).

I own a 6-unit building that was built in RTC as a commercial resort building (Resort Accommodations). I have a camp in the summer and other church groups, ski groups and recreational groups in the non-summer months. My building is new as of 2000 and Oregon State Structural Specialty Code occupancy is R-1 and construction type is V-1 Hr. (commercially built with 1-hour fire protection, fire doors and all required fire and safety requirements). I have been paying all transient taxes since 2000. I have a fire marshal determined capacity of 48.

I am available for a call. I hope you either include my request or don't rush into the regulations without including Mt HOOD, RTC special zoning and commercial buildings.

Kind Regards,

John Ingersoll
503 501 7500
Owner of Boardwalk Lodge, 30544 E Olive St, Government Camp

PS: Please make sure all your Building and fire safety are in alignment with building codes. 8.10.060 G7, electrical panel side clearance is different than code.

Fritzie, Martha

Page 45 of 55

From: Darlene Ferretti <Darlene.Ferretti@jordanramis.com>
Sent: Wednesday, January 8, 2020 3:44 PM
To: Fritzie, Martha
Cc: Tim Ramis
Subject: Short Term rental Regulations
Attachments: Short Term Rentals Letter, 2.pdf

Martha,

Tim Ramis asked me to send you the attached letter of today's date.

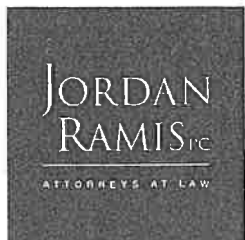
Thank you,
Darlene

DARLENE FERRETTI | Legal Assistant
Jordan Ramis PC | Attorneys at Law
Direct: 503-598-5551 Main: 503-598-7070
Portland OR | Vancouver WA | Bend OR
www.jordanramis.com

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Two Centerpointe Dr., 6th Floor
Lake Oswego, OR 97035

Tel. (503) 598-7070
Fax (503) 598-7373

www.jordanramis.com

Timothy V. Ramis
Admitted in Oregon
tim.ramis@jordanramis.com
Direct Dial: (503) 598-5573

January 8, 2020

VIA EMAIL TO: mfritzie@clackamas.us

Martha Fritzie, Senior Planner
Clackamas County DTD Planning & Zoning Division
150 Beaver Creek Road
Oregon City, OR 97045

RE: Short Term Rental Regulations

Dear Ms. Fritzie:

Thank you for the opportunity to comment on short term rental regulations in Clackamas County. We represent Gabriella Cordova and Neal Castleman, who support short term rentals and the opportunities they provide to welcome visitors to the County's rural areas. Instead of staying at a hotel, more and more travelers are choosing to stay in short term rentals, which are a great alternative, especially for travelers visiting rural areas. These travelers use websites such as AirBnB, VBRO and Vacasa to name a few.

Short term rentals can be a simpler way to access rural areas of all types as compared with staying at a hotel in a city. If forced to stay in a city, lengthy drives are required to reach the agricultural, forest and recreational opportunities around the County. This option also helps to make rural tourism alternatives cost effective for families. The leading short term rental companies provide reviews and information regarding Clackamas County destinations. This business has matured, and is now accustomed to participating in regulatory programs, including the collection of lodging taxes.

We understand the County's desire to allow short term rentals, and to carefully integrate them into the Zoning and Development Ordinance. The zoning regulations for short term rentals wisely include registration requirements and lodging taxes in order to keep them on an equal footing with the urban hotels that already comply with these requirements.

In order to keep these lodgings on an equal footing with other rural land use regulations, it is important to limit the scale of short term rentals to ensure that they are consistent with other nonresource uses. To that end, the regulations should ensure that short term rentals only occur in existing structures. The regulations should not allow new structures or dwellings to be constructed for the purpose of short term rental. Limiting the scale of development in this way will mitigate risk of inadvertent and adverse impacts on farm and forest practices. The use should be allowed in the rural zones, including the EFU zone, where it will support agritourism and the economic health of farm families.

54866-77980 4832-2743-3901.1

Martha Fritzie
January 8, 2019
Page 2

Ms. Cordova and Mr. Castleman support the County's goal to allow and regulate short term rentals. Ensuring these operations comply with registration, zoning and lodging tax requirements will ensure they work for both the operators and for the County's larger goal to welcome visitors to its rural areas, while protecting the resources uses that form the basis of the rural economy.

Sincerely,

JORDAN RAMIS PC



Timothy V. Ramis

cc: Gabriella Cordova (via email)

Fritzie, Martha

From: Tracy Parks <Tracy@clwinery.com>
Sent: Wednesday, January 8, 2020 4:19 PM
To: Fritzie, Martha
Subject: Draft proposed short-term rental regulations ready for review and comment
Attachments: Comments to County regarding Short-term Rental Regulations.docx

Hello Martha; attached please find our comments for consideration. Thank you.

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To: Board of Clackamas County Commissioners

From: Andy and Tracy Parks
27411 SW Campbell Lane
West Linn, Oregon 97068
andy@clwinery.com
tracy@clwinery.com

Date: January 6, 2020

RE: Comments short-term rental policy

Thank you for the opportunity to provide comments to the draft regulations. We have operated a short-term rental for a little over a year now without any issues from our neighbors or anyone else we are aware of. We have registered our property with the County's finance department and paid transient room taxes due timely.

We understand with increased utilization by property owners of their properties for uses such as short-term rental, there is a perceived need to regulate that use, yet in our view, we don't see the use case to regulate the use of residential property if such property continues to be used for residential purposes. The users of the residential property, whether they are the owners, guests, long-term tenants or short-term tenants are subject to the same laws. Adding another level of regulation just further expands government, increases costs, and diminishes property owner freedoms without tangible benefit.

To that end, we'd encourage the Board to scrap the draft regulations all together and continue to regulate the collection of transient room taxes.

Recognizing that's not the likely trajectory the decision will take; we offer the following comments to the proposed regulations:

Purpose:

Rather than the purpose being to "regulate" would it not be to enhance public safety and community livability within unincorporated areas of Clackamas County.? The proposed regulations will not tangibly enhance public safety, so, again, why create, manage and attempt to enforce them?

Registration termination – renewal – fee

Section B.

Renewal should be simple. If there are no changes to the original or subsequent modified approved applications, County staff should be able to verify that required items in 8.10.040(B)

(3, 5, and 6) are in effect or paid. The renewal process should facilitate via affidavit or other means that the other requirements previously met continue to be in place vs requiring a new application for renewal; this will cost more on the County's end to again attempt to manage and attempt to enforce

Insurance certificates should be required to be renewed throughout the life of the rental registration and should be digitally transmitted to the County on a timely basis.

8.10.060 Standards and Conditions

A. Dwelling Unit. The definition of dwelling unit is too narrow. Excluding accessory farmworker dwelling, caretaker dwelling or temporary dwellings and guest houses or similar structures is overly restrictive. If these facilities are capable of providing housing, what is the benefit to humanity of limiting the use?

B. Maximum overnight occupancy.

4. Why limit a facility to 15 occupants? We are aware of a facility with 3 separate buildings within several miles of us that accommodates 20 or more. If a facility is designed to accommodate more occupants, and there is an approved conditional land use, the short-term rental regulations should not interfere with the approved land use. We can fully understand and support the concept of avoiding a scenario where someone tries to cram 20 people in a 1 bedroom dwelling, but it seems safe to assume a "per bed" approach of some kind....if there are actual beds, bedrooms and bathrooms to accommodate 20 folks without negative implications for neighboring properties; the result is increased transient revenue for the county using a system that is already in place and working. By the way we are not personally intending to host large groups of folks, it's enough to keep up with the 2 - 3 guests that visit our little place as it is!

We appreciate the opportunity to provide the Board of Commissioners comments related to short-term rentals. If you have any questions, we can be reached at the email above or via phone at 541.913.9779.

Fritzie, Martha

From: Randal Davis <randalbdavis@gmail.com>
Sent: Thursday, January 9, 2020 2:39 PM
To: Fritzie, Martha
Subject: Short-term rental housing regulations

I have reviewed the drat regulations as posted to the Clackamas County Planning website.

As someone who might in the future become a short-term rental owner, these regulations seem a valuable first step in establishing reasonable principles and guidelines to ensure safety and security for both renters and the community.

I would encourage the Commissioners to move forward with this draft proposal.

Randal Davis
Warnock Road, Oregon City

Randal Davis
randalbdavis@gmail.com

Spam Email
Phishing Email

Fritzie, Martha

Page 52 of 55

From: Jordan Winthrop <jordan@winthropweb.com>
Sent: Tuesday, January 7, 2020 11:24 AM
To: Fritzie, Martha
Subject: Short term rental in Clackamas

I think this is a bad idea. In Estacada we used to have many options for relatives or friends who were visiting to stay at someone else's home. The City decided to regulate it the same as you are now. Currently there are ZERO rentals available in City limits. The regulations made it impossible to make it feasible. The ones hurt most were the elderly renters who just wanted some company from time to time. The City of Estacada did this without thinking at all. The things they think are necessary changes to rent are the exact reasons people do rent these homes. Having a gravel driveway makes it so you can not rent. Most homes in this area have gravel driveways.

The county should leave this alone entirely. The commissioners boast they want to help the citizens but this is in no way helping. You are hurting those who need help. You are helping out of area people who want to make a business out of this by pushing out all of us residents who want to do this for a week or two a year. This was designed to make empty homes full of life. Homelessness is what regulations like this causes.

Please let the commissioners know my concerns.

Jordan Winthrop
33410 se moss hill rd Estacada OR 97023
503-201-7219 ~ Cell

Spam Email
Phishing Email

Fritzie, Martha

From: Helen Nolen <helennolen@icloud.com>
Sent: Friday, January 10, 2020 3:27 PM
To: Fritzie, Martha
Subject: Short term Rentals

Martha Fritzie,

Sorry I missed the deadline for comments by 1 day. My main concern about the short term rental (AIR B&B) policy for the house in our neighborhood is the parking. We are in an unincorporated part of Clackamas County/Happy Valley. We have 2 houses on a cul-de-sak who rent out rooms. One home has a consistent group of people (long-term renters) renting 2 rooms. Another home is connected with organizations like AIR B&B, etc. They rent out 1 room and sometimes have 2-3 cars related to their renters. That's on an average 3-4 cars around a cul-de-sak border.

If someone is visiting a home in the cul-de-sak, there is no parking. If someone is pulling a travel trailer, there is NO room to circle the cul-de-sak to turn the trailer around. Parking is a huge problem. I don't know that your 1 car/room solves that problem.

Another concern of our HOA is our rules state that no one can have a business in their home which impacts other home owners - day care dropping off children; construction with big trucks parking and stopping and starting; Who has authority if a business can function in our HOA - the HOA rules which they signed when a house was bought or the county?

Thank you,

Helen Nolen-Balduchi

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END-ANTISPAM-VOTING-LINKS

Fritzie, Martha

Page 54 of 55

From: Michelle Fraedrich <fraedrichfarm@gmail.com>
Sent: Sunday, January 12, 2020 6:38 AM
To: Fritzie, Martha
Subject: Short-term rental housing regulations

Greetings Martha,

I understand that your public input closed, however I only just saw the post on Nextdoor.

My only feedback comment would be when we previously looked into this and consulted our insurance agent, we were told that they don't like a short-term rentals to be connected to the main home, for insurance reasons. A work-around is to have an exterior-type dividing door, but if the county is trying to encourage short term rentals, requiring that they are connected to/inside of a main home may be a deterrent.

My question.....will short term rentals be a possibly for properties located in the EFU zoning district?

Thank you,

Michelle Fraedrich

BEGIN-ANTISPAM-VOTING-LINKS

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END-ANTISPAM-VOTING-LINKS

Fritzie, Martha

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From: Leslie Tugman <leslietugman@gmail.com>
Sent: Tuesday, January 14, 2020 12:04 PM
To: Fritzie, Martha
Cc: john foseid
Subject: Comment on draft short term rental regs

Hello Martha: Thank you for accepting my (late) comments regarding Short term rentals in Clackamas County - unincorporated.

My concern is with regard to parking. And, its a BIG issue. We live on a cul-de-sac in an unincorporated area of Happy Valley (Knee Ct.). We have no sidewalks. One of our neighbors uses his home as an Air BnB and they quite frequently have renter's cars parked on the street as a result. We also have a neighbor who has long term renters and they park two cars on the street *regularly*. Our cul-de-sac looks like a car lot on SE 82nd!! It is difficult to back out or turn around and guests can not park nearby when they come to visit. Further, we have/had a lovely piece of greenbelt in the cul-de-sac that is now *always obstructed by parked cars*. This was not the case when we bought our home many years ago. The access and view to the greenbelt was a factor in our home purchase. That is now long gone.

Should your draft regs go into effect, the Air BnB neighbors can simply juggle one of their two cars to the street putting a short term renter in the driveway. The net effect of their rental is that there is still a car (sometimes two) on the street. The overall congestion caused by renters is aggravating and I wonder how firetrucks will navigate this mess when an emergency occurs?

Thank you for working on these regs; I wish I had a reasonable recommendation to make other than to limit street parking or ability to run a rental business in a non-commercial neighborhood. I respect my neighbor's desire to make a living and they are lovely people. However, I do hope you can come up with an enforceable approach to alleviate this street parking issue.

Please feel free to contact me if you have questions or wish to discuss.

Best,
Leslie Tugman
503.312.9275

Parking. One off-street motor vehicle parking space per two sleeping areas is required. Garage space may be used to meet required parking standards if evidence is provided that there is sufficient cleared garage space to fit a vehicle(s). All required parking spaces must be available for occupants to use. 1. If the short-term rental contains only one sleeping area, one off-street parking space is required. 2. If the short-term rental cannot provide the required number of parking spaces based on sleeping areas, the registrant may request a reduced maximum overnight occupancy based on available parking. In no case shall the registrant advertise for, or rent to, more persons than are authorized under the reduced maximum occupancy total. 3. In no event shall vehicles block access for emergency vehicles, block access to the premise, or block a parked motor vehicle. Violation of this section may subject the offending vehicle to immediate tow pursuant to ORS 98.853. E. Garbage. All garbage from a short-term rental shall be legally removed from

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