

Fritzie, Martha

From: Sasha Burchuk <sashamonya@gmail.com>
Sent: Friday, August 2, 2019 2:06 PM
To: Fritzie, Martha
Cc: Alex Mahan
Subject: Draft Short-term Rental Regulation - Garbage Disposal

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Martha,

Just reading over the proposed draft regarding short term rental regulations in Clackamas County. Everything here looks good to me with the exception of one thing, unless you have a remedy for it, and that is weekly garbage collection in rural areas, specifically Mt. Hood.

My husband and I own a small A-frame in Rhododendron and had contracted with Bliss Sanitary for a couple of years, but after 6 consecutive months of them not picking up our garbage, we fired them. This is, unfortunately, a common tale with Bliss that we've heard from neighbors. Bliss had many excuses, here are some of the ones I heard when I called week after week:

1. The truck we were driving today wouldn't fit down your street 2. Your bear-proof can is too heavy 3. It's just been a really difficult week around here

You'll just have to take me at face-value here, but I'm a proactive and very solution-oriented person and there was nothing that could be done to get them to pick up our garbage. They would often skip weeks for no apparent reason, without letting us know, and then come to pick up the garbage that had been accumulating and tell us it was now too heavy for them to pick it up (because they had skipped pick up for 3-4 weeks).

We now take our garbage to the dump ourselves every 2 weeks or so. This ensures that our trash is disposed of in a more timely manner than when we were paying the only sanitation company in our area for weekly service. To mandate that we be on a weekly service agreement with them would be 1) absolutely ineffective because we would still be disposing of our own garbage on a regular basis unless the county could hold them accountable somehow; 2) a gift to them, unless you can force compliance on them.

I hope you'll take my comments in to consideration when drafting future proposals. Just wanted to alert you to the issue our community has. Perhaps you can find another equitable way to word things that allows us to dispose of our garbage ourselves as many of us have been doing, or else maybe you could see what can be done at the county level to step up compliance with the sanitation companies and give us homeowners a way to report them.

Thanks,
Sasha

BEGIN-ANTISPAM-VOTING-LINKS

Teach CanIt if this mail (ID 030116h4P) is spam:

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ZDO-273: SHORT TERM RENTALS
9/25/2019 BCC Planning Session
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Spam Email:

<https://mhub.clackamas.us/canit/b.php?c=s&i=030Il6h4P&m=96f823e0337a&rlm=base&t=20190802>

Phishing Email:

<https://mhub.clackamas.us/canit/b.php?c=p&i=030Il6h4P&m=96f823e0337a&rlm=base&t=20190802>

END-ANTISPAM-VOTING-LINKS

Fritzie, Martha

From: Betsy@mthoodrentals.com
Sent: Friday, August 2, 2019 6:12 PM
To: BCCMail; Humberston, Kenneth; Fritzie, Martha
Subject: Clackamas County STR Regs Draft Proposal - comments

Follow Up Flag: Follow up
Flag Status: Completed

Hi-

Thank you for all of your hard work in preparing the draft proposal. Overall, I think it is fair and reasonable and most of what is being proposed is already a regular business practice for Mt Hood Vacation Rentals. I do have a couple of questions for clarification.

Maximum Number of Occupants:

The proposal is to limit occupancy to 2 people per sleeping area plus 2. Can you define what constitutes a sleeping area? Also, for larger homes with large bedrooms, I would like to see a higher occupancy approved.

Garbage Removal:

The proposal requires weekly garbage service. Bliss Sanitary Services picks up the garbage in the Mt Hood area where about 75% of the STRs are located. They do not pick up in several locations for a variety of reasons including inability to access narrow roads or lack of turn-around areas, when there is a lot of snow on the ground, at locations with very long driveways or roads off the main road. MHVR hauls the garbage from about 1/3 of the homes we manage to our dumpster at our office. Bliss does pick up the garbage at our office once a week most of the year and during the summer and Christmas Vacation, it is usually twice a week. Where is it available, we do require weekly garbage service at the STRs we manage. I would recommend a revision to the requirement that the garbage must be legally removed from the premises at least once a week.

Legal Kitchen:

One requirement proposed is that all STRs must have a legal kitchen. Can you define what constitutes a legal kitchen?

Requirement for Site Plans:

This was unclear what you are looking for. We have floor plans for all of our vacation rentals on our website (except for the geodesic dome because we have not figured out how to create it). Is it proposed that the site plans are to be posted inside the STR? This was unclear to me.

Thank you for your consideration of the above questions/comments. I look forward to seeing the next communications about the CC STR regulations.

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

T 866-794-6813 | betsy@mthoodrentals.com

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Mail: PO Box 454 | Office: 67898 E Highway 26 | Welches, Oregon 97067
www.mthoodrentals.com | [Twitter](#) | [FaceBook](#) | [Instagram](#)

Summer Vacation at Mt Hood | Hike, Bike, Paddle, Golf & Relax all in One Day

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Fritzie, Martha

From: Dave Rooksby <jazzmandave@aol.com>
Sent: Saturday, August 3, 2019 7:06 AM
To: Rogalin, Ellen
Cc: Fritzie, Martha
Subject: Re: Draft Short-term Rental Regulations available online; to be presented to Board for review Aug. 6

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Ellen,

Thank you for letting me know that the County is selling out its constituents for a buck.

It's outrageous that people can so severely impact a neighborhood they don't even live in.

It's ruined our home buying experience.

Thanks for nothing

David Rooksby
GW Distribution LLC
(503)-490-0912
jazzmandave@aol.com
www.pearlriverusa.com

On Aug 2, 2019, at 1:14 PM, Rogalin, Ellen <EllenRog@clackamas.us> wrote:

Good afternoon,

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For more information, please check the project website at www.clackamas.us/planning/str or contact Senior Planner Martha Fritzie at mfritzie@clackamas.us or 503-742-4529. Thank you for your interest in this topic.

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

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Phishing Email

Fritzie, Martha

From: Dave Lythgoe <dmerit@msn.com>
Sent: Saturday, August 3, 2019 9:51 AM
To: Rogalin, Ellen
Cc: Fritzie, Martha
Subject: Re: Draft Short-term Rental Regulations available online; to be presented to Board for review Aug. 6

Follow Up Flag: Follow up
Flag Status: Flagged

Morning,

Thanks for all the progress. I favor the draft plan with one exception. Prohibited fire pits should be limited to wood fires. Propane/gas fire pits should be allowed as they are well contained, controllable, and do not emit sparks.

Thanks for considering.

Dave Lythgoe

From: Rogalin, Ellen <EllenRog@clackamas.us>
Sent: Friday, August 2, 2019 1:14 PM
To: Rogalin, Ellen <EllenRog@clackamas.us>
Cc: Fritzie, Martha <MFritzie@clackamas.us>
Subject: Draft Short-term Rental Regulations available online; to be presented to Board for review Aug. 6

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Fritzie, Martha

From: Nora Gambia <noragambia1314@gmail.com>
Sent: Saturday, August 3, 2019 6:08 PM
To: Rogalin, Ellen
Cc: Fritzie, Martha
Subject: Re: Draft Short-term Rental Regulations available online; to be presented to Board for review Aug. 6

Thank you for your seeing this issue through. It is very refreshing to see our representatives taking an interest and taking care of us the general public.

I am interested in be kept in the loop on this matter.

Nora Gambia
Welches Resident

On Fri, Aug 2, 2019 at 1:20 PM Rogalin, Ellen <EllenRog@clackamas.us> wrote:

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Ellen Rogalin, Community Relations Specialist

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

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Fritzie, Martha

From: Rogalin, Ellen
Sent: Monday, August 5, 2019 9:11 AM
To: Fritzie, Martha
Subject: FW: Draft Short-term Rental Regulations available online; to be presented to Board for review Aug. 6

Follow Up Flag: Follow up
Flag Status: Completed

FYI

Ellen Rogalin, Community Relations Specialist

503-742-4274

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

From: Steve Wilent <swilent@gmail.com>
Sent: Monday, August 5, 2019 9:09 AM
To: Rogalin, Ellen <EllenRog@clackamas.us>; lara wilent <lara.wilent@gmail.com>
Subject: Re: Draft Short-term Rental Regulations available online; to be presented to Board for review Aug. 6

Thank you, Ellen. I'll look at the proposed regs and provide detailed comments. For now, one issue:

2. Exempts STRs rented for a total of less than 30 days in a calendar year from needing to obtain a registration

That's too high a number: 30 days is 15 weekends, or every weekend during the summer season, mid-June thru August. And that's the period during which most of the problems occur. I know -- my wife and I live within earshot of 4 short-term rentals. I suggest 12 days as the appropriate minimum.

Steve Wilent
21360 E. Briarwood Rd.
Rhododendron, OR 97049
Home office: 503-622-3033

On Fri, Aug 2, 2019 at 1:26 PM Rogalin, Ellen <EllenRog@clackamas.us> wrote:

Good afternoon,

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Ellen Rogalin, Community Relations Specialist

Clackamas County Public & Government Affairs

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

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

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Phishing Email

Fritzie, Martha

From: Mac Barger <MacB@richardsonsports.com>
Sent: Monday, August 5, 2019 10:27 AM
To: Rogalin, Ellen
Cc: Fritzie, Martha
Subject: RE: Draft Short-term Rental Regulations available online; to be presented to Board for review Aug. 6

Follow Up Flag: Follow up
Flag Status: Completed

Hi Ellen,

Thank you SO much for forwarding me the info. We currently own and operate two of the top rated vacation homes in Eugene (Lane County). I think all of the outlines are fair and would hopefully make relationships with neighbors stronger.

I am not sure I its most appropriate to send over a couple of notes to you or someone else.

My only two concerns would be:

- **Garbage Service:** Best practice is to have a home cleaner who can remove all trash and recycling with each turn. Just want to make sure the rules would not mandate owners having curb service. I can speak from experience and say that trying to coordinate curb garbage service between owners, guests, and cleaners is almost impossible. One slip and you have another week of smell. It's also likely cans would sit on curb for extended periods. I just want to make sure this rule doesn't eliminate the best practice of having cleaning crew take care of all trash on behalf of owners.
- **15 Person Max:** With new rules on the horizon one of the biggest concerns would be how do they relate to estate values. Those county decisions in some of the Oregon coast areas have limited resale values of homes and diminished home values up to 30% in some cases (Gearhart and Bend are good examples). I think Clackamas County looks to be more cautious of this but the only proposed rule that I believe has potential to *limit* real estate values is the 15 person cap. I think this was put into place because of some of the issues on Mt. Hood with Vacassa but has potential to limit the top value of a larger home and that would be really disappointing to anyone in this position. There would also be sweeping legal issues if you have people with 1.5 million dollar homes that are then valued at 1.1 because of the cap on the number of STR guests. There are tons of great rentals across Oregon and other mountain towns with over 15 guests that function really well and maintain good relationships with neighbors. A good owner who is following the rules will do so with a 2BR home or a 7BR home ☺

I think the regulation is fine so that there are rules and expectations in place but I don't think any regulation should have potential to limit real estate values.

Thanks again!

Mac Barger
Sales Director | Captuer
Ext. 130

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9/25/2019 BCC Planning Session
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**RICHARDSON.**

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F: 541-687-1130

RichardsonSports.com

WEAR THE BEST™

From: Rogalin, Ellen <EllenRog@clackamas.us>
Sent: Friday, August 2, 2019 1:14 PM
To: Rogalin, Ellen <EllenRog@clackamas.us>
Cc: Fritzie, Martha <MFritzie@clackamas.us>
Subject: Draft Short-term Rental Regulations available online; to be presented to Board for review Aug. 6

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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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[Phishing Email](#)

From: Steve Wilent <swilent@gmail.com>
Sent: Monday, August 5, 2019 10:37 AM
To: Rogalin, Ellen; Fritzie, Martha
Cc: lara wilent; Greg Gano; Mary Mattila; Fred Mattila; Dianne Downey
Subject: Re: Draft Short-term Rental Regulations available online; to be presented to Board for review Aug. 6

Follow Up Flag: Follow up
Flag Status: Completed

Ellen, Martha:

The draft short-term or vacation rental (STR) regulations are an excellent start. Here are my recommendations for revising the proposed regulations:

1. An exemption for STRs rented for a total of less than 30 days in a calendar year from needing to obtain a registration is too high a number: 24 days is 12 weekends, one per month; 29 days is most weekends during the summer season, mid-June thru August, the period during which most of the problems occur. I suggest 12 days/year as the appropriate minimum.
2. Set a number of complaints by neighbors that triggers the revocation of a registration.
3. Provide a mechanism (web form) through which neighbors can submit complaints with details including photos and/or audio recordings.
4. Establish an STR advisory board consisting of property owners/rental agents, neighbors, local officials, and others, to advise the BCC on STR issues.

Thank you for considering this. My wife and I live within earshot of 4 short-term rentals. In most cases, renters are considerate of our residential neighborhood values. However, too many are not. Note that the property

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9/25/2019 BCC Planning Session

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managers in our area deserve credit for being cooperative in responding to our concerns.

Steve Wilent

21360 E. Briarwood Rd.
Rhododendron, OR 97049

Home office: 503-622-3033

On Mon, Aug 5, 2019 at 9:10 AM Rogalin, Ellen <EllenRog@clackamas.us> wrote:

Hi Steve,

Thanks for the feedback, and look forward to your detailed comments.

Ellen Rogalin, Community Relations Specialist

503-742-4274

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

From: Steve Wilent <swilent@gmail.com>

Sent: Monday, August 5, 2019 9:09 AM

To: Rogalin, Ellen <EllenRog@clackamas.us>; lara wilent <lara.wilent@gmail.com>

Subject: Re: Draft Short-term Rental Regulations available online; to be presented to Board for review Aug. 6

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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

Spam Email
Phishing Email

Fritzie, Martha

From: Mary Kelley <kelleyma@ohsu.edu>
Sent: Monday, August 5, 2019 2:56 PM
To: Fritzie, Martha
Subject: short-term rentals

Follow Up Flag: Follow up
Flag Status: Completed

Hi, Martha,

My comments are below:

1. I support limited short-term rental operations. I have a potential house to rent, but want to be careful of the tenants and that they do not disturb my neighbors or cause local damage to the forests and fields.
2. By this I mean, no regular large events or parties, limited number of people per stay, and limits on noise and number/type of vehicles (preferably no loud machines, no machines destructive to forest areas). Short term renters in forested areas must be carefully vetted and advised of extreme fire hazards in the summer. Where I live, at the end of S. Olsen Rd., if the forest catches fire from a cigarette butt, campfire, or sparks of a machine, it is likely that it will be a raging fire and our houses on this road will go too, as there is no body of water near for putting the fire out.
3. Pets/children of short-term tenants should be monitored and controlled carefully, as many local areas have predators such as cougars, bobcats, coyotes, etc. Most city children do not have a background in interacting with wildlife (or not!). Rural area renting is far different from city/small town rentals.
4. No firearms, fireworks, or explosives.

Thanks you for reading this.

Best regards,

Mary Kelley
20007 S. Olsen Road
Beavercreek, Oregon 97004
503-312-5753

Spam Email
Phishing Email

Fritzie, Martha

From: Doug Saldivar <plazatrail@gmail.com>
Sent: Tuesday, August 6, 2019 6:16 AM
To: Fritzie, Martha
Subject: Re: Short Term Rental regulations

Follow Up Flag: Follow up
Flag Status: Completed

Thanks,

I think you have done a great job with this.

Doug Saldivar

On Mon, Aug 5, 2019 at 1:38 PM Fritzie, Martha <MFritzie@clackamas.us> wrote:

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

Click on "Aug. 6 Board Policy Session" near the top of this page

Martha Fritzie, Senior Planner

Clackamas County DTD | Planning & Zoning Division

150 Beavercreek 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: Doug Saldivar [mailto:plazatrail@gmail.com]
Sent: Saturday, August 3, 2019 7:34 AM

ATTACHMENT 2
ZDO-273: SHORT TERM RENTALS
9/25/2019 BCC Planning Session
Page 23 of 52

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

Subject: Short Term Rental regulations

It appears that a link I was sent that would allow me to review the proposed Short Term Rental Regulations is not working. Could you please notify me when the regulations are available.

Thanks,

Doug Saldivar

plazatrail@gmail.com

503-622-5673

69054 E Fairway Ave

Welches

Spam Email

Phishing Email

Fritzie, Martha

From: Moss, Kevin on behalf of BCCMail
Sent: Tuesday, August 6, 2019 7:50 AM
To: BCC - All County Administration Staff
Cc: Fritzie, Martha; Hughes, Jennifer
Subject: FW: Short Term Rental Regulations Draft Proposal for Unincorporated Clackamas County

Good Morning Commissioners,

Please see below email from the Pinelli's relating to short term rentals.

This information has been sent to Planning for the record.

Thank you

Kevin Moss

Administrative Board Assistant
Board of County Commissioners/County Administration
503-655-8581
kmoss@clackamas.us

The Office of the County Administrator would love to get your feedback on our service. Please take a minute to fill out the following 5-question survey.

<https://www.surveymonkey.com/r/HZPQSCCC>

From: Joanne Pinelli [mailto:joannepinelli@gmail.com]
Sent: Saturday, August 03, 2019 09:53 AM
To: BCCMail <BCCMail@clackamas.us>
Subject: Short Term Rental Regulations Draft Proposal for Unincorporated Clackamas County

Please let me know you got this.

We are responding to the DRAFT of the new regulations proposed for rental properties on Mt Hood. We are owners of a log home near Welches that will be affected by this. It is a seasonal rental property.

Our questions/comments:

- 'Posting signs or notices regarding the property being a rental. Post the signs inside and out'. We do have signs INSIDE our property for renters. BUT we would NEVER put a sign regarding it being a rental OUTSIDE the property. For serious security reasons. Our log home is a beautiful large log home on four remote acres. Along the Sandy River. We have found 'strangers/fisherman' illegally walking our property for fishing. Strangers can get full access to our property without our knowing. It is so remote that if people knew it was a seasonal rental (because of some posted sign) then break-ins would become a serious concern. Posting a sign like that would NOT be something we would ever do.

- Financial Records: what is meant by 'right to examine financial records'? This does not sound legal?

- Registration fee: how much are you considering charging for a two year registration? I did not see that in the DRAFT.

Thank you. Joanne & Frank Pinelli
58200 Marmot Road, Sandy, OR

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Vacation Rental Property.

Spam Email

Phishing Email

Fritzie, Martha

From: Polk, Eben
Sent: Wednesday, August 7, 2019 12:40 PM
To: Fritzie, Martha
Cc: Bell, Cheryl
Subject: short term rental code 8.10.060

Follow Up Flag: Follow up
Flag Status: Completed

Hi Martha,

Nice work on the short term rentals project.

I happened to be reading the policy session documents for the short term rentals process and noticed there is a paragraph about garbage and recycling:

E. Garbage. A short-term rental shall maintain weekly garbage pickup service during any week, or portion thereof, in which the short-term rental is occupied, and all garbage receptacles shall be covered. One recycling container shall be available for use by renters

Is this up for discussion? It might be helpful to talk a bit about the intent and the implications.

For example, one question is about requiring service. The County does not have a requirement that residential property in unincorporated County must use the franchised garbage service. In addition, there are on-call options and monthly collection options for those residential properties that generate less waste. So if you interpret language to mean the franchised weekly service, that's a new requirement/ new precedent. If you interpret the language to mean that either the property owner or the franchisee can maintain weekly collection then it would be closer to status quo. It would be important to clarify that a property owner cannot use a service provider other than the franchised provider. In other words they can't have their management company move the trash for a fee.

Another question would be about recycling containers. Instead of saying 'one recycling container' the ordinance should probably instead require containers that meet the recycling standards for single and multifamily residential service, and note that the renter should have access to all of those. That would translate to them having a glass container and a mixed recycling container, and in urban areas, also a yard debris container. If we define these operations as businesses per the solid waste chapter, then that would change the conversation as well.

Thanks!

Eben Polk

Clackamas County Sustainability & Solid Waste Program · 503-742-4470 · epolk@clackamas.us

Fritzie, Martha

From: ZoningInfo
Sent: Tuesday, August 13, 2019 10:30 AM
To: Fritzie, Martha
Subject: FW: short term rentals

Follow Up Flag: Follow up
Flag Status: Completed

FYI on some feedback about short term rentals. Thanks.
Steve PhoneRoom.

From: christine badura [mailto:badura88@hotmail.com]
Sent: Monday, August 12, 2019 10:53 PM
To: ZoningInfo <ZoningInfo@clackamas.us>
Subject: short term rentals

Dear Friends,

I have a small airbnb in my basement and rent it out to mostly overnighters at a very low price, between \$30 to \$40, depending on what Airbnb "smart pricing" suggests. By the time I pay taxes, do the related laundry, provide showers and electricity, I am not making much profit. But I like the idea of making travel affordable for people with modest income like me. It provides me with a little income in addition to my \$700+ social security and what I make from 1-2 days as a caregiver. The \$1,000 a month at most that I have made with the Airbnb this year enables me to pay my property taxes and pay some on the equity line that I've taken out for necessary repair projects on my house. That amount reduces considerably in the winter months. I fear that if I have to pay additional taxes as is suggested, my ability to remain in my home safely and protect my assets will be greatly reduced. I really have no other place to go.

I hope you will give some attention my predicament, as I suspect that it is shared by many others. As a senior with no retirement pension or such, there are not a lot of options. Thank you for your consideration.

Christine Badura

Spam Email
Phishing Email

Fritzie, Martha

From: Rogalin, Ellen
Sent: Tuesday, August 13, 2019 6:10 PM
To: Margie Chance
Cc: Fritzie, Martha
Subject: RE: Draft Short-term Rental Regulations available online; to be presented to Board for review Aug. 6

Follow Up Flag: Follow up
Flag Status: Completed

Ms. Chance,

Thank you for taking the time to share your thoughts about the proposed STR regulations. You don't need to do anymore to have your comments be considered. I am passing your email on to Martha Fritzie in Planning who is the lead for this project and she will review your comments and add them to the record.

The "comments/questions" link should open an email for you, but what you did here works just as well.

I don't know your answer about AirBnB. Either Martha or I will get back to you on that. Please let me know if you have other suggestions or questions.

Thanks again.

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

From: Margie Chance <mtchance01@gmail.com>
Sent: Tuesday, August 13, 2019 11:41 AM
To: Rogalin, Ellen <EllenRog@clackamas.us>
Subject: Re: Draft Short-term Rental Regulations available online; to be presented to Board for review Aug. 6

Greetings Ms. Rogalin,

I want to submit comments about the proposed STR Regulations. When I click on the proposal or the audio session from Aug. 6th, it works just fine. But the comments/questions link does not respond. My comments are very important to me. Please tell me how to submit them in time to be seriously considered.

In the meantime, they are simply this:

We have an STR for 5 months every winter. It is our primary residence off of Lolo Pass Road in Rhododendron, over 3 1/2 miles off of Hwy 26. We are way out of any neighborhoods. We need options for dealing with garbage, OTHER THAN being required to have a garbage company pick it up. We take our garbage to the dump on a regular basis, and it is less costly for us this way.

We are retired. We stay in the Gulf Coast during the cold winter, therefore, renting out our home for those 5 months. We live a quarter mile from the closest point of garbage pick-up, making it very inconvenient, and it is expensive.

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Perhaps STR Owners can sign a document stating they will be responsible for garbage pickup and it will NEVER be left out. Up here, bears can knock it all over the road in the night, when it is left out for pick-up in the morning. Please consider another option for us responsible STR owners. By any description, we are not one of the STRs that are a problem. We deserve a consideration for this fact. We communicate often and clearly with our closest neighbors, all of whom we care about and respect.

Please let me know where I can send this perspective so that it may be considered.

Oh, and a quick question: Will AirBnB (for example) continue to be responsible to collect and distribute all County Fees associated with this proposal? We don't have to deal with County fees at all...AirBnB is required to take care of all of that...it simply comes out of our profit, before we are paid.

Thank you so much,

Margie Chance
Bob Alford

On Fri, Aug 2, 2019 at 1:17 PM Rogalin, Ellen <EllenRog@clackamas.us> wrote:

Good afternoon,

Since you have shown an interest in the topic of short-term rentals in unincorporated Clackamas County, we want to give you a brief update on the status of this project.

As you may know, County Planning staff went to seven meetings throughout the county in May and June, to share information about short-term/vacation rentals and why the county is thinking of regulating them, and to gather input and respond to questions from residents. We compiled that input with input from the County Commissioners, and used that to help us write a first draft of county regulations related to short-term rentals.

This first draft will be presented to the Board of Commissioners at a policy session scheduled from 10:15-11 a.m., Tuesday, August 6, in the County's Public Services Building in Oregon City. The public is welcome to attend, but there is no public comment. You can see the materials – including the text of the draft regulations - that will be presented to the Board online at www.clackamas.us/planning/str. Just click on the **Aug. 6 Board Policy Session** link near the top of the page. An audio recording of this meeting will be available on the webpage shortly after the meeting.

After the August 6 meeting, there will be another meeting with the Board to discuss administration and fees of the short-term rental program. Once the date of that meeting is set, it will be posted on the project website.

We will be seeking public comments and questions about the draft regulations over the next couple of months and there will be public hearings with the Board of Commissioners before the Board takes any final action on new regulations. We will keep you posted about any public meetings and other input opportunities as the details are confirmed.

For more information, please check the project website at www.clackamas.us/planning/str or contact **Senior Planner Martha Fritzie** at mfritzie@clackamas.us or 503-742-4529. Thank you for your interest in this topic.

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

Spam Email

Phishing Email

Fritzie, Martha

From: krm4069@aol.com
Sent: Monday, August 19, 2019 10:58 AM
To: Fritzie, Martha
Subject: County drafts regulations for short-term/vacation rentals; public invited to comment

Follow Up Flag: Follow up
Flag Status: Completed

Questions? Contact Senior Planner Martha Fritzie at mfritzie@clackamas.us or 503-742-4529.

Hi Ms. Fritzie,

In reviewing the summary of regulations item 4.b. Off-street parking: One space per 2 sleeping areas (minimum of one space).

The clear intention of this regulation is to reduce the likelihood of clogged streets as a result of an influx of short term rental visitors to what otherwise would be single family residential communities. The limitation of this regulation is that home owner 'room in home rental property' owners could merely park their own vehicles on the street to make room for/comply with the regulation for their renters to 'off-street' park. The end result would be the same issue, residential streets clogged with vehicles as a result of the short term rental influx of people and vehicles.

Also there is nothing about restricting animal accompanied short term renters. This seems to be an oversight that should be considered. Short term renters to neighborhoods are potentially less likely to follow rules about picking up their dog waste etc. since they are only in the neighborhood for a short period of time and potentially as a one shot.

Thanks.

Sincerely,

Kevin R. Mitchell

Spam Email
Phishing Email

Fritzie, Martha

From: Lavabit <Crosslinked@Lavabit.com>
Sent: Tuesday, August 20, 2019 8:53 AM
To: Fritzie, Martha
Subject: Short-term/Vacation Rental Properties ("STR")

Follow Up Flag: Follow up
Flag Status: Completed

Ms. Fritzie, thank you for the opportunity to weigh in on this matter.

Of primary importance - Content is confidential, proprietary and copyrighted. All rights invoked. Sender has an Expectation of Privacy. Distribution/redistribution in any form or format is prohibited. We are not to be identified in any public record. The content below may be used, but it's source is never to be revealed.

Please add our voices to those who are adamantly opposed to the operation of STR in any area for the following reasons:

- Safety - the present unnecessary risk to the residents via increased traffic and the introduction of criminals to a neighborhood that they would otherwise not have a reason to be in.
- Jobs - this damages existing businesses who are paying taxes, fees and have made significant investments in order to operate hotel/motel. This approach creates an unfair competition to those businesspeople who have taken significant risk; and, who are providing employment to those most in need of employment. The operation of STR precludes the employment of many people.
- Revenue - already, numerous STR are being operated without obtaining business licenses, paying income and other taxes/fees. By the very nature of their wide distribution, it makes it economically unfeasible to monitor and enforce the existing regulations, much less those needed to ensure the safety of the local residents and/or the clients.
- Health - they should be held to similar (if not equal) standards as hotels/motels regarding having safety/health inspections done on their living and eating facilities.

By way of example, we have an illegal AirB&B operating next door. Through our contacts, we have learned that at least one registered sexual predator has been a client. Numerous clients are from California and drive at unsafe speeds in this area that has numerous small children. They generate additional trash and noise. If we and our neighbors wanted to live next to a hotel, we could have chosen to do so. We chose to live in a residential neighborhood that is not zoned for businesses.

Please, do all possible to make STR prohibited. If not, then give all residents within a 500 distance of the property line of any STR, and/or anyone on a street that is used by clients of the STR, the ability to black-ball it. That is, one single objection precludes the existence of an STR.

Most respectfully,

A Registered Voter of the County of Clackamas

Spam Email
Phishing Email



AUG 27 2019
BCC/GS

August 21, 2019

Clackamas County Commissioners
2051 Kaen Rd.
Oregon City, OR 97045

Dear Commissioners:

I read with great interest that the board of commissioners is considering allowing short term rentals in the unincorporated areas of the county. My parents grew up in Milwaukie and Sellwood, I graduated from Milwaukie High School in 1968 and it was only in the last couple of years that we sold my childhood home in the Ardenwald District. I now live on South Toliver Road just out of Molalla; my husband and I purchased our home in 1990.

I have operated a successful small health and wellness center offering workshops, classes and day retreats off and on for about 15 or 20 years out of my home. I recently added a tiny home complete with incinerator toilet and hot and cold water cooler used as a classroom or meditation room. This cabin would be ideal for overnight availability after attending a workshop, biking the rural roads, spending respite time in the mediation garden where one can grill or enjoy the fire pit picnic area, or sky diving at Sky Dive Oregon just across the field from my home business.

If I were able to offer short term rental of the cabin, I would be able to sustain the expenses of staying in my home once my husband, a retired Marine Officer and Vietnam Veteran, passes away from Glioblastoma IV which was diagnosed in November 2018. He is currently in Hospice Care at Avalon French Prairie Nursing Home in Woodburn.

I have crossed paths with some of you from my years of community involvement and work in domestic violence, Big Brothers Big Sisters, Catholic Charities or Canby Area Chamber of Commerce work including coordinating Leadership Canby in the 90's.

I have conducted mindfulness workshops from my home on South Toliver Road for many years and by being able to start my business again with an added level of income potential after I loose my husband's retirement income, I would be able to develop the financial ability to sustain and re-open my gardens and stay in my home well into older age.

It is my hope that you will decide to allow short term rentals thereby giving seniors an opportunity to increase income which may allow them to stay in their homes and age in place.

Sincerely,



Susan Cazier, MA
Rainy's Garden and Wellness Center
503-320-0419

Susan Cazier
Rainy's Garden and Wellness Center
12417 S. Toliver Rd.
Molalla, OR 97045
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ZDO-273: SHORT TERM RENTALS
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Fritzie, Martha

From: Judy <jjcave@frontier.com>
Sent: Saturday, August 31, 2019 2:53 PM
To: Fritzie, Martha
Subject: STRs in Mt. Hood area
Attachments: STR Trash.jpg

Hello,

The house directly across the street from us is a short term rental. We have yet to meet the owners and have no idea who they are. But yesterday, Friday, August 30, 2019, someone came up and put this out at the street. Trash pickup on our street is on Wednesdays. Shortly after I took this photo, crows landed on it and proceeded to tear into the bags and made an even bigger mess. One of this weekend's renters was good enough to clean it all up, but they just left it at the street. We will now have to look at this until next Wednesday.

We would ask that the County regulations require that owners of STRs up here be required to use bear-proof garbage cans. We have had problems with bears on our street in the past because of the garbage piled up and left outside by renters.

We would also ask that garbage cans and recycle tubs be required to be moved off the street and hidden from view by the night of garbage pickup.

Thank you,

Judy Cave
70502 E. Terrace Dr.
Rhododendron, OR 97049
503.622.0584

Spam Email
Phishing Email



Fritzie, Martha

From: Jezrai Hower <iluv_monix@yahoo.com>
Sent: Tuesday, September 10, 2019 6:26 PM
To: Fritzie, Martha
Subject: Short Term/Vacation Rental Properties

Please discuss-

Limiting # of occupants per property, some homes have 3-5 sets of bunk beds in a single room. Our neighborhood is on an independent water system and the infrastructure was not built to accommodate 14-18 people in a 3-4 bedroom home.

In Bend-
it is 2 per room, plus 2 on a pull out.

Please consider.

Thank you,

Concerned Clackamas County Home Owner

--
BEGIN-ANTISPAM-VOTING-LINKS

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

Teach CanIt if this mail (ID 04101qyPB) is spam:

Spam Email:

<https://mhub.clackamas.us/canit/b.php?c=s&i=04101qyPB&m=e13ddc1493bb&rlm=base&t=20190910>

Phishing Email:

<https://mhub.clackamas.us/canit/b.php?c=p&i=04101qyPB&m=e13ddc1493bb&rlm=base&t=20190910>

END-ANTISPAM-VOTING-LINKS

Fritzie, Martha

From: Mark Skinner <mwskinner55@gmail.com>
Sent: Thursday, September 12, 2019 11:57 AM
To: Fritzie, Martha
Subject: Short-term rental housing regulations

Follow Up Flag: Follow up
Flag Status: Completed

Senior Planner Martha Fritzie
Clackamas County

Dear Ms. Fritzie,

My neighborhood is being ruined by short term rentals. Clueless people driving around looking for their units pulling into strange driveways, party houses with people who talk about guns and party loudly until four in the morning, more cars, more traffic, strangers wandering the streets, more danger due to cars parked in the street narrowing the roadway, and actual trespassing. Loud pool parties at virtually any time of day. Too many people, too many cars, too many strangers, too much noise. Why are my rights to the peace of mind I sought by moving to a quiet treed place subservient to those of my money-grubbing neighbors, anyway? I mean, let's face it, my neighbors are making money at the expense of my peace of mind and well-being. I think that is wrong.

Indeed, I think the entire idea is wrong and wonder why we are allowing the ultra-rich to bulldoze cities and communities and even entire states into giving up all the things they have promised their citizens, just so these corporate owners can get richer while the politicians get payoffs from them. These are not mom and pop businesses but giant corporations who consistently lie and mislead and break their promises using hordes of lawyers and lobbyists to get their way. But I am clearly in the minority with that view. Or, to put it another way, the horse has left the barn.

Therefore I read the proposed regulations posted at <https://www.clackamas.us/planning/str> They are ok, but there are some things that are just wrong or naïve.

2. Exempts STRs rented for a total of less than 30 days in a calendar year from needing to obtain a registration

COMMENT: People will lie about this to avoid paying the tax, and lots of heavy use dwellings will not be registered or regulated. ALL dwellings should have to register. This is a gigantic loophole in and otherwise pretty reasonable set of regulations.

8.10.040 Short-Term Rental Registration Requirements and Fee

COMMENT: This is all pretty good stuff but it's not immediately clear what happens to this information. There should be a public registry of ALL renters in the county, with a description of what they are renting and their contact information and maximum occupancy. It should be online, including the amount of occupancy taxes they paid the county the previous year (I know, that can't happen but it should). That way we can check to be sure that our neighbors are operating legally.

In no case shall more than 15 overnight occupants be authorized by a short-term rental registration.

COMMENT: Max occupancy of 15 is much too high; those are de facto hotels. This encourages unlawful and inappropriate gatherings at party houses where neighbors' peace of mind are of no concern to the renters. We should not be allowing hotels in residential areas, which this provision is achieving. Let's be clear, my neighbor across the street at 1124 SE River Forest Rd is running a hotel. There are five cars in the driveway all the time, constant turnover, tons of noise as well as some pretty creepy people talking about getting out their guns and intimidating neighbors to be quiet, a professional cleaning service that is in there at ten, out by two, then in comes the next batch of

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guests. Hell, someone had a wedding in FRONT of the house with 100 people and my tiny street was lined with cars creating traffic danger; people were wandering around and onto private property. He rents that thing out for \$375/night about 180 days a year and if he's voluntarily paying the tax I'll eat my shoe. These regulations should prevent all of this. Why does the zoning law not matter? Why is the county allowing the zoning regulations to become so porous and undefined by allowing hotels in residential areas?

Thanks for the opportunity to provide feedback. Can you tell me please, Is this a public meeting:

**BCC Planning
Session**

Wednesday, Sept. 25 Public Services Building 4th Floor, 2051 Kaen Road, Oregon
9:30 a.m. to 11 a.m. City

Please put me on your email list for this topic if there is one.

Thanks,

Mark

Mark Skinner
1275 SE River Forest Rd.
Milwaukie, OR 97267
971-337-7132

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

Fritzie, Martha

From: Mark Skinner <mwskiner55@gmail.com>
Sent: Thursday, September 12, 2019 1:04 PM
To: Fritzie, Martha
Subject: Short-term rental housing regulations Redux

Follow Up Flag: Follow up
Flag Status: Completed

PS. The fees need to be really high to cover the admin costs for the county; on top of all the rest of the inconvenience and annoyance and danger, I do not want to pay even more through additional taxes or loss of other services to help my neighbors wreck my neighborhood while making money at my expense. This is going to evolve into a big bureaucracy with lots of moving parts, and it has to, because otherwise it will continue to be anarchy. That bureaucracy is going to cost a fortune and the program should be self-supporting based on the occupancy taxes only. If 6% isn't enough, charge more. Or as George Harrison said: "If five percent should appear too small, be thankful I don't take it all". Here's an example:

On June 5, 2019, The City Council of the City of Palm Springs adopted Resolution No. 24622 modifying certain user fees and charges. Specifically for Vacation Rental and Homeshares, the following fees will be effective on July 5, 2019:

- Vacation Rental - New Registration Fee - \$944.00
- Vacation Rental - Annual Renewal Fee - \$944.00
- Homeshare - New Registration Fee - \$236.00
- Homeshare - Annual Renewal Fee - \$236.00
- Land Use Permit (LUP) Fee for Estate Homes - \$273.00
- Administrative Appeals Board - Appeal Fee - \$802.00

PPS. The regs need to emphasize neighbors' ability to enforce the regs with help from the county. That means great public information, transparency, and a better standard for noise for STRs. In Palm Springs this is the standard: There is **no outside amplified noise** (i.e., music) allowed at any Vacation Rental or Homeshare property while being rented. Music must be fully contained within the property at all times...and shall not be audible at the property line. (Most of us don't have decibel meters to measure noise, which is what you need to assess noise violations in Clackamas Co.)

PPPS. The hotline idea for complaints with follow-up—also a feature of Palm Springs regs—is a really good idea for helping us regulate STRs with the county's help. Having a 24/7 enforcement officer paid for with the taxes is a really good idea. Takes the pressure off the Sheriff.

VACATION RENTAL HOTLINE 24/7

If you need to report an active complaint about a Vacation Rental/Homeshare or event house in your neighborhood, please call:
#(760) 322-8383

PPPPS: Some communities limit the number of contracts permitted. This prevents fulltime occupancy and gives the neighbors much needed relief from the worst offenders.

PPPPPS: Penalties need to be severe to disincentivize violations.

Thanks again, Mark

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Senior Planner Martha Fritzie
Clackamas County

Dear Ms. Fritzie,

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**BCC Planning
Session**

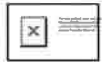
Wednesday, Sept. 25 Public Services Building 4th Floor, 2051 Kaen Road, Oregon
9:30 a.m. to 11 a.m. City

Please put me on your email list for this topic if there is one.

Thanks,

Mark

Mark Skinner
1275 SE River Forest Rd.
Milwaukie, OR 97267
971-337-7132



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Spam Email
Phishing Email

Archived: Monday, October 14, 2019 3:17:11 PM
From: [Jan Marshall](#)
Sent: Tue, 24 Sep 2019 14:45:32
To: Rogalin, Ellen
Cc: Hughes, Jennifer; Fritzie, Martha
Subject: RE: Board of Commissioners Policy Session on Draft Regulations for Short-term Rentals
Importance: Normal

Hi Ellen, I am hoping there will be additional time for public input on these proposed regulations, subsequent to the meeting with the Board of Commissioners. Well intended regulations sometimes have unintended consequences and the more input the better. I appreciate that there was a chance earlier for input. We are also members of a community in Hawaii that has been badly impacted by poorly executed vacation rental provisions, with little benefit for anyone and considerable harm to some of that communities most vulnerable residents. In another County another set of provisions has ending up causing a significant economic pull back. Sincerely, Jan Marshall

From: Rogalin, Ellen [mailto:EllenRog@clackamas.us]
Sent: Tuesday, September 24, 2019 2:59 PM
To: Rogalin, Ellen
Cc: Hughes, Jennifer; Fritzie, Martha
Subject: Board of Commissioners Policy Session on Draft Regulations for Short-term Rentals

Good morning,

The Clackamas County Board of Commissioners is holding a policy session on Wednesday, Sept. 25 to discuss draft regulations for short-term rentals in unincorporated Clackamas County. The meeting is scheduled from 9:30-11 a.m. in the Board Hearing Room on the 4th floor of the Public Services Building, 2051 Kaen Rd., Oregon City.

The materials prepared for the meeting by staff, including the draft regulations, are available here: <https://dochub.clackamas.us/documents/drupal/41f33e9e-8da9-420d-9b13-0abb8e81722c>. The purpose of the meeting is for staff and commissioners to discuss next steps related to these draft regulations. The public is welcome to observe, but there will not be an opportunity for public comment. An audio-tape of the meeting will be available later in the week at <https://www.clackamas.us/meetings/bcc/presentation>.

You received this email because you have expressed an interest in this topic. If you wish to be removed from this email list, please let me know. Thank you.

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

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[Phishing Email](#)

Archived: Monday, October 14, 2019 3:17:14 PM
From: Tammi P Mitchell
Sent: Tue, 24 Sep 2019 15:11:41
To: Fritzie, Martha
Subject: tomorrow,s short term housing regulations meeting
Importance: Normal

Hi Ms. Fritzie,

My husband and I are very concerned about short term/vacation rentals and request strict housing regulations be put into place. Our family has lived in unincorporated Clackamas for over ten years and our immediate neighbors have already begun allowing strangers walk in between our houses— which definitely invades our family's privacy. in addition we now more often than not have strangers vehicles parked on our street next to our property line.

We are also already experiencing heavier than usual on street parking which ruins the aesthetics of our lovely street. We strongly favor tight regulations concerning street parking and unless it is carefully worded, we suspect a loophole would be to park their own vehicles on the street to allow renters to use the driveway. Our neighbors already have demonstrated a lack of concern for our privacy and quality of lives by allowing a large Rv to park in front of our houses for about 3 months.

We also have noticed our neighbors seem to have no qualms having renters stay at their house even when they are out of town so the renters cannot be monitored. We are quite concerned about all of the above and urge Clackamas County to implement very stringent regulations so our family's and friends' wonderful quality of lives are maintained. Lastly we ask that a "complaints department" be put into place as we and our other non renting neighbors are already concerned.

When we moved here in 2009 we couldn't imagine we would be having to deal with basically living next door to a "hotel". This is very disturbing so we implore ClackCo to please put yourselves in our shoes and do whatever is possible to ensure our awesome neighborhood and our safe, quiet, peaceful quality of lives are maintained. Thank you for your time.

Gratefully,
Tammi P and Kevin R Mitchell and Family
12448 SE Bluff Drive
Clackamas 97015

--
BEGIN-ANTISPAM-VOTING-LINKS

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Phishing Email: <https://mhub.clackamas.us/canit/b.php?c=p&i=0315ybD9J&m=b4deaa818c38&rlm=base&t=20190924>

END-ANTISPAM-VOTING-LINKS

Archived: Monday, October 14, 2019 3:17:17 PM
From: [PETER E KLAEBE](#)
Sent: Tue, 24 Sep 2019 16:16:59
To: Fritzie, Martha
Cc: Campbell, Leigh; Bonnie Robb; Chris Roth; Kate Roth; Snook, Kelsey; Wells, Bob
Subject: Clackamas County short term rentals draft ordinance - comments
Importance: Normal

CC: Rosewood CPO Board Members

Hi Martha,

Generally I am in support of this new ordinance.

One thing that looked missing to me from the draft ordinance is some sort of penalty process for people who do not abide by the regulations. It's not clear what the punitive damages of a citation might involve. This is what it says in 8.10.110: "or by a penalty or fine in an amount set by resolution of the Board of County Commissioners". I think there ought to be a fine amount for first violation say up to \$1,000, and a higher fine or penalty for a subsequent violation, say up to \$5,000. There needs to be more clarity to owners of the seriousness of violating the ordinance.

I'm the Chair of Rosewood CPO, and am speaking privately on this. In our CPO, we have had a renter violating the spirit of the program and under this ordinance would be in violation, yet this individual sees no reason to change their business model of using AirBnB. Having a vague penalty beyond saying you can't rent doesn't stop someone from doing so.

Can you please pass this on to the BCC.

Thanks,

Peter Klæbe

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

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[Phishing Email](#)

Archived: Monday, October 14, 2019 3:17:19 PM
From: [Tammi P Mitchell](#)
Sent: Tue, 24 Sep 2019 16:36:23
To: ZoningInfo; Fritzie, Martha
Subject: time sensitive for tomorrow's board mtg at 9.30 am
Importance: Normal

Important comments for tomorrow,s board mtg, thank you

Hi Ms. Fritzie,

My husband and I are very concerned about short term/vacation rentals and request strict housing regulations be put into place. Our family has lived in unincorporated Clackamas for over ten years and our immediate neighbors have already begun allowing strangers walk in between our houses— which definitely invades our family's privacy. in addition we now more often than not have strangers vehicles parked on our street next to our property line.

We are also already experiencing heavier than usual on street parking which ruins the aesthetics of our lovely street. We strongly favor tight regulations concerning street parking and unless it is carefully worded, we suspect a loophole would be to park their own vehicles on the street to allow renters to use the driveway. Our neighbors already have demonstrated a lack of concern for our privacy and quality of lives by allowing a large Rv to park in front of our houses for about 3 months.

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Gratefully,
Tammi P and Kevin R Mitchell and Family
[12448 SE Bluff Drive](#)
[Clackamas 97015](#)

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[Phishing Email](#)

Archived: Monday, October 14, 2019 3:17:21 PM

From: David Rooksby

Sent: Wed, 25 Sep 2019 08:58:56

To: Rogalin, Ellen

Cc: Hughes, Jennifer; Fritzie, Martha

Subject: Re: Board of Commissioners Policy Session on Draft Regulations for Short-term Rentals

Importance: Normal

Hi Ellen,

I continue to be incensed that the County is drafting regulations to ALLOW these short term rentals. By your numbers, you are serving the interests of 1.5% of the unincorporated county's homes....AGAINST THE WISHES OF THE 98.5% who for obvious reasons would never want to live next to one.

Clackamas County has not conducted an honest survey of the 62,000 residencies. Most don't know this is happening, and I suspect this is by your design. Advertising this via the "Nextdoor" app is reaching a tiny minority of the residents. On our street alone, all 46 homes are strongly against this, and only 4 were aware of it. I would be happy to bring my entire neighborhood to the meeting so you can learn what an honest survey looks like.

It is WRONG to put the financial desires of 1.5% above the interests of the 98.5%. This is corrupt politics and you ALL know it. I doubt very much that any of the commissioners live next to a short term rental. Neither do the majority of your "hosts", who are the exclusive basis of your "supportive" letters. I guess "do unto others as you would have done to yourself" is out the window in Clack County.

-David Rooksby

David Rooksby
14409 SE Kingston Ave
Milwaukie

-----Original Message-----

From: Rogalin, Ellen <EllenRog@clackamas.us>

To: Rogalin, Ellen <EllenRog@clackamas.us>

Cc: Hughes, Jennifer <jenniferh@clackamas.us>; Fritzie, Martha <MFritzie@clackamas.us>

Sent: Tue, Sep 24, 2019 12:24 pm

Subject: Board of Commissioners Policy Session on Draft Regulations for Short-term Rentals

Good morning,

The Clackamas County Board of Commissioners is holding a policy session on Wednesday, Sept. 25 to discuss draft regulations for short-term rentals in unincorporated Clackamas County. The meeting is scheduled from 9:30-11 a.m. in the Board Hearing Room on the 4th floor of the Public Services Building, 2051 Kaen Rd., Oregon City.

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Ellen Rogalin, Community Relations Specialist

Clackamas County Public & Government Affairs

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

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

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[Phishing Email](#)

Archived: Monday, October 14, 2019 3:17:23 PM
From: Steve Wilent
Sent: Wed, 25 Sep 2019 09:39:32
To: Rogalin, Ellen
Cc: Hughes, Jennifer; Fritzie, Martha; lara wilent
Subject: Re: Board of Commissioners Policy Session on Draft Regulations for Short-term Rentals
Importance: Normal

Folks, I am glad to see that the "fewer than 30 total nights in a calendar year" exemption has been changed, but the definition of "incidental" use of the property is unclear.

8.02.060 Exemptions

C. Any person who rents a private home, vacation cabin, or like facility from any owner who personally rents such facilities incidentally to his own use thereof;

How many days is "incidental"? 29? 31? 60? I suggest including a specific number of days, such as 10. If it isn't made clear, some STR owners will adopt their own definition of "incidental," and that will lead to problems.

FWIW, there are 2 STRs on properties adjoining mine, and several others within a few hundred feet of our property line.

Steve Wilent
21360 E. Briarwood Rd.
Rhododendron, OR 97049
503-622-3033

On Tue, Sep 24, 2019 at 12:10 PM Rogalin, Ellen <EllenRog@clackamas.us> wrote:

Good morning,

The Clackamas County Board of Commissioners is holding a policy session on Wednesday, Sept. 25 to discuss draft regulations for short-term rentals in unincorporated Clackamas County. The meeting is scheduled from 9:30-11 a.m. in the Board Hearing Room on the 4th floor of the Public Services Building, 2051 Kaen Rd., Oregon City.

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Ellen Rogalin, Community Relations Specialist

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Archived: Monday, October 14, 2019 3:17:26 PM
From: Rick Seven
Sent: Thu, 26 Sep 2019 16:07:36
To: Rogalin, Ellen
Cc: Fritzie, Martha; Hughes, Jennifer
Subject: RE: Short-term rental regulations update
Importance: Normal

To Whom it May Concern:

I do not own a home that is a short term rental. I do however own a home right across the street from a vacation rental. I will encourage the owners of that home to gather a group together to file an injunction to stop your actions. I find it incomprehensible that your committee thinks it is ok to put controls on what a homeowner responsibly does with their home. Have you forgotten what country you live in. What if someone has a hardship and one of the only ways for them to keep their home is to rent it on a short term basis. If that person's home is in an area that you have put limits on the number of nightly rentals allowed and they can't do it; are they just to lose their home – do you remember what 2008-10 was like.

The responsibility of elected officials is to protect the property of its constituents and to protect the individuals life, liberty and pursuit of happiness. I want to strongly encourage you to rethink this entire process and my hope is that you will not set up codes that will steel money from the citizens if they happen to violate your rules. We do not want to be ruled!

Thank you,

Rick Seven
NMLS-138869
Sr. Mortgage Banker



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From: Rogalin, Ellen <EllenRog@clackamas.us>
Sent: Thursday, September 26, 2019 2:32 PM
To: Rogalin, Ellen <EllenRog@clackamas.us>
Cc: Fritzie, Martha <MFritzie@clackamas.us>; Hughes, Jennifer <jenniferh@clackamas.us>
Subject: Short-term rental regulations update

Good afternoon,

The Board of Commissioners discussed the draft short-term rental regulations with staff at a 90-minute policy session yesterday, on Sept. 25. You can read the background information and the draft regulations, as well as listen to an audio recording of the meeting, here: <https://www.clackamas.us/meetings/bcc/presentation>. Please note that these regulations would only apply in unincorporated areas of the county.

At the meeting the Board asked for additional information from staff on several issues, including the possibility of placing a cap on the number of short-term rentals allowed and splitting the unincorporated area of the county into zones for possible different requirements. Staff will meet again with the board later this fall; we'll let you know the date and time of that session once it has been scheduled. In the meantime, you are welcome to continue to express your views and ask questions via email through the project website at <https://www.clackamas.us/planning/sti> or by email to Senior Planner Martha Fritzie at mfritzie@clackamas.us or 503-742-4529.

Thank you.

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

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Archived: Monday, October 14, 2019 3:17:29 PM
From: Dave Rooksby
Sent: Thu, 26 Sep 2019 16:25:03
To: Fritzie, Martha
Subject: STR Regulations
Importance: Normal

Hi Martha.

I have written expressing dismay at the way the county has approached this. 1000 homes or so are violating the acceptable use under current rules, to the chagrin of the 61,000 of us that are not doing this.

Since then, I am learning that almost nobody in our area have any clue you are doing this to them. Your "process" for gathering input was flawed in the extreme. Most residents don't know what "Nextdoor App" is, and most do not read the Clackamas Review.

This incredibly impactful decision should be the decision of the majority, not 1000 households out of 62,000.

Why is the commission not having meetings about the best way to stop this 1.5% of people who are impacting our neighborhoods? It's not just noise and parties, it's opening Pandora's box commercializing our neighborhoods.

Nobody on the commission lives next to one and none of you would want to. I would also bet almost zero "hosts" live next to one.

The excuse that "these hosts need money for _____" is an absurd reason to allow these.

You are about to make precedent that if 1.5% of the unincorporated households want to do something that is offensive to the 98.5% of others, you guys are willing to go along with it. What????

Just because there is interest in something doesn't make it right. Virtually no discussion of neighborhood impacts was heard at yesterday's meeting. It was all about licensing, collecting taxes etc.

How about the discomfort felt by people living next to an unoccupied 4 bedroom home that your regulations proposal will allow 12 strangers to check in every day.

Why do you commissioners think it is ok to subject the 98.5% of us to the financial desires of the 1.5%???????

These meetings should be about SHUTTING DOWN these violations of existing code, code that was drafted to avoid this in the first place.

Changing the code to allow 1.5% of households to exploit neighborhoods for profit is as arrogant and corrupt as it gets.

Stand up for the vast majority who are against this, not the tiny minority who only support it because they have a financial interest.

David

David Rooksby
GW Distribution LLC

(503)-490-0912
jazzmandave@aol.com
www.pearlriverusa.com

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END-ANTISPAM-VOTING-LINKS

Archived: Monday, October 14, 2019 3:17:30 PM

From: Megan

Sent: Thu, 26 Sep 2019 16:58:37

To: Rogalin, Ellen

Cc: Hughes, Jennifer; Fritzie, Martha

Subject: Re: Board of Commissioners Policy Session on Draft Regulations for Short-term Rentals

Importance: Normal

Thank you Ellen. When will the public be allowed to comment further? Our neighbors would like to submit a petition to the county and it's valued commissioners to prevent STR this in our area which is not a tourist destination like mount hood or welches and we do not want a broad brush decision to allow when it has a direct and significant impact on our quality of life, destruction of a senior neighborhood with full time businesses that has no permanent owner occupant. We have concerns regarding the way the county considered and the very low numbers of the views of home owners and feel it has not done due diligence to advise the public appropriately, given the age and diversity of my area. We feel it is appropriate for the commissioners to consider ways for neighborhoods to contest applications of its surrounding neighbors and should not have transferability in any case. There are other areas of concern which will be more formally submitted through a documented process. This is taking away home availability and why would we limit our housing availability in our area?

Thank you for your insight.

Megan Rooksby

On Sep 24, 2019, at 11:58 AM, Rogalin, Ellen <EllenRog@clackamas.us> wrote:

Good morning,

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You received this email because you have expressed an interest in this topic. If you wish to be removed from this email list, please let me know. Thank you.

Ellen Rogalin, Community Relations Specialist

Clackamas County Public & Government Affairs

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Archived: Monday, October 14, 2019 3:17:35 PM
From: Terwilliger, Christina
Sent: Mon, 30 Sep 2019 08:33:31
To: Fritzie, Martha
Subject: FW: Clackamas County short term rentals draft ordinance - comments
Importance: Normal

Hello Martha,

We received an email for you from Peter Klaebe.

Thanks

Christina Terwilliger
Administrative Board Assistant
Clackamas County Board of Commissioners Office
503.655.8581
Cterwilliger@clackamas.us

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From: Klepper, Emily <EmilyKle@clackamas.us>
Sent: Monday, September 30, 2019 8:03 AM
To: [BCCMail](#) <BCCMail@clackamas.us>
Subject: RE: Clackamas County short term rentals draft ordinance - comments

This is for Martha Fritzie re the short term rental discussion. Please forward this to all BCC members as an FYI.

Thanks,
Emily

Emily Klepper
Senior Policy Advisor
503-742-5933
emilykle@clackamas.us

Clackamas County Board of Commissioners - 2051 Kaen Road, 4th Floor Oregon City, Oregon 97045

The Office of the County Administrator would love to get your feedback on our service. Please take a minute to fill out the following 5-question survey.
<https://www.surveymonkey.com/r/HZPQSCC>

From: Terwilliger, Christina <Cterwilliger@clackamas.us> On Behalf Of [BCCMail](#)
Sent: Thursday, September 26, 2019 7:45 AM
To: Klepper, Emily <EmilyKle@clackamas.us>
Subject: FW: Clackamas County short term rentals draft ordinance - comments

For Martha

From: PETER E KLAEBE <pklaebe@comcast.net>
Sent: Tuesday, September 24, 2019 4:23 PM
To: [BCCMail](#) <BCCMail@clackamas.us>
Subject: Clackamas County short term rentals draft ordinance - comments

Hi BCC members,

Sending this to you directly since Martha is OOO today...

cheers,

Peter

----- Original Message -----

From: PETER E KLAEBE <pklaebe@comcast.net>
To: mfritzie@clackamas.us
Cc: "Campbell, Leigh" <curiousleigh@gmail.com>, Bonnie Robb <brobb2000@aol.com>, Chris Roth <cckgroup@comcast.net>, Kate Roth <kateroth3@gmail.com>, "Snook, Kelsey"

ATTACHMENT 3
ZDO-273: SHORT TERM RENTALS
10/22/2019 BCC Planning Session
Page 12 of 24

<keleysnook@gmail.com>, "Wells, Bob" <rfwells1@yahoo.com>

Date: September 24, 2019 at 4:16 PM

Subject: Clackamas County short term rentals draft ordinance - comments

CC: Rosewood CPO Board Members

Hi Martha,

Generally I am in support of this new ordinance.

One thing that looked missing to me from the draft ordinance is some sort of penalty process for people who do not abide by the regulations. It's not clear what the punitive damages of a citation might involve. This is what it says in 8.10.110: "or by a penalty or fine in an amount set by resolution of the Board of County Commissioners". I think there ought to be a fine amount for first violation say up to \$1,000, and a higher fine or penalty for a subsequent violation, say up to \$5,000. There needs to be more clarity to owners of the seriousness of violating the ordinance.

I'm the Chair of Rosewood CPO, and am speaking privately on this. In our CPO, we have had a renter violating the spirit of the program and under this ordinance would be in violation, yet this individual sees no reason to change their business model of using AirBnB. Having a vague penalty beyond saying you can't rent doesn't stop someone from doing so.

Can you please pass this on to the BCC.

Thanks,

Peter Klaebe

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Archived: Monday, October 14, 2019 3:17:38 PM
From: [Blane S](#)
Sent: Mon, 30 Sep 2019 14:24:27
To: Fritzie, Martha
Subject: STR proposed regulations
Importance: Normal

Hello Martha,

Thank you for collecting questions and comments regarding the proposed regulations. I would like to contribute a few comments.

Requirement comments:

Electrical panels shall have a clearance space of at least 30 inches from each side, and 78 inches high in front of the panel. All circuit breakers and/or fuses are clearly labeled in the event the power needs to be shut off to a certain area or appliance.

The actual code requirement for width is the width of the panel, or 30", whichever is wider. Please consider developing regulations that do not exceed state building code requirements. With the electrical requirements being proposed a new house constructed today may not meet what the County is requiring.

All restrictions and prohibitions for burning as determined by the local Fire District shall be observed. All wood-burning fire pits and fireplaces shall be covered or made otherwise unavailable during that burn prohibition periods. Contact information for the local Fire District shall be clearly posted in the short-term rental.

When the most recent edit was made did you intentionally leave out "outdoor"? I have never seen a no-burn requirement on an indoor fireplace for fire hazard reasons.

Every sleeping room shall have not less than one operable emergency escape and rescue opening, including basement sleeping rooms. Emergency escape and rescue openings shall have a net clear opening of not less than 5.0 square feet. The net clear height shall not be less than 24 inches, and the net clear width shall not be less than 20 inches.

All legally constructed houses meet Oregon's Residential Structural Specialty Code even when aspects of their design do not meet current standards. This is because all legally constructed houses are only required to meet the building code at the time of their construction. They are not required to be updated unless there is a change in use or there are structural changes. Additionally, when a house is designed there is not a building code difference between a house that is intended to be owner occupied or one that is a short or long-term rental (they are all considered a Group R-3 occupancy).

When the County planning department proposes to require upgrades to a house when there are no structural changes planned and there is not a change in use (changing from an owner occupied or long-term rental to a short-term rental is not a change in use) they are placing requirements on a citizen that not even the State Building Code Division requires. Please consider developing regulations that do not exceed state building code requirements. (The exception to the above is when a homeowner converts a non-habitable space into a habitable space such as an attic, basement, or garage into a living area. When this occurs nearly all of the current building code requirements for those spaces need to be met.)

General Comments:

Commissioner Fischer has stated the property owner is responsible to vet the guests. She is correct of course but unfortunately this process has been taken away from the homeowner's by the two companies that share a monopoly on the STR listing business (VRBO and AirBnB). A homeowner is not given the guest contact information until after the reservation has been made. If at that time the homeowner investigates the guest and finds they have a bad apple and decides they should cancel the reservation the listing company will penalize the homeowner by lowering the visibility (ranking) of the homeowner's listing. Because of this many homeowners don't cancel a guest and instead hope for the best.

There is a system to rate the guests (1 to 5 stars) but the rating system is a sham. The homeowner's listing visibility is reliant on the number of 5 star ratings they receive. In hopes of getting a 5 star rating from the guest the homeowner will more often than not first give the guest a 5 star rating regardless of any problems the guest may have created. To combat this I would like to see the County require all online rental listing companies provide contact information of guests making inquiries (like they used to do). This legislation could occur when the County requires the same online rental listing companies to pay the transient room tax as they are required to do by the State and by hundreds of other local municipalities across the USA.

If you have any questions regarding any of my comments please contact me.

Thanks again,
Blane Skowhede

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Archived: Monday, October 14, 2019 3:17:41 PM

From: sue@suevican.com

Sent: Tue, 1 Oct 2019 11:21:29

To: Fritzie, Martha

Subject: STR Proposed Regulations

Importance: Normal

Hello M Fritzie,

I am a property owner in Government Camp with a small cabin that has been responsibly rented out for years through Vacasa, providing much needed vacation accommodations to people who want to enjoy the mountain, an activity that benefits the economy of Clackamas County. I pay property taxes to Clackamas County and am one of your constituents. Vacasa collects and remits lodging taxes to the County. These proposed regulations will not benefit me in any way and will just increase my cost of doing business...new fees and regulations to comply with. I want to voice my opposition to adding a whole new layer of regulations and expanded government. I also object to government telling me what I can do with my property (short-term vs. long-term rental....long-term rental means we aren't able to use the property when we want to use it) when I pay property taxes.

My property is managed by Vacasa and doesn't bother anyone, it all works fine without government regulation. This property is not a big money maker, we have lots of expenses and the rental income enables us to keep this cabin in the family. Our expenses include property taxes, insurance, sewer (for which we pay more than year round users), water, electric, propane, maintenance, property management fees, linens, garbage, property management fees, LLC annual registration, tax prep fees, banking fees, etc etc etc.....anything left at the end of all this just gets saved for the next major maintenance requirement....cabins in the snow need a lot of work....

What I am trying to convey is that we don't need another large expense to reduce our bottom line, and that is all these regulations would do for us.... Looks like you are planning to impose a very large STR registration fee. Maybe \$800 - \$1,000 per year fee every 2 years doesn't sound like much to you, but like I said, our property is not generating a lot of spare cash, and when you find that this fee doesn't cover the expenses of running your program, then we may see large increases in the fee, that's how it always happens.

Thank you for your consideration of my concerns.

Susan W. Vican

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Archived: Monday, October 14, 2019 3:17:43 PM

From: Megan

Sent: Mon, 7 Oct 2019 13:00:12

To: Fritz, Martha; Cartasegna, Mary Jo; Moreland, Tracy

Subject: For your consideration as STR continues to raise rents and limit single family home availability around the country

Importance: Normal

Dear Martha & Sonya & Paul,

Please allow me to share an example of how other cities who are struggling with high rent and limited single family home inventory are dealing with the impact on commercialization of its neighborhoods through non owner occupied STR's. I will be sending you some additional support documents to help paint a picture of why STR is a cancer to areas not designated as tourism or vacation zones and how we can manage both. Thank you for considering this article and the rules that may be a guide for our region as well.

Megan Rooksby
503-850-6992

DC Short Term Rental Laws: What's Changing In October 2019 | Nomadic Real Estate

<https://markets.businessinsider.com/news/stocks/dc-short-term-rental-laws-what-s-changing-in-october-2019-nomadic-real-estate-1028578319>

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Archived: Monday, October 14, 2019 3:17:44 PM
From: Scott Cater
Sent: Tue, 8 Oct 2019 17:47:53
To: Fritzie, Martha
Subject: Short term rental input
Importance: Normal

Hi Martha,

I listened to most of the Board's last meeting and found it interesting. I wanted to make a few points. Full disclosure I am an Airbnb operator. I have a single guest cottage and live directly next door.

I've heard some on the board comment about how lucrative a money maker STR's are. They need to know that the expenses and labor involved are much higher. Many of the things that regular tenants pay for are covered by the owner on an STR. All utilities, insurance, laundry service, amenities, not to mention the cleaning expense or the time cleaning if you do it yourself. Throw in the 6% lodging tax, income tax etc. and my \$58 a night fee is lucky to clear \$25 and that's not counting the hour+ it takes to clean it.

It sounds like the board is heading toward about an 5-8% regulation fee on top of the 6% lodging tax. I urge caution in not creating an expensive and unnecessarily cumbersome bureaucracy.

Are there not already rules in place and compliance enforcers in the hotel/motel network that could be used with STR's as well? I know that there are problem properties and problem guests, but I can't believe that they are that big of a percentage.

For problem properties I would suggest a fine system similar to the residential alarm penalties. Each call out to an STR property which requires a patrol response and which is validated by the officer results in a \$70 fine. Airbnb hosts rate their guests at the end of their stay so that future hosts know if they have been good or bad guests. Believe me, hosts do not want bad guests, problems with neighbors etc. We try to weed them out.

Anyway, I'll close for now and let you know if I have any more brilliant ideas! ;^)

Thanks!

Scott Cater



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Archived: Monday, October 14, 2019 3:17:48 PM

From: [Fran mazzara](#)

Sent: Tue, 8 Oct 2019 18:42:42

To: Fritz, Martha

Subject: What others are doing

Importance: Normal

: <https://www.civilbeat.org/2019/08/tourists-scramble-as-oahu-vacation-rentals-disappear-under-new-law/>

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

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Archived: Monday, October 14, 2019 3:17:50 PM
From: [David S Bateman](#)
Sent: Tue, 8 Oct 2019 19:32:08
To: Fritzie, Martha
Subject: Short Term Rentals
Importance: Normal

Hello Martha,

My name is David Bateman. My wife and I bought two properties in Rhododendron to use as vacation rentals and create a retirement income for us. We invested a lot of money in them as well as renovations. I have been following this discussion since it became an issue a few months ago. I realize there are some owners that do not seem to follow protocol and I feel they should be dealt with on an individual basis. Owners like us who rent mostly to families and couples should not be penalized due to the few bad apples. We hire contractors ,gardeners, housekeepers, painters etc some who make all or part of their income off people like us. Also, we promote the restaurants and attractions in the Mount Hood area to all our guests.

I don't see any problem with some of the suggestions such as at least registering with the county but the fees should be reasonable. Also, we should not be limited on the amount of days a year we can rent out our properties. The 30 day recommendation will destroy our airbnb business. We hope that the County is reasonable about this subject. We love the area and enjoy sharing our properties with amazing people from all over the world.

Thank you

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Archived: Monday, October 14, 2019 3:17:52 PM

From: [Alex Mahan](#)

Sent: Wed, 9 Oct 2019 09:25:23

To: Fritzie, Martha

Subject: Short term rental regulations

Importance: Normal

Hi Martha,

Just a spot of feedback re: Clackamas County short term rentals. My wife and I own a vacation cabin in Zig Zag, and when we're not there we rent it out on Airbnb. While we're supportive of the majority of the proposed regulations (and we'd also support a small yearly fee for the county to administer those regulations), the trash service regulation would put us in a real bind.

I'll explain: When we first got the cabin, we signed up with Bliss Sanitary out of Boring for our trash and recycling service (seems like they're the only trash service available where our cabin is). Their service, to be frank, is absolutely terrible. They were inconsistent with pickup, their customer service basically non-existent, and when we got a bear-proof trash bin (because bears like to get into garbage), they refused to pick up the trash because the bin was "too big" (it's not that big, but yes, it's bigger than a normal trash can). In short, we had to cancel the service because they weren't taking the trash anyway.

Now, either us or our excellent housekeeper takes the trash and recycling to the Sandy dump in a timely fashion, before the bin fills up. This is actually better than having the substandard service that Bliss Sanitary offers in our area. Being forced to use a service that literally refuses to pick up our trash would be a non-starter.

Thanks for listening to our feedback and we hope you'll consider an exemption to the trash rule for people who are responsible and take care of their own garbage.

-Alex Mahan
503-888-6724

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Archived: Monday, October 14, 2019 3:17:54 PM

From: [Don Hart](#)

Sent: Wed, 9 Oct 2019 09:41:56

To: Fritzic, Martha

Subject: Short term rentals

Importance: Normal

Hello:

I, and my wife attended the meeting held in Happy Valley. What seemed to be the primary issue creating neighborhood problems was no oversight by owners/managers of a property, and thus careless guests and the owners who rent to them, have no one but police to answer to. As an owner of a simple 2 bed BnB Inn, on 2 acres, we only have off street parking, and are even surrounded, on three sides, by an 11 acre nature park. We always have 1-4 adults here, and such oversight needs to be taken into consideration before making limits on responsible owners. If owners are absent, there is no way to solve problems, except by calling the police, which I can see would be a problem for most neighbors. Renting homes for single night parties even seems to be the greater problem, particularly with nearby neighbors. Set back limits for homes, such as ours should be a consideration, as even a loud party here(which we've never had) would be far away from other homes. A handful of careless owners make short term rentals difficult for both their neighbors, and responsible owners such as ourselves.

Thank you

Don Hart

Mary Shirvanian

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Archived: Monday, October 14, 2019 3:17:57 PM
From: [Heather Schiffke](#)
Sent: Fri, 11 Oct 2019 09:39:22
To: Fritzie, Martha
Subject: Feedback on Short-Term Rental Regulations
Importance: Normal

Hello Martha,

I'm writing to express my opinion about the short-term rental regulations being considered for unincorporated Clackamas County. I operate a short-term rental on my property. I believe that it benefits not only myself, but also my neighbors and the local community. The additional income I've generated has allowed me to make many improvements to my property that I would not have been able to afford otherwise. These include removing invasive plants, purchasing large quantities of native plants and improving the habitat for wildlife.

Our guests are nearly always quiet and courteous. We have never had a complaint from a neighbor. By choosing to stay with us, guests contribute to the local economy-supporting local stores and restaurants. I also pay a significant amount in lodging taxes to the County each month, which again goes back to support the community. None of this would be happening if short-term rentals were prohibited or if regulations were too burdensome.

The regulations as drafted seem reasonable. I am not opposed to registering my rental or making sure that safety precautions are in place. I just hope that whatever regulations are adopted don't infringe on my ability to continue doing what I see as a win-win for both me and the community. This was also the overwhelming majority sentiment at the public meeting I attended early on in this process.

Thank you for your time,
Heather Schiffke

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Archived: Monday, October 14, 2019 3:17:59 PM
From: Barbara Smith
Sent: Fri, 11 Oct 2019 15:01:58
To: Fritzie, Martha
Subject: short term rentals
Importance: Normal

Please consider reducing the number of rental nights required to fall within the new regulations.

The new regulations will go a long way in helping with chronic issues of noise, parking, and garbage with which neighbors must contend. In our neighborhood, one owner of a two bedroom home advertised it would accommodate up to 25 people. Renters blocked driveways and played loud music that could be heard several blocks away. This went on throughout the season. Under the current proposal the number of rental nights required to fall under the regulations would allow this same owner to continue renting for most of the season, unregulated in any way. It seems to me that both neighbors and local business offering overnight accommodations would benefit from a reduction in short term rentals in neighborhoods not designed to accommodate these unregulated rentals.

As currently proposed, the regulations would not impact most of the short term rentals that create issues in my neighborhood in Rhododendron. Please reduce the number of nights that bring an owner under the new proposed regulations.

Barbara Smith
Rhododendron

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