

CLACKAMAS COUNTY BOARD OF COUNTY COMMISSIONERS

Policy Session Worksheet

Presentation Date: 8/6/2019 **Approx. Start Time:** 10:15 a.m. **Approx. Length:** 45 mins

Presentation Title: File ZDO-273: Short-Term Rentals

Department: Planning and Zoning Division, Department of Transportation and Development (DTD)

Presenters: Jennifer Hughes, Planning Director; Martha Fritzie, Senior Planner; Cheryl Bell, DTD Assistant Director

Other Invitees: Dan Johnson DTD Director; Danielle Cowan, Tourism Director; Jim Austin, Tourism Coordinator; Kevin Ko, Housing & Community Development Manager; Stephen McMurtrey, HACCC Development Manager; Nicole Cross, Planner; Ellen Rogalin, Community Relations Specialist II; Cameron Ruen, Community Relations Specialist; Michelle Amend, Code Enforcement Supervisor, Christa Bosserman-Wolfe, Finance Dept. Director; Stephen Madkour; County Counsel

WHAT ACTION ARE YOU REQUESTING FROM THE BOARD?

Board direction relating to draft of County Code amendments - **Chapter 8.10 Short Term Rentals** (*Attachment 1*) and a draft **Short-Term Rental Self-Inspection Form** for specific building and fire safety elements in dwellings to be registered as STRs (*Attachment 2*).

EXECUTIVE SUMMARY:

The purpose of this policy session is to discuss a draft of regulations for the permitting of short-term (or vacation) rentals in legal dwellings in unincorporated areas of the county. The regulations would be housed in the County Code and permitting would be done through a registration obtained through a process outlined in the County Code.

For the purposes of this discussion, a short-term rental (STR), or vacation rental, is a dwelling unit, or portion of a dwelling unit, that is rented to any person or entity for a period of up to 30 consecutive nights. This policy session is not about those properties that are rented to tenants on a long-term (for more than 30 days at a time) basis.

Background: On March 13, 2019 and June 11, 2019, Planning Staff and the BCC had policy sessions about this topic. At these meetings, we had robust discussions around the opportunities and challenges with allowing and regulating short-term rentals, as well as what elements may be the most appropriate to regulate, if the county is to move forward in that way.

At the March policy session, the BCC was in general agreement for Staff to continue to move forward with this project and to solicit feedback from the public. The BCC was clear that they wanted Staff to ask the public similar questions to those they had just discussed and specifically asked that Staff not take a draft proposal out to the public before hearing public feedback about the general concepts.

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

At the June policy session, Planning Staff presented the results of the public outreach efforts conducted through a series of public meetings, project webpage (<https://www.clackamas.us/planning/str>) and social media postings, and a survey that was available both on-line and on paper copies available at each of the meetings. The survey has now closed and the results of the 273 responses received are detailed in *Attachment 4*; other comments received from the public since the June policy session are included in *Attachment 5*; and a summary of all comments received, sorted by general topic, are included in *Attachment 6*.

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

Based on the public feedback and feedback the Board gave Staff at the previous policy sessions, Staff from DTD and County Counsel's office have worked together to generate a first draft of amendments to the County Code: **Section 8.10 Short-Term Rentals** (*Attachment 1*); a draft of a **Short-Term Rental Self-Inspection Form** for specific building and fire safety elements in dwellings to be registered as STRs (*Attachment 2*); and a draft of a placard for registrants to post within a STR (*Attachment 3*)

Highlights of these drafts include:

1. Allows short-term rentals (STRs) in any legal, permanent dwelling (not subject to other use limitations due to land use approval)
2. Exempts STRs rented for a total of less than 30 days in a calendar year from needing to obtain a registration
3. Registration would be valid for two (2) years, renewable upon expiration
4. Summary of regulations (the same regulations apply to all dwellings in all unincorporated areas of the county):
 - a. Maximum overnight occupancy: two (2) persons per bedroom/sleeping area plus two (2) additional persons (exempts children under two years of age), not to exceed 15 persons total
 - b. Off-street parking: one space per 2 sleeping areas (minimum of one space)
 - c. Building/life/fire safety: Self-Inspection Form (see *Attachment 2*)
 - d. Outdoor fire pits: Prohibits use of outdoor fire pits from June 15 through Sept 15, plus any additional "no burn" times, as determined by Fire Marshal
 - e. Posting of notices with contact information: Interior (for renters) and exterior (for neighbors) notice posting requirements
 - f. Noise: Comply with County noise ordinances and post quiet hours
 - g. Other: register to pay County Transient Lodging Taxes (TLT); maintain garbage pick-up service; have proof of liability insurance for the STR

If the Board directs Staff to continue to move forward with these regulations, we intend to schedule a final policy session to discuss (1) registration fees and (2) administration of the program, including which department(s) would review and issue registrations and enforce the regulations.

FINANCIAL IMPLICATIONS (current year and ongoing):

Is this item in your current budget? YES NO

What is the funding source?

The development of regulations for short-term rentals (ZDO-273) is part of the Planning & Zoning Division’s current budget, funded by the General Fund; however, if the Board chooses to move forward with a program to register and enforce regulation of the use of dwellings as short-term rentals, there will likely need to be additional staffing and funding made available for the Divisions/Departments that are responsible for both the implementation and enforcement of the new regulations. The amount of additional staffing will be determined, in part, by the scope of the new regulations, the frequency with which STR registrations must be renewed, and the level of enforcement undertaken.

STRATEGIC PLAN ALIGNMENT:

- How does this item align with your Department’s Strategic Business Plan goals?

The project aligns with the Long-Range Planning program’s purpose of providing land use and transportation plan development, analysis, coordination and public engagement services to residents; businesses; local, regional and state partners; and County decision-makers so they can plan and invest based on a coordinated set of goals and policies that guide future development.

- How does this item align with the County’s Performance Clackamas goals?

The proposal aligns with the Performance Clackamas goal to “Build Public Trust through Good Government” by responding to a work program priority and by creating regulations and a process by which a land use that is not currently specifically allowed in our code may become a permitted and compliant use.

LEGAL/POLICY REQUIREMENTS:

Staff is not aware of any legal requirement to allow STRs. Adoption of STR regulations will follow the established process for ZDO amendments and/or County Code amendments.

PUBLIC/GOVERNMENTAL PARTICIPATION:

County Staff has been engaging in public outreach with Community Planning Organizations and other groups and will continue to do so throughout the remainder of this project. In addition, public notice will be provided, as required by law, for any proposed amendments to the County Code or the ZDO that come before the Board for consideration at a public hearing.

OPTIONS:

- (1) Discontinue the project and maintain the status quo. The result is that the Zoning & Development Ordinance (ZDO) will remain silent on whether STRs are permitted anywhere in the unincorporated county and there will be no permitting process for STRs.

- (2) Direct Staff to proceed with the adoption process for allowing and permitting STRs in legal dwellings, including:
 - a. Amendments to the County Code to establish a registration process for dwellings to be used as STRs, with the regulations as proposed in *Attachment 1* and *Attachment 2*;
 - b. Any necessary amendments to the ZDO to specifically allow for the use of dwellings as STRs; and;
 - c. Scheduling a policy session with the BCC, as soon as is reasonable, to discuss administration of and fees associated with the STR program.

- (3) Direct Staff to proceed with the adoption process for allowing and permitting STRs in legal dwellings, but with certain identified changes to the proposed regulations in *Attachment 1* and/or *Attachment 2*. This Option would include Options 2(b) and 2(c).

RECOMMENDATION:

Staff recommends Option (2) above:

- Direct Staff to proceed with the adoption process for allowing and permitting STRs in legal dwellings, including:
- a. Amendments to the County Code to establish a registration process for dwellings to be used as STRs, with the regulations as proposed in *Attachment 1* and *Attachment 2*;
 - b. Any necessary amendments to the ZDO to specifically allow for the use of dwellings as STRs; and;
 - c. Scheduling a policy session with the BCC, as soon as is reasonable, to discuss administration of and fees associated with the STR program.

ATTACHMENTS

- 1. Draft amendments to County Code, ***Chapter 8.10 Short-Term Rentals***
- 2. Draft ***Short-Term Rental Self-Inspection Form***
- 3. Draft “placard” for registrants to post within a STR
- 4. Summary of final survey results and comments
- 5. Other comments received by Staff (since June 2019 BCC policy session)
- 6. Summary of comments heard at public meetings, by topic

SUBMITTED BY:

Division Director/Head Approval _____

Department Director/Head Approval _____

County Administrator Approval _____

For information on this issue or copies of attachments, please contact Martha Fritzie @ 503-742-4529

Chapter 8.10

8.10 SHORT-TERM RENTALS

8.10.010 Purpose

[To be developed for future draft]

8.10.020 Definitions

Except where the context otherwise requires, the definitions given in this section govern the construction of this chapter.

- A. ADMINISTRATOR means the County Administrator of Clackamas County or his/her designee.
- B. DWELLING UNIT means a building, or portion thereof, with one or more rooms designed for residential occupancy by one family, or, as permitted under Chapter 8.10 for use as a short-term rental. Guest houses or other similar structures without a legal kitchen are not dwelling units and may not be used as a short-term rental.
- C. OCCUPANTS means persons who are authorized to stay overnight in a designated sleeping area within a dwelling unit.
- D. OWNER is the owner or owners of a dwelling unit used as a short-term rental.
- E. PREMISES means the area identified in a registration for use as a short-term rental.
- F. 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.
- G. REGISTRATION means a short-term rental registration.
- H. SHORT-TERM RENTAL means a dwelling unit, or portion of a dwelling unit, that is rented to any person or entity for lodging or residential purposes, for a period of up to 30 consecutive nights.
- I. SLEEPING AREA means a room or other space within a dwelling unit designed and intended primarily for sleeping. Roll-out beds, fold-out couches, or other temporary sleeping accommodations such as tents and recreational vehicles shall not be considered a sleeping area, and may not be used to increase the allowed occupancy of a short-term rental as provided in Section 8.10.060(B).

8.10.030 Applicability

This chapter shall apply within the unincorporated areas of Clackamas County including within urban growth boundaries, but shall not apply within the boundaries of any incorporated city. This chapter does not apply to hotels, motels, bed and breakfast facilities, hostels, campgrounds, recreational vehicle (RV) camping facilities, or organizational camps

8.10.040 Short-Term Rental Registration Requirements and Fee

- A. All short-term rentals shall be registered, unless they are rented for fewer than 30 total nights in a calendar year.

- 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:
1. The location of the premises.
 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.
 3. A Land Use Compatibility Statement, signed by a Planning & Zoning Division representative, affirming that the premises has met all applicable requirements in the Clackamas County Zoning and Development Ordinance for a short-term rental and the dwelling unit complies with Section 8.10.060(A).
 4. Signed affidavit of compliance with all listed life, fire and safety standards and all applicable requirements in Section 8.10.060(D-F).
 5. Evidence that all current taxes and fees owed to Clackamas County have been paid.
 6. Evidence that a Transient Lodging Tax registration form has been submitted to the County.
 7. 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.
 8. Proof of liability insurance coverage on the short-term rental.
 9. A statement that the registrant of the short-term rental has met and will continue to comply with the standards and other requirements of this chapter.
 10. Site Plan that identifies, at a minimum, all structures on the property, driveway(s), off-street parking spaces, and garbage receptacles.
 11. Dwelling unit floor plan that identifies, at a minimum, all sleeping areas, other rooms in the dwelling unit and exterior exits.
- C. A separate registration application must be submitted for each proposed short-term rental; however only one short-term rental registration shall be approved per dwelling unit.
- D. At the time of submission of a short-term rental registration application, the registrant must pay a short-term rental registration fee. The fee amount shall be set by resolution of the Board of County Commissioners.
- E. A registration is transferable to a new registrant, so long as the new registrant submits a new ownership/management change application and agrees in writing to comply with the requirements of this chapter.

8.10.050 Registration Termination – Renewal – Fee

- A. A short-term rental registration terminates automatically two years after the date of issuance, unless a registration renewal application is approved.

- B. A registration renewal application shall include information similar in nature to that provided on the registrant's initial registration application and must be submitted to the County prior to expiration of the registration.
- C. At the time of submission of a short-term rental registration renewal application, the registrant must pay a short-term rental registration renewal application fee. The fee amount shall be set by resolution of the Board of County Commissioners.
- D. A short-term rental registration terminates automatically if state statutes, regulations or guidelines are modified or changed to prohibit operation of the short-term rental under this ordinance.

8.10.060 Standards and Conditions

Any short-term rental must comply with the following requirements 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 that was not established through a land use approval or other approval process that specifically limits the use or occupancy of or duration of the existence of the dwelling, such as an accessory farmworker dwelling, a caretaker dwelling, or a temporary dwelling for care.
- 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 stated in the registration shall be calculated as follows:
 - 1. Two occupants per sleeping area, plus two additional occupants.
 - 2. Children under the age of two shall not be counted.
 - 3. In no case shall more than 15 overnight occupants be authorized by a short-term rental registration.
- C. Noise. Occupants shall abide by the County's current noise control ordinance (Clackamas County Code Chapter 6.05) and observe quiet hours from 10 p.m. to 7 a.m. the following day. Notice to occupants shall be clearly posted on the premises that identifies the quiet hours and states that unreasonable noise is prohibited.
- D. Parking. One off-street 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).
 - 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, 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, subject to immediate tow.
- 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.
- F. Building and Fire Safety. A short-term rental shall comply with all ordinances that apply to a residential 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 all sleeping areas and in the kitchen
 2. Two(2) working fire extinguishers shall be provided in the unit
 3. Pool and hot tub barriers shall be present, if applicable
 4. All sleeping areas shall have emergency escapes that are clearly accessible and in good working order
 5. All exterior building exits shall be clear, operable and available to renters
 6. All electrical wiring shall be covered, and wall outlets, switches and junction boxes shall have appropriate covers in place
 7. Fireplaces and flues shall be installed and maintained in accordance with recognized standards and shall be inspected and cleaned on a regular basis.
 8. All restrictions and prohibitions for burning as determined by the local Fire District shall be observed. In addition, the use of outdoor fire pits and fireplaces shall be prohibited from June 15th through September 15th, and fire pits and fireplaces shall be covered or made otherwise unavailable during that period. Contact information for the local Fire District shall be clearly posted in the short-term rental.
 9. All other requirements listed in the Short-term Rental Self-Inspection Form shall be strictly adhered to
- G. Notice of Contact. A notice shall be posted, clearly visible from a public right-of-way, that identifies the name and contact information of a person or entity located within a one-hour drive of the short-term rental property, that shall be responsible for remedying any violations of required standards in this chapter. The listed representative shall make every reasonable attempt to respond and remedy a violation within 24 hours of being contacted.

8.10.070 Registration Review

[To be developed for future draft]

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,

ATTACHMENT 1

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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.

8.10.090 Remedies for Noncompliance, Administrative Appeals and Penalties

- A. The administrator may deny, suspend, or revoke a registration for failure to comply with this chapter or rules adopted under this chapter, for submitting falsified information to the County, or for noncompliance with any other County ordinances.
- B. The remedies provided in this section are not exclusive and shall not prevent the County from exercising any other remedy available under the law.

8.10.100 Administration and Enforcement

[To be completed for future draft]

Except in case of emergency, in which 911 shall be called, the first attempt to remedy a violation of any of the standards in this chapter shall be to contact the listed representative on the registration and as posted on the short-term rental property. In the event that the listed representative does not respond within 24 hours or does not adequately remedy the problem, the XXXX Department for Clackamas County may be notified.

- A. For acts of noncompliance, the XXXXX Department for Clackamas County shall administer, supervise, and perform all acts necessary to enforce this chapter or any other chapters of the Clackamas County Code.
- B. Citation: whenever an owner operates a short-term rental which is found in violation of, or contrary to, any provision of this chapter, that person may be issued a citation.
- C. Forms of Citation: the form for the citation to be issued under this chapter shall contain the following: a description of the specific violation alleged, the name and address of the person producing or permitting the violation, the time and place of the occurrence of the violation, the name and address of the office of XXXXX, a form for admitting or denying the violation, and a schedule of the forfeiture amounts for specific violations.
- D. A person who receives a citation for violation of this chapter shall respond within fourteen (14) days of the issuance of the citation by payment of any penalties established under this chapter, or by requesting a hearing as provided in this section.
- E. A person who is denied a short-term rental registration, or who has its registration suspended or revoked by the administrator pursuant to Section 8.10.090 may request a hearing as provided in this section.
- F. A person who receives a citation for violation of this chapter may deny all or part of the alleged violation by completing an appropriate response form, attached to the citation, and mailing or delivering it to the XXXXX, as indicated on the citation. Upon receipt, the XXXXX shall forward the form to the office of the hearing officer.
- G. A person who is denied a short-term rental registration, or who has its registration suspended or revoked by the administrator pursuant to Section 8.10.090 may appeal the determination by completing an appropriate appeal form, and mailing or delivering it to XXXXX, as indicated on the determination. Upon receipt, XXXXX shall forward the form to the office of the hearing officer.

H. Chapter 2.07 of the Clackamas County Code shall govern the notice and procedure associated with any compliance hearing.

8.10.110 Penalties

Violation of this chapter shall be punishable by suspension or revocation of a short-term rental registration, or by a penalty or fine in an amount set by resolution of the Board of County Commissioners.

DRAFT



**Clackamas County Planning and Zoning Division
Department of Transportation and Development**

Development Services Building
150 Beaver Creek Road | Oregon City, OR 97045
503-742-4500 | zoninginfo@clackamas.us
www.clackamas.us/planning

STAFF USE ONLY

Staff Initials: _____ File Number: _____

Short-Term Rental Self-Inspection Form

Please note that all statements below must be initialed by the applicant.
Failure to initial any question will delay your license issuance.

PROPERTY INFORMATION			
Property owner(s) or Name of Ownership:			
Property address:	City:	State:	ZIP:
Owner phone:	Owner email:		
Local contact/management (if different than property owner):	Local contact phone:		
Number of sleeping areas:	Total overnight occupancy advertised:		

Health & Life Safety Requirements:

- The operation of the short-term rental will comply with all ordinances that apply to a residential dwelling, and the associated structures have, and obtain final inspections on, all necessary permits.
- Buildings, structures, and/or rooms shall not be used for purposes other than those for which they were designed or intended.
- Roofs, floors, walls, foundations, ceilings, stairs, handrails, guardrails, doors, porches, and all other structural components shall be kept in sound condition and in good repair.
- There are covered garbage and recycling containers sufficient to accommodate all trash and recycling generated by occupants of the property.
- The county Short-Term Rental placard complete with the street address, county registration number, local representative contact information, and property owner contact information, will be posted conspicuously in the interior of the property.
- The property address is required to be clearly visible and legible from the street.
- Required smoke detectors/carbon monoxide detectors are installed in all sleeping rooms and in the kitchen.
- Required handrails and guardrails are appropriately installed.
- All sleeping areas have emergency escape and rescue openings that are clearly accessible and in good working order.
- Pool and hot tub barriers are present (if applicable).
- Two (2) portable fire extinguishers are readily available for immediate use, with one of the extinguishers placed within the kitchen in an easily accessible location.

- An operable toilet, sink, and either a bathtub or shower is located within the same building. Every room containing a toilet or bathtub/shower shall be completely enclosed by walls, doors, or windows that will afford sufficient privacy.
- Fireplaces and flues are installed and maintained in accordance with recognized standards and are inspected and cleaned on a regular basis.
- Equipment and appliances should be plugged directly into a wall outlets, without using extension cords. All electrical appliances and cords shall be in good condition.
- All electrical wiring is covered. Wall outlets, switches, and junction boxes have appropriate covers in place. Electrical panel covers are provided and kept closed.
- Electrical panels 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.
- All exits are clear, visible, operable (able to open from the inside), and unobstructed, including hallways, corridors, and exterior exit routes.
- Portable electric space heaters shall not be operated within 3 feet of combustible materials and must be plugged directly into a wall outlet (no extension cords).
- The use of outdoor heating appliances is prohibited on balconies. Outdoor heating appliances shall not be operated beneath or closer than 5 feet to buildings, overhangs, awnings, sunshades, or similar combustible attachments.
- Adequate parking spaces are provided for renter's use. Parking is authorized per approved application.

By completing and signing this affidavit, I (we) affirm that, under pains and penalties of perjury, I (we) have inspected this property and that it complies with all applicable laws and codes and meets all criteria as indicated above.

Property owner signature	Owner printed name	Date
Property owner signature	Owner printed name	Date

State of OREGON,
 County of _____,
 Signed or attested before me on
 day of _____, 20_____
 by
 _____.

Notary Public – State of Oregon
 My commission expires:

Notary seal

Clackamas County is committed to providing meaningful access and will make reasonable accommodations, modifications, or provide translation, interpretation or other services upon request. Please contact us at 503-742-4545 or drenhard@clackamas.us.

503-742-4545: ¿Traducción e interpretación? | Требуется ли вам устный или письменный перевод?

翻译或口译? | Cán Biên dịch hoặc Phiên dịch? | 번역 또는 통역?

ATTACHMENT 2



Short-Term Rental Program

Short-Term Rental Information and Rules

Welcome to Clackamas County! With urban kayaking, rural bike rides, scenic valley wineries, and awe-inspiring mountain hikes, there are many things to do as you enjoy your stay.

As a guest visiting Clackamas County this placard provides important information for you during your stay in this short-term rental.

PROPERTY INFORMATION			
Property owner(s) or Name of Ownership:			
Property address:	City:	State:	ZIP:
Owner phone:	Owner email:		
Local contact/management (if different than property owner):	Local contact phone:		
Number of sleeping areas:	Maximum overnight occupancy:		
Local fire district:	Fire district contact phone:		

Rules

For your safety, and the safety of others, the following rules must be followed:

- In accordance with the County’s noise ordinance, **quiet hours are between 10:00 pm and 7:00 am.**
- Use of outdoor fire pits and fireplaces is prohibited from June 15th through September 15th. Additionally, please observe all burn bans and other local fire requirements. (Contact your local fire district for burn restriction details).
- Park only in designated areas as outlined by your host.
- All trash and recycling must be in the designated containers, with the covers in place.

Thank you for your cooperation and understanding. If you have questions about these rules, or if you have concerns about the safety of the rental you are staying in, please contact the Clackamas County Short-Term Rental Program at 503-655-####.

This rental is registered with the Clackamas County Short-Term Rental Program.

REGISTRATION INFORMATION	
Registration number:	Expiration Date:

Welcome to Clackamas County – we hope you enjoy your stay!

ATTACHMENT 3

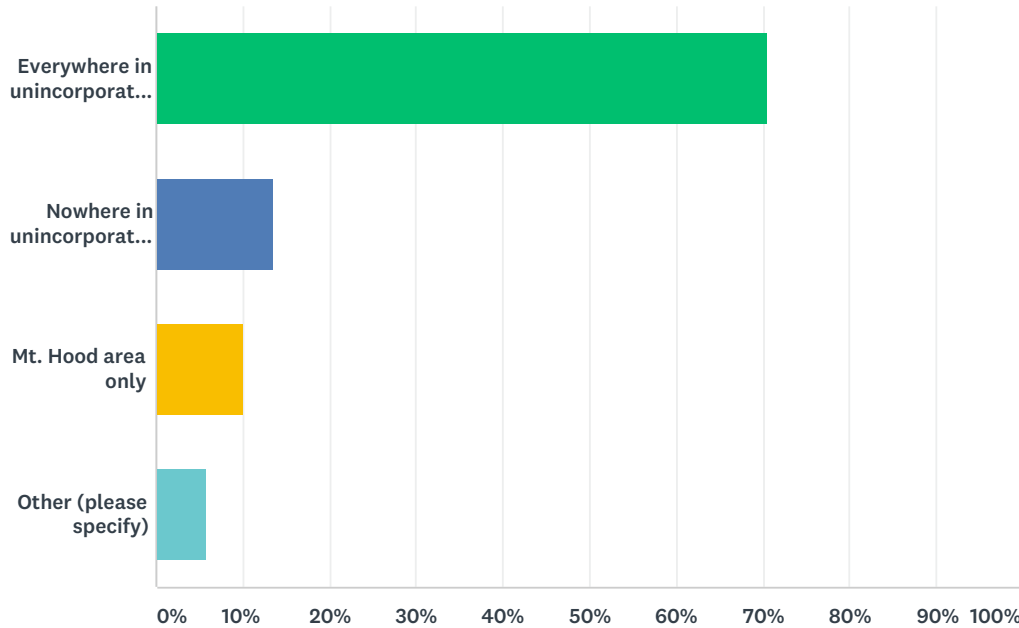
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Q1 Any county regulations would only apply in unincorporated areas of Clackamas County, but regulations could vary from one area of unincorporated county to another. In what areas do you think short-term/vacation rental properties should be allowed?

Answered: 271 Skipped: 2



ANSWER CHOICES	RESPONSES
Everywhere in unincorporated Clackamas County	70.48% 191
Nowhere in unincorporated Clackamas County	13.65% 37
Mt. Hood area only	9.96% 27
Other (please specify)	5.90% 16
TOTAL	271

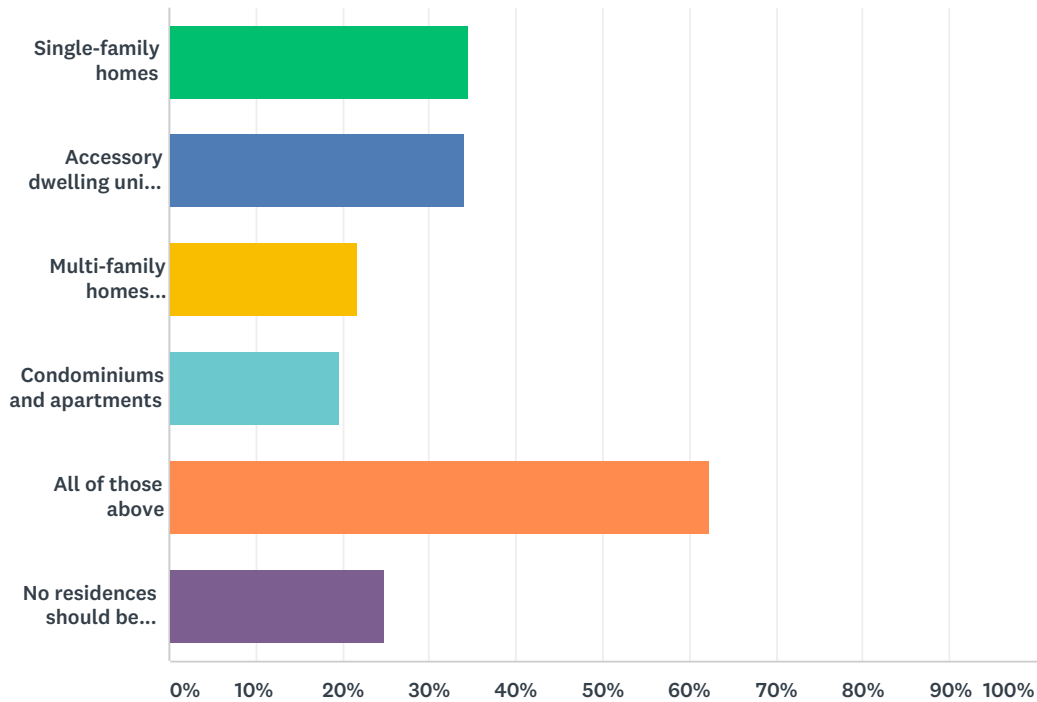
#	OTHER (PLEASE SPECIFY)	DATE
1	Only where ZDO "Bed and Breakfast Residences" are presently allowed as a PRIMARY USE under Clackamas County's ordinances (see attached ZDO ordinances for Bed and Breakfast Residences). B & B residences (owner/operator occupied) are considered far less impacting than STRs as owners/operators are present on site and provide oversight. For STRs, please follow and adhere to land-use zoning for unincorporated CC districts by using B & B Residences as a guide, at minimum. In growing numbers, residences are being purchased and converted into STR commercial businesses regardless of location and zoning. What happened to land-use zoning regulations?	6/25/2019 3:50 PM
2	Only in apartment communities in either area	6/11/2019 6:48 PM
3	Ban unhosted commercial STRs in all residential zoning. Allow in multi-family and commercial zones only.	6/10/2019 10:37 AM

Copy of Short-term / Vacation Rental Property Regulations

4	- Allow only OWNER-OCCUPIED ACCESSORY SHORT-TERM RENTALS in unincorporated Clackamas County, and by required County permit. Require owners to reside onsite, and limit the amount, say 25%, of the owner's primary residence that can be used as an ACCESSORY SHORT TERM RENTAL. - In the Mt. Hood Commercial Resort District (Welches to Government Camp) ONLY, allow unhosted/absentee-owner STRs - but cap the number of STRs allowed.	6/9/2019 5:34 PM
5	County-wide	6/5/2019 7:52 PM
6	It would be very unfortunate and unfair if regulations are placed differently in different areas. I don't believe regulations are needed anywhere, but if so, should be same in all incorporated areas.	6/5/2019 5:38 PM
7	I don't think any government agencies should be able to tell home owners what they can or can't do with there property.	6/4/2019 1:23 PM
8	Should apply in all of Clackamas county or nowhere in the county.	6/4/2019 1:02 PM
9	But limited to quiet parties, no mass gatherings or raucous outdoor gatherings of small or large parties. Limits on weddings, mass reunions, etc. with only occasional use with neighbors' permissions.	6/4/2019 11:29 AM
10	Why is the county interested in the un incorporated area? By definition it's not in the corporation of the county. Why establish limits? Who is benefiting? Who's going to be limited? Is there some tax being proposed that being proposed that will impact property owners of short term rentals? I'm against regulation for the sake of raising taxes. If there's a good reason for limiting property owners from the use of their property, I'll listen.	5/23/2019 9:14 PM
11	Wherever people want to. If they pay property taxes then leave the property owner alone.	5/17/2019 9:10 PM
12	Short term rentals should not be allowed in Mt Hood area. I live in Welches and short term rentals are a nightmare for those of us who live here full-time. We've experienced it in our neighborhood and all it brought was traffic, littering, noise and trespassing.	5/16/2019 7:27 PM
13	Not only are short term rentals none of the Counties' business, there are too many County regulations on long term rentals.	5/13/2019 1:25 PM
14	"allowed" and "Regulated" are two different things, This question is unclear. Short term rentals should be allowed in the Mt Hood and Welches areas as it would negatively affect property values to change. Because of the remote location, it is unreasonable that people would live here year round, so rentals are critical to the desirability of property ownership	5/13/2019 5:45 AM
15	Everywhere in unincorporated Clackamas County but with special regulations and restrictions in the Mt. Hood area.	5/8/2019 6:35 PM
16	This has been going on for 25 years , you the county is late to the party, Its is our right as property owners and tax payers to do with our property as long as we follow the laws. We do not need HOA rules, if there is a problem call the sheriff. if not call the owner. We are a tourist driven economy up here and there is was not enough lodging so that's what became of our area.We have civil rights , If you regulate this the local economy will suffer from lack of overnight stays they are our business. I operate a restaurant that depends on these tourist . To bad a few of the rental company's are bad seeds ruining it for the rest of us (Vacasa) Its up to the company's to provide good customer service and comply with the laws.	5/8/2019 1:21 PM

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

Answered: 258 Skipped: 15



ANSWER CHOICES	RESPONSES
Single-family homes	34.50% 89
Accessory dwelling units on a property that has a primary residence	34.11% 88
Multi-family homes (duplexes, multi-plexes, townhouses, etc.)	21.71% 56
Condominiums and apartments	19.77% 51
All of those above	62.40% 161
No residences should be regulated	24.81% 64
Total Respondents: 258	

#	OTHER (PLEASE SPECIFY)	DATE
1	All of the above ONLY in ZDO districts that currently allow "Bed and Breakfast Residences" as a PRIMARY USE.	6/25/2019 3:50 PM
2	Only owner-occupied properties	6/11/2019 7:51 PM
3	More regulations and more regulations along with higher taxes! People are looking for ways to stay in and/or maintain their homes...short term/vacation rentals provide this opportunity.	6/11/2019 3:55 PM
4	Allow only in multi-family zoned and commercially zoned locations. Ban in ALL residential zoning.	6/10/2019 10:37 AM
5	Transients, whether rental or other, cause multiple problems for homeowners around the area and should NOT be allowed, at all.	6/10/2019 10:37 AM

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6	- In the Mt. Hood Commercial Resort District (Welches to Government Camp), all of the above. - In all other residentially-zoned areas in unincorporated CC, allow only owner-occupied single-family homes and primary single-family homes with an accessory dwelling unit.	6/9/2019 5:34 PM
7	No short-term/vacation rentals should be allowed in unincorporated Clackamas County residential neighborhoods. They are a commercial business and do not belong in established residential neighborhoods.	6/7/2019 7:17 PM
8	Short-term/vacation rentals should not be permitted in established residential neighborhoods. They are a commercial business and do not belong in neighborhoods where people live and pay taxes to have peace and quiet. Why is unincorporated Clackamas County always the dumping ground for something undesirable?	6/7/2019 7:16 PM
9	Short term rentals either shared or full rental can be set up in any kind of residence. Would not be fair to single out one type of residence versus another. Does not make any sense to me to do this type of circulatoin	6/5/2019 5:38 PM
10	None	6/5/2019 10:02 AM
11	I want to make sure that single-family homes are not taken up by rentals that force rents up and make it so locals can't afford to live here... but I think STVR are important to the people who use them for income and provide a valuable option to tourists other than hotels and resorts.	6/4/2019 1:12 PM
12	Don't elimiate single-family homes; a large home like ours has 1500 square feet upstairs that lies empty due to being empty nesters.	6/4/2019 12:35 PM
13	In all properties, STR should be allowed. If not wanted, they can be regulated by HOAs.	5/29/2019 3:59 PM
14	with rules	5/29/2019 3:53 PM
15	Single family home are not designed as rental - no fire suppression, no adequate sanitation	5/29/2019 3:51 PM
16	Mt. Hood!	5/29/2019 3:34 PM
17	Stay out of it. The existing noise and nuisance ordinances should deal with problems. Regulating and adding an additional layer of ordinance is just a government money suck. We don't need it. The economy can't handle another hand in our pocket. These rentals are already being done out of financial desperation. I look forward to your next project, regulating visitors at homes.	5/29/2019 2:56 PM
18	should not be allowed	5/27/2019 2:38 PM
19	Seasonal Luxury Tent, Yurt, Tipi rentals	5/26/2019 10:01 PM
20	The county should My two cents is that FRBO, Property Management and relate by owners or Sub letting is not a commercial use. As such the typical rules of residential ownership apply. The county should apply the same rules of residential ownership, let the owners be responsible for their use. If there's an issue with that, please present it.	5/23/2019 9:14 PM
21	A lot permanent resident who can watch over their own property rentals and ensure standard and respect is kept in line!	5/19/2019 2:01 PM
22	No residences should be allowed for STR	5/18/2019 2:26 PM
23	there should be a cap on the number of listings, ie, no one should be able to have many homes in the program, no property managers, no developers, no apartment buildings, etc	5/17/2019 9:54 PM
24	Camping, RV, tiny homes	5/17/2019 9:38 PM
25	let folks do what they want with their properties, don't create regulations that take our tax dollars to	5/15/2019 1:12 PM

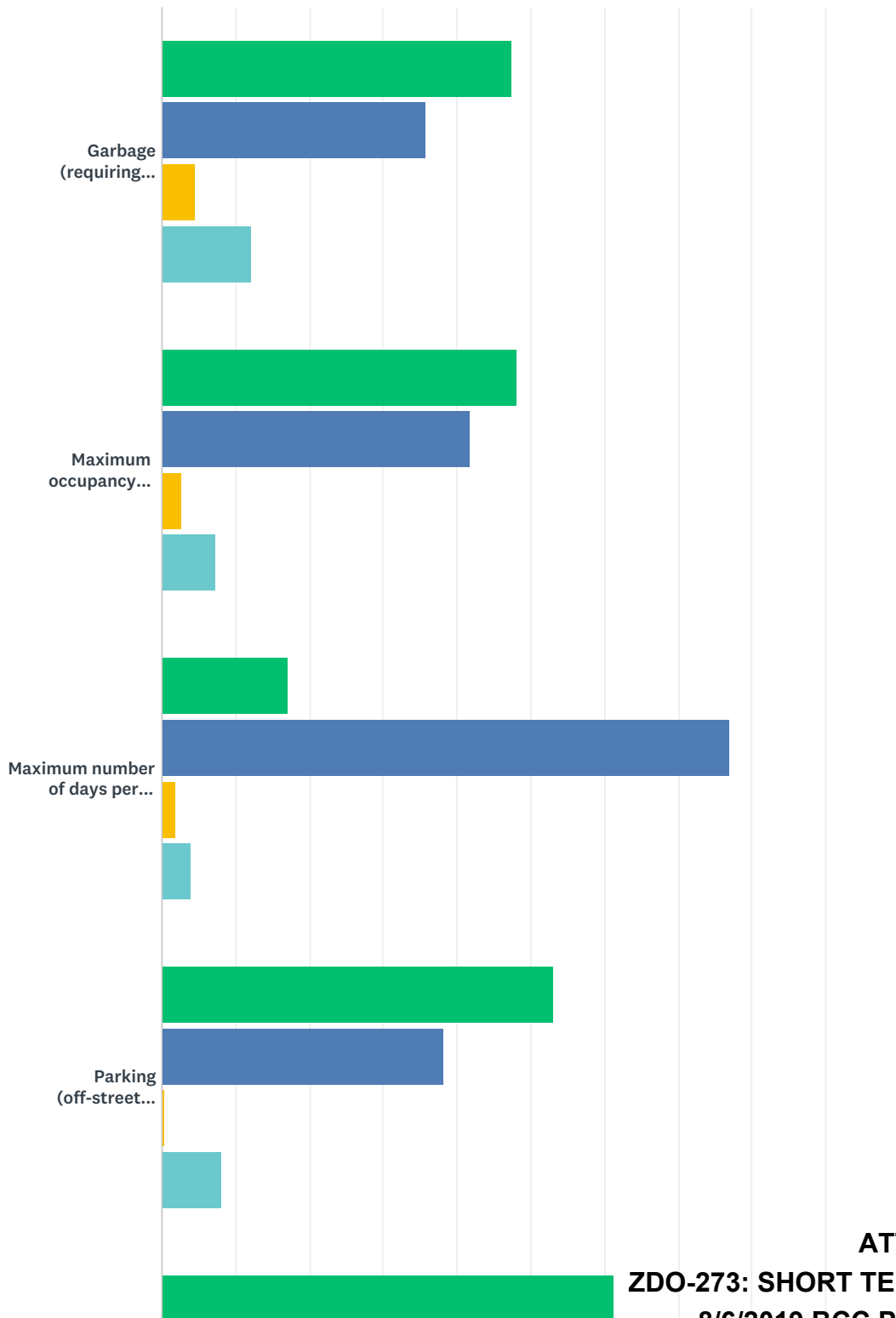
ATTACHMENT 4

ZDO-273: SHORT TERM RENTALS

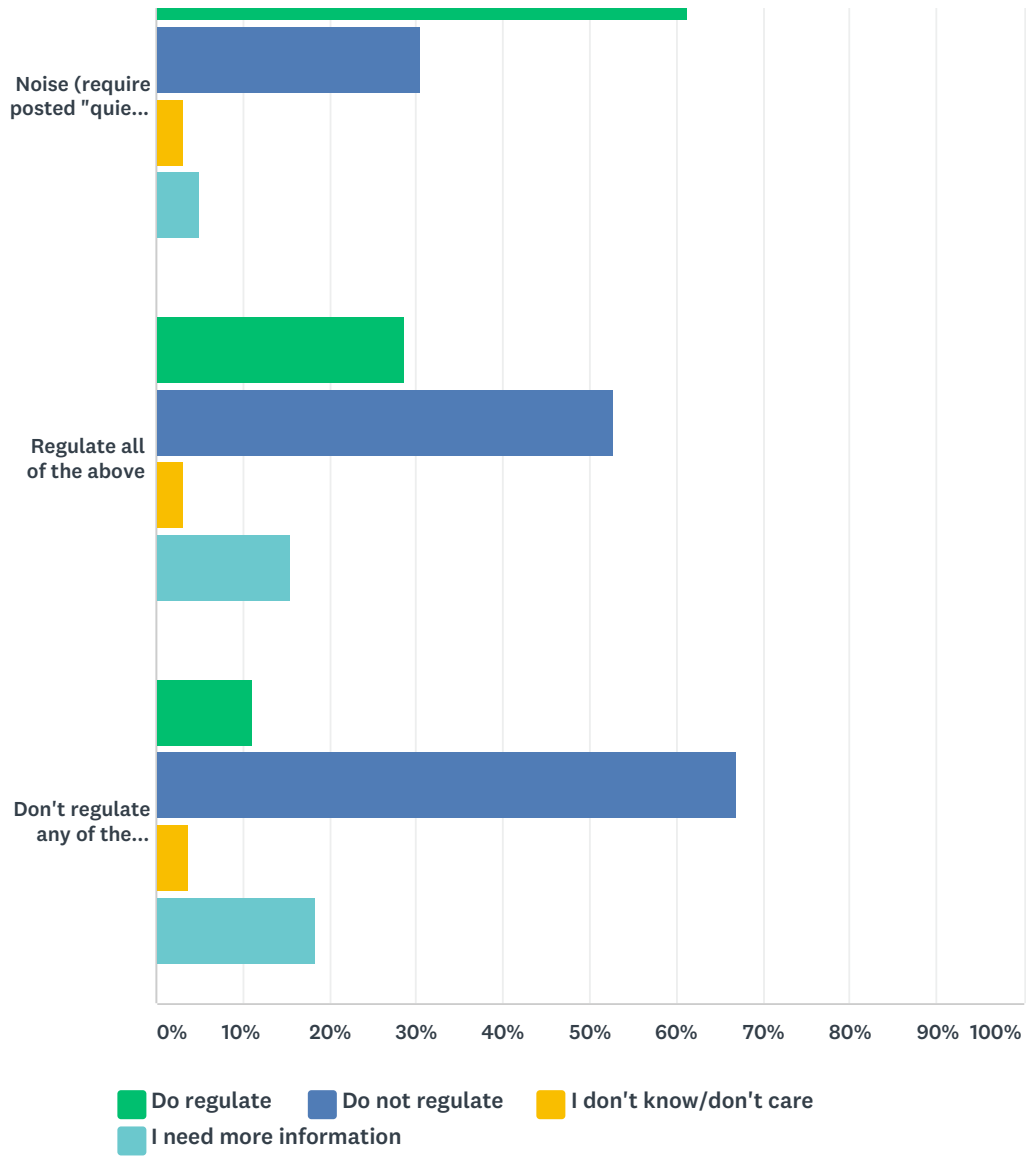
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Q3 There are many specific aspects of short-term/vacation rentals that could be regulated. For each item below, please note whether you think it should be regulated, should not be regulated, or you don't care or need more information.

Answered: 266 Skipped: 7



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	DO REGULATE	DO NOT REGULATE	I DON'T KNOW/DON'T CARE	I NEED MORE INFORMATION	TOTAL
Garbage (requiring pick-up and closed receptacles)	47.45% 121	35.69% 91	4.71% 12	12.16% 31	255
Maximum occupancy (limit the number of people who can stay at the residence, for example, limit the number of people allowed per bedroom)	48.06% 124	41.86% 108	2.71% 7	7.36% 19	258
Maximum number of days per year the property can be rented	17.12% 44	77.04% 198	1.95% 5	3.89% 10	257
Parking (off-street spaces, number of vehicles per residence, not blocking access for emergency vehicles)	53.13% 136	38.28% 98	0.39% 1	8.20% 21	256
Noise (require posted "quiet" hours, give neighbors a name and number of someone to contact if there are noise problems)	61.33% 157	30.47% 78	3.13% 8	5.08% 13	256
Regulate all of the above	28.68% 37	52.71% 68	3.10% 4	15.50% 20	129
Don't regulate any of the above items	11.01% 12	66.97% 73	3.67% 4	18.35% 20	109

ATTACHMENT 4
ZDQ-273: SHORT TERM RENTALS
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Copy of Short-term / Vacation Rental Property Regulations

#	OTHER TOPICS YOU THINK SHOULD BE REGULATED AND/OR SPECIFIC SUGGESTIONS FOR THOSE LISTED ABOVE:	DATE
1	- 2 people per bedroom - no street parking, 1 car per bedroom - quiet hours 9PM to 9AM - owner or caretaker to check property daily - closed circuit cameras to monitor outdoor areas for entry/exit traffic & noise levels	6/25/2019 3:55 PM
2	1. Apply land-use zoning regulations established for "Bed and Breakfast Residences" -- considered far more tolerable than STRs as B & B Residences are owner/operator occupied and provide on-site monitoring, oversight, and intervention pertaining to renters and conditions. 2. Unfenced properties: If pets allowed, require pets be leashed at all times when outdoors. 3. PROHIBIT FIREPITS. No exceptions. 4. Develop and establish badly needed County-operated reporting enforcement, and owner-penalty systems.	6/25/2019 3:50 PM
3	Those of us who own property in the unincorporated county and who are outside the urban growth boundary should be allowed to have and maintain maintain small units, not motels, on our properties for short term use, such as visiting relatives and friends or even to rent as short term vacation units, not as permanent dwellings. I find the current regulations stifling to say the least	6/16/2019 7:27 PM
4	We are an example of owners of a well-regulated short-term rental that has been used that way most of the time for decades, with ample parking, good management, garbage service, and never a neighbor complaint. We know there are a few rentals for which this is not true. I think making it easier to shape up the few bad apples, rather than restrict or eliminate all short term rentals, would be the fair and reasonable way to proceed. If you know the history of Govt Camp, where we have rented a cabin out for 40+years, they were 'all' built as summer vacation homes originally: there are few full-time homes or residents. It is a vacation village. The history is long and clear, and supports the businesses on the mountain. You can't just take that all away! I would like the count to find the resources to enforce reasonable rules and regulations for all our benefit. I feel for some residents who can't park in their own, very limited plowed space due to rentals next door that accept big crowds but don't/can't provide/parking. There are some places that are poorly run. Let's get on them, not everyone! We have done a good job for years and planned to continue. Our guest book shows how much it means to vacationers to be able to rent a charming cabin on Mt Hood. Thank you for carefully considering the need for vacation cabins to be used as such. And we support other owners around the county to have similar options if reasonably regulated and enforced.	6/15/2019 1:41 AM
5	Garbage - Storing garbage in lidded garbage cans until you have enough for a trip to the dump is a legitimate option. Pick-up should not be required. Maximum occupancy - The vast majority of property owners already limit the number of people they allow to stay. Regulations don't suddenly make the "bad apples" good. A maximum number of days per year - Why?? Parking - I believe it's already illegal to block access for emergency vehicles. Noise - There are already regulations regarding noise. If someone doesn't care about how their actions affect others, posting quiet hours is unlikely to make a bit of difference. I should decide whom I give my phone number to.	6/13/2019 7:02 PM
6	There are existing rules and regulations that are already on the books. Garbage: A host should be able to contain their garbage and take it to the transfer station if they want to. Max Occ: The guests will not want to stay in a small unit with 20 people and review the host badly, thus self-limiting the occupancy. Parking: Guest should be able to park on a public street. The gas tax pays for the streets, not property tax. Noise: There are already limits on noise. A sign will not quiet anyone.	6/13/2019 6:26 PM
7	Garbage...seems it's already "regulated"...if you have garbage...you put in in provided container and it's picked up. Maximum number of days per year....Speaks of socialisticjust give me a number Parking off Street...are you kidding with this....no one monitors this now in unincorporated Clackamas County or in the City of Portland. All the new construction in the inner city with NO parking! Noise...we've had "noise" restriction in place for years....no one monitors that now...	6/11/2019 3:55 PM
8	Private Gun Fire in Unincorporated Clackamas County should be more regulated. If the county is going to regulate and tax home owners who rent out space (transient housing) in unincorporated Clackamas County, please look at the current gun laws for outside of the city limits. This is a potential hazard. Current law states that people can fire on their own property but gun fire is scary to some people and it would be nice if gun owners who intend to shoot guns be required to alert their neighbors of their target practice areas and their attention to safety... So as not to be inadvertently shooting across roads and/or property lines. Thank you!	6/11/2019 12:17 PM

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9	<p>Noise, garbage left by guests that is not cleaned within a day, or 12 hours, and too many cars parked on streets in residential areas with limited parking, seem to be the primary problems in neighborhoods. Emergency vehicle access is a priority(I used to be a Paramedic), and contact information for owners of the property should be available to the neighbors and officials in case of emergencies and noise issues. Limiting people is not necessarily the problem, as we have had 9 people, at one time, stay at our 2 space BrB, without any noise. They stayed here for the Portland Marathon, not to party. Parties and related drinking appear to be more of a problem, thus better oversight by the off site owners may be necessary. Owners who are present(on site) are usually going to be responsible. If there is no on-site manager, than a manager may be necessary to visit the properties during every guests visit, particularly with properties conducive to large gatherings. As a former Event planner, I expect a large structure, with many options for larger gatherings, to be regulated differently than a home which merely has a room or two for rent by on-site owners. Owners should either tell and/or post rules and regulations for the property with noise limits by time or even volume. Responsibility for the volume should be required of the owners, not just the police to arrive, after the fact, to measure volume. As the owner/inhabitants of a 2 acre property, surrounded on 3 sides by Scott Creek Nature Park, and only very busy 129th ave in front of our property, and with off street parking spots for over 30 cars, we are not the same as a busy residential area with close by neighbors, and no on-site managers/owners. We are an older farm property, pre-dating Happy Valley, our location.</p>	6/10/2019 12:16 PM
10	<p>There are presently, NO processes other than police, to remedy when a rental in someones home, becomes a problem. And area homeowners pay enough taxes already, trying to keep up with the homeless, thieves, etc. Please do not add to homeowners burdens by allowing this here. Let transients support our present hotels.</p>	6/9/2019 9:42 PM
11	<p>- Limit to 120 days per year to prevent STRs from out-competing needed long-term and affordable housing rentals, and creating serious housing shortages for local residents and workers, as happening in the Mt. Hood Resort area. - Cap the number of STRs in the Mt. Hood Resort District (Welches to Government Camp) by developing and implementing an annually-renewable permit system for monitoring active STRs and numbers. If an STR owner doesn't renew the annual permit by a given deadline, that STR permit slot could be cancelled and then made available to another STR applicant on the waiting list. Controlling STR numbers is critical to prevent housing-shortage crises for long-term renters. - In all unincorporated areas outside the Mt. Hood Commercial Resort District, only allow owner-occupied Accessory Short-Term Rentals. With the owner on site, all the serious problems that residentially-zoned neighborhoods, including mine, are constantly currently dealing with -- noise, vehicles, littering, trespassing, serious fire-safety hazards, theft, and other problems that are destroying neighborhood livability and safety on an ongoing basis -- would be sharply curtailed were the owner be present on site. The burden of oversight and monitoring should fall onto the owner, not to neighboring residents -- that occurs with Absentee-Owner STRs. Please, please require that owners reside on site for overseeing and managing their personal businesses, as Portland is requiring.</p>	6/9/2019 5:34 PM
12	<p>Stay out of what is normally happy neighborhoods in the incorporated areas</p>	6/8/2019 1:39 AM
13	<p>Having an illegal short-term rental in my neighborhood already, I am tired of the noise (loud pool parties, drinking and yelling); family fights where the beefing participants are walking up & down the street, yelling and fighting with each other; racing cars turning in the cul-de-sac that have jumped my curb and driven over my sprinklers and landscaping; a 25-foot motor home parked on the street for over 5 days blocking one neighbor from exiting his driveway safely; cars parked on the street when 4 or more occupants cannot or will not use the driveway; yelling kids playing in the street; an owner who lives in Central owner and does not provide a "host" for the occupants if problems arise. My neighborhood was established in 1964, it is for the residents who pay taxes, not for strangers and a business enterprise. How well are the renters screened? Having strangers from out of state sleeping and prowling around my neighborhood at night is not comforting, Jack the Ripper could be the next short-term renter in my peaceful neighborhood!</p>	6/7/2019 7:17 PM
14	<p>Having an illegal short-term rental already in my neighborhood the problems are many. Loud pool parties, with drunks yelling and running in and out of the house till the wee hours; family fights, where the participants are walking the street yelling and fighting with each other; cars racing into my cul-de-sac to turn around, running over my sprinklers and plants; cars parked on the street creating traffic issues; 25-foot long motor homes parked on the street for 5 days which caused one neighbor not to be able to get in or out of his driveway safely; screaming, unattended kids on bikes in the street creating a safety issue; an owner who lives in Central Oregon and has no local "host" to solve any problems between the tenants and neighbors. How well are these "renters" screened? I don't need Jack the Ripper renting in my neighborhood and prowling around at night.</p>	6/7/2019 7:16 PM
15	<p>none.</p>	6/7/2019 8:40 PM

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16	The Garbage Company Bliss on Mt Hood is one of the worst companies i have ever dealt with. Sometimes they pick up, sometimes they forget, they overkill, they don't respond.. They leave a mess, they don't put on the garbage lids.. They're the only company to deal with and its quite a challenge.. If you're going to regulate it, then the county should also regulate and keep an eye on Bliss. Thanks	6/6/2019 12:12 PM
17	Health inspections should be required.	6/5/2019 7:52 PM
18	I don't understand why garbage or parking is any more of a problem with short term guests staying at a residence as opposed to owners. Does not make sense. We already pay and do have garbage service as well as parking restrictions and rules. As far as noise, owners should be held responsible to keep their guests under control . Most problems with noisy and obnoxious neighbors can exist with owners as well. Hosts actually choose their guests carefully through reviews and feedback, so it is much easier to control type of guests the hosts allow into their homes. Regulations cannot possibly add any value to people acting obnoxious....	6/5/2019 5:38 PM
19	Perhaps having operators hire a professional property management so all issues should be funneled and dealt with by property management.	6/5/2019 3:59 PM
20		6/5/2019 1:56 PM
21	Require off street parking for all renters. Provide neighbors with location of the rental and conditions allowed, and contact information of officials to correct any violation. An essential element would be a responsible party (the county commissioners or the sheriff) who could and would strictly enforce the regulations. If we do not have this, any regulations would be meaningless and would be freely violated. I have the right to enjoy my home without strangers violating my right.	6/4/2019 10:21 PM
22	No street parking, only one vehicle for those using the service	6/4/2019 5:26 PM
23	I was an airbnb host in Portland (Multnomah Cty) for 1.5 years. (I have since moved to Milwaukie.) We were required to notify our immediate neighbors and the neighborhood association. I had to have an inspection to make sure my home was safe (meets code, fire/carbon mon detectors, etc.) I think all of these things were good things. I don't think we should regulate the number of visitors, the number of "units", off-site parking spots, or other ways of using my own private property as long as there is a way for the city or county to collect complaints and issue fines if necessary. Perhaps everyone has to file with the county and agree to a list of "good neighbor" covenants, like an HOA. I believe there are already nuisance regulations (like letting garbage pile up or noise for example) that we don't need special regulations for vacation homes. I don't think vacation properties are any worse then my neighbor with the loud chickens, the other neighbor that must have a fire pit going multiple times a week that throws ash all over my patio and causes me to keep my windows closed, and the other neighbor that must scream at his dog several times a day. It's life.	6/4/2019 3:54 PM

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24	<p>I was forced to buy a huge, run-down mansion in order to get the acres for my horses, thanks to the "formula" that all mortgage companies are following, post housing bubble recession. I'm now stuck with an enormous tax burden, a large mortgage, and mandatory insurance. There's an industry of crooks who bankrupt property owners like me by trashing my house and fighting my evictions, all while murdering and mutilating my livestock with pit bulls they smuggle in. If I didn't need to rent out my extra 3000 sq ft, I WOULDN'T. I HATE RENTING OUT. MOST OREGON RENTERS ARE TRASH. As it is, I end up spending at least 2 months' rent in fixing damages every time, and by the time I evict these Adderall meth and pit addicts, they have already burned through any last months' rent and deposit. So I already lost any income I can possibly expect, roughly 1/3 of the time (I had one good tenant for 4 years, he got married, and I miss them dearly). I pay my PI \$300-400 per set of tenants for background checks and it still doesn't filter them out well enough. Everyone smokes and tokes. Everyone insists on owning f***ing pit bulls that murder and mutilate my animals, and everyone can't seem to poddy train their DOGS! Pay rent? HA! This county is so full of white trash, it's time to bring in a giant bulldozer. Now there's this new rule that I have to hand someone 3 months' rent to leave ? ?????????????? If I let them STAY the extra 3 months, they won't turn their dogs out, ever, for 3 more months! YES, I've had tenants NEVER TURN THEIR DOGS OUT FOR THE ENTIRE 30 DAYS+ it TOOK TO EVICT THEM. SHIT AND PISS ALL OVER EVERYWHERE, CHOKING THE REST OF US VIA THE DUCT WORK. I had to replace the carpeting with flooring, and replace broken EVERYTHING. There is no way in HELL I can let anyone stay in my house over a year now. I have to evict them before 11 months. This had gotten sickening. I'm going to sell and leave to another state. I can't take this anymore. We don't have a housing crisis. We have a landlord tenant act loophole crisis We have an animal control crisis. We have an emotional support pit bull letter crisis. We have an Adderall Meth crisis. The cops are USELESS. I've had a tenant SHOOT AT ME AND THEY DID NOTHING! I've had a tenant break into my floor and steal my things, RECORDED ON CAMERA, and they did nothing. I HATE CLACKAMAS COUNTY. Coworkers all come to me with the same horror stories. They won't rent out anymore. The courts are stacked against eviction for cause. I tried that route and had them fight me for 3 court embattled months, stomping on my head at 1:30 am, and causing me to lose my job. Until you make life less of a LIVING HELL for landlords, you will never get out from under your artificial housing crisis. I rent out to pay my taxes, then get shafted by the very county I support.</p>	6/4/2019 2:12 PM
25	Outdoor yard use by renters, grilling, games	6/4/2019 1:48 PM
26	<p>Unincorporated means just that so how much was Clackamas Co. Planning on charging the home owner because that's what this is really about the money. Public safety my ass. I find it hard to believe that the 2nd highest taxed county in the State needs money. Quit wasting our money on schools we don't need and on new fire stations. Come on people.</p>	6/4/2019 1:23 PM
27	<p>Again, I think that short terms rentals are essential to providing a wide variety of places to stay (and experiences) for tourists in Clackamas county... but we don't want them to drive up costs for locals for housing... so accessory dwelling units and cabins, not used as a primary residence should be available to visitors to our region.</p>	6/4/2019 1:12 PM
28	<p>I do not think these should be regulated. It is cumbersome for the government to monitor. There are minimal to no impacts on adjacent properties.</p>	6/4/2019 12:57 PM
29	<p>If there is a problem that occurs then fix that problem when it comes up. Years ago I requested that the county have a ordinance that mandated garbage service paid by the owner. County would not do anything What changed?</p>	6/4/2019 11:54 AM
30	<p>As a homeowner in an unincorporated area, I don't want or need to be told what I can and can not do. I am a responsible adult person and understand there are others that aren't, yet the bad actions of the very few, shouldn't shackle me and take away my freedoms. If I want to run, say, a B and B, so be it. Stay out of my business! I don't run one, nor do I intend to, but I've had a neighbor that did, very successfully and responsibly. Most people are responsible! To say otherwise is an insult. I say MOST, again the few that aren't need to be dealt with in the laws (which are many) we already have on the books and let law enforcement do their jobs with success, over noise and so on. As far as garbage we have regulations already and let those that do this job do it. If your looking for job creation, look at other places. Maybe a small committee to put together a list of resources, or to look at the laws and regulations we already have and share it with the public, which should be good enough.</p>	6/4/2019 11:54 AM
31	<p>Activities ---motorized vehicles such as motorbikes, ATVs, drones, etc on land. Fire hazards-camping fires, outdoor fire backyard gatherings, gun practice, land and water contamination and littering, fireworks.</p>	6/4/2019 11:29 AM

ATTACHMENT 4

ZDO-273: SHORT TERM RENTALS

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

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

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

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82	Only allow short term rental of property where host lives on property as well. Independent unoccupied homes should be allocated for residents to long term rent.	5/16/2019 8:48 PM
83	Unless there is an existing HOA, many mountain houses do not have traditional parking or garbage pick up. Regulating these items would effectively eliminate smaller, off the grid, or unique properties from being able to be rented — even when responsibly cared for and properly overlooked by property owners. “Excessive Noise” is subjective and regulating these can be a slippery slope. A retired couple may think children playing outside is too loud, and a wedding or bbq may be reason for constant or unsubstantiated complaints.	5/16/2019 5:20 PM
84	HOA's should be allowed to make decisions in their neighborhoods. Vacation rentals on Mt Hood, and neighboring "vacation " areas should be regulated only by that town/city.	5/16/2019 3:25 PM
85	I have been an Airbnb host for 4 years. The ONLY regulation needed is when bad hosts overuse on street parking in congested areas. Beyond that should be responded to by neighboring residents for noise complaints. The ability to have any kind of short term rental ultimately falls on hosts to control their guests. OTHERWISE, LEAVE US THE HELL ALONE!! We provide a welcome service that brings in revenue to restaurants, airlines, car rental agencies, gas stations etc. Stop trying to strangle the Golden goose for one last egg! Let us provide for our families and our futures Remember we are supposed to have “life, liberty and the pursuit of happiness”!!	5/16/2019 2:29 PM
86		5/16/2019 12:40 PM
87	Safety- rented spaces should have the latest fire and carbon monoxide detectors, fire extinguishers & appropriate railings, hand rails, etc. They should not be required to be ADA compliant.	5/16/2019 12:37 PM
88	The county should work with third party sites such as Air BnB to collect Lodging Taxes from the renter on the website, so that everyone is paying these taxes, and the process is streamlined. This would increase compliance with the law, and put all home owners on the same playing field, as far as paying the taxes. Some homes are listed at such a low price I can't imagine they are paying the county lodging tax. These low ball vacation homes encourage irresponsible renters and houses packed full of people.	5/16/2019 11:42 AM
89	Your form does not work accurately. The last 2 questions are redundant and confusing.	5/16/2019 11:06 AM
90	If there is already an HOA that covers all these items, the properties should be exempt, cause it's redundant.	5/16/2019 11:01 AM
91	Illegal BnB.	5/16/2019 10:59 AM
92	Many businesses serve STRs. Many people visit the area and homes are much more comfortable for families with kids. It makes it much more affordable to eat when traveling not to mention eating healthier. When we welcome visitors it helps with tourism. It benefits the economy. When we restrict it long term renters don't take as good of care of a property. STR owners have to maintain a high standard both inside and out, improving quality of neighborhood. Trust me I have an owner occupied slum literally across the street. Who is a better neighbor, a spotless STR that is maintained, giving to the economy, or the slim with no maintenance that looks abandoned its so bad? Yet it's owner occupied? It's nearly a hoarder house. How is that safe or better? Clackamas County could care less about regulating menaces but can regulate the nice well maintained houses. Let me tell you, your priorities are messed up. Since 1976 there was a menace on our street and you let him terrorize the neighbors and so they sold one after the other because it was not disclosed. He nearly killed his mother because the county didn't care to really protect the citizens or take action. Don't drive out business and commerce and tourism.	5/14/2019 9:03 PM
93	Existing ordinances cover most of these things (like noise, parking, public nuisance, occupancy, etc.). Use existing regulations to govern this activity - don't create new ones.	5/14/2019 3:27 PM
94	In order to avoid the issues that Portland is currently facing - the MOST IMPORTANT thing to regulate would probably be limiting the number of properties that any investment company or private owner may rent out short term year round. The problem is NOT local people or families renting out one home or vacation home. The problems arise when larger companies purchase multiple properties and manage them remotely.	5/14/2019 10:39 AM

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

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

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

Answered: 167 Skipped: 106

#	RESPONSES	DATE
1	Absentee-owner STRs are radically changing the face, livability, and safety of residential neighborhoods, including mine in the Hoodland District. According to land-use zoning and regulations for Bed and Breakfast Residences, the pop-up STR commercial business now operating next door to my and other neighboring homes is in violation of land-use zoning regulations and shouldn't be allowed. Impacts and problems are too great for neighborhood and neighboring residents. People purchasing and converting residences into commercial STR businesses should not be allowed to operate in residential neighborhoods. It's out of control.	6/25/2019 3:50 PM
2	Government already regulates our lives far beyond what the original founding Fathers ever considered. We live in unincorporated areas for a reason, to not have all the regulations that incorporated areas have.	6/16/2019 7:27 PM
3	I am in favor of STR if the property is suitable for that use without a major impact on the adjoining properties. I do mean major, not some one who doesn't like the fact that their neighbor is earning extra income.	6/15/2019 7:42 PM
4	Regulate only to make them 'work', not restricting number of days, etc.	6/15/2019 1:41 AM
5	Mt Hood is a major destination. Be careful how you regulate. This could have major impact.	6/14/2019 7:51 PM
6	The initial tone and use of words (... to potentially allow and regulate...) is bureaucratic and busy-body. As you state on your literature, short term rentals exist; there is no need to "allow" them. You then go on to business license, income tax, and hotel tax. No doubt these fees are attractive to administrators, but the public does not need your help in these areas.	6/13/2019 8:19 PM
7	Most STR hosts use an online platform. Guest and host reviews make it self-regulating. My thoughts on a housing shortage: many people who host on an STR basis would never rent out their space long-term, myself included. On the flip side, there are long term landlords who prefer it that way. The housing will not "all be taken" by short term rentals.	6/13/2019 7:02 PM
8	The STR marketplace will self-regulate. The sites rate guests and hosts. If a guest is bad they will be weeded out. If a host is bad their ratings will be poor and nobody will stay there.	6/13/2019 6:26 PM
9	No short term rentals in homes. Allow in apartments only.	6/11/2019 6:48 PM
10	This "regulation" is just another way for the County to collect more money. I think it's awful that they are looking to impose these restrictions on some and then the person in the neighborhood that has a big house, lots of parties or big family not be held responsible in the same way.	6/11/2019 3:55 PM
11	I suggest you align the tax due date to coincide with the State of Oregon due dates, once each quarter. I had rentals for only 6 of the 12 months of 2018 and it would be so much easier if you aligned your collection dates. Since you now require reporting monthly, I had to do 6 reports with 0 income, which is inconvenient. Alternately, do what Hawaii does: Semi-annually, Quarterly, or monthly depending on the income amount.	6/11/2019 2:53 PM
12	The checks on what I think should be regulated are common sense answers, the amount of days rented should be unregulated. We have a very small cottage in the rural county and depend on that rental revenue to live. We are on social security and need that rental income year round to survive! Please hear us! No unnecessary government action on what is quite right as it now stands! Thank you!	6/11/2019 12:37 PM
13	Please consider avoiding over regulation. If short term renters need to pay a transient tax to support tourism, that is fine. But many people have discovered a way to earn some extra income in an enjoyable way of renting out space in their homes (to supplement income and/or pay property taxes or stay off public assistance!) and an over abundance of rules and regulations can be very discouraging. This also provides travelers and business people an alternative more personal lodging option.	6/11/2019 12:17 PM

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14	As a homeowner with an airbnb across the street from us I do have opinions. This house has a pool so its a destination house vs a house people come to and then go out to enjoy the city. She does one night rentals, so in the summer time it is one pool party after another. I'm not exaggerating. Cars are lined up on the street. Its a 3 bedroom house, but yet occupancy is 9? Normally its 2 per bedroom. I also think it should be regulated more about how many people come and go. It is quite disruptive. There should be no more than the maximum occupancy allowed. There have been prom parties, drunk people screaming at each other in the middle of the night. I myself use airbnbs and enjoy the benefit. We are quiet, courteous and have one car. There must be regulations in unincorporated Clackamas county.	6/10/2019 11:19 PM
15	My wife and I have been short term rental hosts for several years now. We have always taken our responsibilities to our neighbors very seriously by vetting our guests, and setting and enforcing appropriate house rules. We have never had a complaint from any guest or neighbor.	6/10/2019 2:47 PM
16	A small group of regulations, primarily effecting off-site owners, and larger homes conducive to large gatherings, who seem to be the source of the problems, should dramatically reduce the issues and concerns. Limiting smaller spaces, which usually only host fewer than 5 or 6 people will also, usually, have no purpose in protecting neighbors, as such homes will not, usually, be valued for parties and larger gatherings.	6/10/2019 12:16 PM
17	Please disallow this-or regulate it so the owner must pay for any and all problems that arise-including their own insurance. Great, more traffic...	6/9/2019 9:42 PM
18	definetly a *No*	6/8/2019 1:39 AM
19	The County should not ALLOW short-term rentals in unincorporated Clackamas County neighborhoods. If it does pass, then highly regulated these businesses and provide a County person to deal immediately with any problems these rentals create for tax-paying residents.	6/7/2019 7:17 PM
20	Short-term rentals DO NOT belong in established residential neighborhoods. We are not motel row, that is on McLoughlin Blvd & 82nd Ave. If this becomes a reality, then these rental properties need to be highly regulated with a County employee available immediately to handle problems that arise because of tenants who can't behave. This is an insult to all home owners and you are wrong to permit it.	6/7/2019 7:16 PM
21	I do not want to see short term rentals allowed in unincorporated Clackamas Co, except for in the Mt Hood area that is already mainly made up of seasonal and tourist facilities. For most neighborhoods in the area, short terms rentals are not a good fit. They will make it more difficult for families to afford to live in the area and increase rent for people seeking long term rental. I would also be concerned about the difficulty and cost of enforcing any regulations put in place. I love my community here and appreciate all my neighbors' efforts in keeping a safe, friendly neighborhood. Please support those with a commitment to our community!	6/7/2019 6:39 PM
22	Please leave the regulation in the hands of the local community.	6/7/2019 3:49 PM
23	No regulation is needed. There have not been any problems or complaints in the 12 years I have been renting my vacation home in Welches. Without the rental income to help pay the mortgage, my family could not afford to have a place to come and enjoy the Mt Hood area.	6/6/2019 11:13 PM
24	We own a home in Government Camp and enjoy spending our weekends there in the winter. For the first few years we owned the house we left it basically empty in the summer. It was a burden on our family to maintain this home, and we were not sure if we could keep it. Once we started renting it in the summer, it has paid for itself. Not only is our financial situation much better, but the people who rent the house spend money in town, supporting the local businesses. And cleaning and maintenance associated with the rentals provides work for local people too. We believe that well-managed rental properties are a big plus for the economies of recreational areas like Government Camp, and that our ability to provide our property to the short-term rental market should not be curtailed.	6/6/2019 8:21 PM
25	none	6/6/2019 1:25 PM
26	Mt Hood and Welches rentals should be allowed.. it supports the community and the businesses. I've had my house for 10 years and need the income to survive.. I got in way before most everyone else.. If they do regulate the number of rentals, then it should be determined by how long each vacation rental has been there and give priority Thank you!	6/6/2019 12:12 PM
27	If these are properties not regularly being used as a residence, then they should be regulated. If they are used as a primary residence and the extra people will be staying on the property along with the owner, or only for a few days out of the year (i.e. in a "house-swap" situation) then I don't think extra regulations are necessary.	6/6/2019 12:09 AM

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28	I have hosted around Mount Hood for couple of years and really think that I am providing a great service for the community. Never have had any problems with neighbors or guests and make sure that my guests have perfect reviews. Please help the hosts to serve the tourist who want to visit this beautiful area. I already pay for garbage and have restricted assigned parking, so I don't understand what regulations can be helpful.	6/5/2019 9:24 PM
29	This is a growing issue that needs to be addressed. Thank you.	6/5/2019 7:52 PM
30	We have been successfully hosting our home in both a shared arrangement as well as full house when we can make it available. We have not had any issues or complaints whatsoever and are very picky in choosing our guests and we don't tolerate any damage or disrespect in our home. I absolutely do not see any value of any type of regulations. Also, it would be extremely unfair and most likely legally unjustified if there are different regulations, rules, or treatment based on location, type of structure, shared vs. full house, etc... Beautiful thing about short term rentals is their flexibility the owners have. In the ski season, we share our extra master bedroom and have met wonderful people in the past and had nothing but great experiences. One other thing to consider is that Mt. Hood area has very limited accommodations and the hosts are providing a great service to share their homes with guests. No need for more housing and developments and hurting the environment. Why not share extra room with others and help the environment and the society in general. This is a win- win situation that should be promoted and supported rather than to discourage and hinder through regulations.	6/5/2019 5:38 PM
31	Dont think its necessary.	6/5/2019 3:59 PM
32	I think you should tie all of the STR's to an inexpensive permit. You want people to get it so you know where things are going on. Create heavy fines for those that don't have a permit. Part of the permit process is checking off the things that you decide need to be in place, garbage, parking information etc. Make sure noise ordinances are clear and easy to be enforced by law enforcement as a judgement call. Make the fines severe and allow for immediate eviction for any repeat offenses by current guests. With proper permit information you can also make sure taxes are being properly collected for the county and state. Don't get bogged down in minutia and things that are virtually impossible to properly enforce. Things like how many nights booked, how many total bookings, whether the homeowner or someone is on site. That is just begging for a system to be manipulated. Without an army of enforcement its pointless. Make each permit have multiple have a primary and secondary point of contact. If you aren't able to contact those when needed, it can be cause for loss of a permit.	6/5/2019 1:56 PM
33	I do not think it should be regulated. People buy their property and they should be able to do what they want with their property. If there are specific cities or HOAs that want to prevent short term rentals, let them do so, but the county as a whole should allow their citizens to do what they want with their properties in the unincorporated areas.	6/5/2019 1:35 PM
34	It seems that zoning/codes could be used to regulate short term rentals, because essentially these homes are being used for commercial purposes. Hotel/motel taxes should be enforced as well. There is a danger of corporations seeing short term rentals as a new business model for residential uses, and thus turning blocks of housing into short-term rentals. In a good location, short term rentals can make a good profit by renting only for a few months. The danger is that this does damage to the communities by having temporary residents who have no stake in quality of life issues. This is not to mention the strain that is placed on neighbors of short-term rentals.	6/5/2019 10:02 AM
35	I believe existing regulations should be enforced rather than adding new ones. Enforcement of existing regulations would likely solve the majority of rules. If new regulations are created, I believe they should differ between zoning areas. Issues in neighborhoods where homes are close together are very different than in areas where lots are 5 acres or more.	6/5/2019 6:19 AM
36	Short term rentals should be allowed and not regulated by the county	6/4/2019 10:50 PM
37	I don't want to interfere with a neighbor earning money, but it should not depreciate my life.	6/4/2019 10:21 PM
38	Short term rentals bring in visitors and tourists who spend money in the County. They support local businesses, gas stations, grocery stores, etc. They also make it affordable for the property owner who pays property taxes. Do not stereotype against these people. You are talking about UNINCORPORATED Clackamas County. The harder you make it for a property owner to rent their property long term or short term, more property owners will move out of the County and out of the State. What does that leave you with? Majority of homeowners who live there. They probably commute and but gas near their job, will stop off for dinner in the drive thru or a grocery store before they get on the freeway which means a different city, in the long run the County will loose. Think like a business owner please.	6/4/2019 6:26 PM

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39	Pro-rate garbage fee to be dependent on the number of people staying and duration of stay.	6/4/2019 5:26 PM
40	I said it above. I give up. I need to put my house up for sale.	6/4/2019 2:12 PM
41	None	6/4/2019 2:05 PM
42	Using homes and apt for air BnB only takes away long term housing options and contributes to the housing crisis	6/4/2019 1:48 PM
43	Stay the hell out.	6/4/2019 1:23 PM
44	I can see how the issues enumerated in #3 above need to be addressed... but for people who have a big piece of property, or an accessory dwelling unit they could rent those out for short term stays that will benefit both the owners and the visitors as well... (hotels and resorts can be too expensive - and not as interesting as unique experiences - for many visitors to the area) and should not only be allowed, but encouraged.	6/4/2019 1:12 PM
45	I am curious to know why the county is able and currently taxing short-term rentals before deciding on regulating them??	6/4/2019 1:02 PM
46	I do not think these should be regulated. It is cumbersome for the government to monitor. There are minimal to no impacts on adjacent properties.	6/4/2019 12:57 PM
47	Allow the private homeowner some discretion! Not everything needs regulated.	6/4/2019 12:35 PM
48	Existing regulations are ample to deal with any criminal or nuisance activities. If the County would enforce current regulations and not put additional restrictions and hardships on property owners there would not be a problem. Unfortunately there are people who would always take the Not In My Backyard.	6/4/2019 12:11 PM
49	Stay out of the private property rental regulations both long term and short term	6/4/2019 11:54 AM
50	See my above comment	6/4/2019 11:54 AM
51	None of the proplems indicated above refer to our Airbnb	6/2/2019 10:09 PM
52	Allowing short term rentals in residential neighborhoods can negatively effect the live ability of the neighborhood. Every neighborhood experiences the occasional loud neighborhood party. It can be irritating, but is tolerable because it typically happens infrequently. Imagine living next to a property that is rented every weekend to groups looking for a place to party. It can radically alter adjacent homeowners enjoyment and use of their property.	6/2/2019 10:59 AM
53	Only properties with the owner residing on that property should be allowed. They can deal with the nuisance issues, and then it wouldn't be taking away housing from those who live and work in the area, but cannot find anywhere affordable to live (due to the exorbitant cost of renting now that owners can make triple the money off of STR's, which is limiting availability to full time renters and driving up the prices for all others).	6/1/2019 1:31 PM
54	1. Neighbors must have contact info of owners to reach then if there are problems. 2. Fines for offense/complaints 3. Rental rules clearly stated 4. We need quiet hours - in Gov't Cp especially during ski camps where kids are in bed by 9pm. 5. Emergency people-volunteers willing to be neighborhood watch persons-especially in Govy.	5/31/2019 2:09 PM
55	Do Not Allow STVR outside of the mt hood area. It is something that all neighbors should have to buy into before allowing strangers to come to our neighborhoods to stay, at any time and without any regard to the safety and privacy of all who live nearby. This is a get cash quick scheme used by some and it is not appropriate in the country. Cities have many options and that continues to be the appropriate place for STVR. Or destinations like mt hood. Essentially re zoning residential neighborhood into business or tourist attraction is inappropriate and should have buy in from ALL impacted	5/31/2019 9:01 AM
56	We currently have ordinances to regulate noise, parking, etc. The existing ordinances need to be enforced. Safety and nuisance concerns beyond existing regulations should be addressed by common ordinances that are irrespective to the occupancy (owner occupied, LTR or STR).	5/30/2019 9:06 PM
57	Some information about this topic in nearby cities like Milwaukie, Gladstone, Johnson City, Oregon City, etc. should be included in determining regulations for area between. The fact that imposing regulations also means creation of another agency in county government plus additional fees is another way county government keeps growing and growing and costing more and more. Let the county take care of current business instead of creating more!	5/30/2019 11:42 AM

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58	No permit fees! Collect the 6% taxes from AB&B and VRBO. Hello. No more fees! (5k year) No street lights No roads - big pot holes - gravel road	5/29/2019 4:26 PM
59	We love having a cabin in Gov't Camp. We are weekenders. We would not be able to afford our home without renting.	5/29/2019 3:59 PM
60	I think it was very clear in this meeting that what the community is really asking for is support and enforcement of the laws we already have in place! No regulations should be put in place when there is already an enforcement issue. We need more support! If not in the form of police, some other force!	5/29/2019 3:55 PM
61	Registry of rental owners by address to make it easier to contact property owner.	5/29/2019 3:53 PM
62	Rentals need to apply for a permit be inspected and passed, and the have enforcement.	5/29/2019 3:51 PM
63	What about new House Bill to allow 4 units on lots of cities 25K in population of more?	5/29/2019 3:46 PM
64	If permits or inspections come next, we request that there will be a grace period of 3 yrs. and to make then at no-charge to the property owners. The transient tax 6% should be given (rebated) to the rental property owners to defray their additional costs for upkeep.	5/29/2019 3:39 PM
65	Mt. Hood - totally different market area.	5/29/2019 3:34 PM
66	The transient lodging tax - if this is used for promoting tourism, is there equity in how its applied? My Airbnb in Oak Grove - I pay the tax but is any used to promote tourism in Oak Grove or is it proportioned much more to Mt. Hood or Wine Country? Thank you!	5/29/2019 3:33 PM
67	The only involvement the county needs to be ready for are complaints when they come in. Make the offending property owner, who would have the ability to recover his costs from the renters, pay for the policing/aftermath. The issue of parking does arise. I see citifolk parking on the sides/in the ditch of rural roads.....enforce the existing laws about that.	5/29/2019 2:56 PM
68	all people and houses should have the same rules, regardless of length of stay. A good neighbor, and good commerce, is good for everyone. A rising tide floats all boats.	5/28/2019 10:21 PM
69	Growing up my family was never able to afford hotels to go on vacations; we would occasionally stay at a family friend's cabin where we have such amazing memories of being in the forest, exploring nature, and connecting as a family in a different way than in our normal routines. Now that I am an adult and have a family of my own, we love to invite our extended family on vacations with us. Without short term rentals, this wouldn't be possible. The cost for our families to each book hotel rooms and then pay for all of our meals at restaurants makes this experience out of reach and only left to those who have a significant amount of wealth. Providing short term rentals helps to create accessibility to a larger socio-economic base and not ring fence the incredible Oregon nature to those who are in a strong financial position. When done with respect to those who reside year long in any community, short term rentals can provide impactful positive experiences for family, friends and communities.	5/28/2019 12:39 PM
70	Have experienced several bad outcomes in neighborhoods that allowed short term rentals. Favor them not being allowed.	5/27/2019 2:38 PM
71	Initially just have guidelines in place for the benefit of the community. And create strict regulation only over time based on feedback from the community.	5/23/2019 11:00 PM
72	Having standards is a good thing, but having the county mandate the standard of conduct is micro managing a minor issue.	5/23/2019 9:14 PM
73	NO they should stay out of it.	5/23/2019 8:14 PM
74	I do not need you 'inspecting' that my home is fit to live in according to county standards. LEAVE THAT UP TO MY GUESTS. You start regulating and forcing the government into peoples homes, vacation homes, or even secondary homes- I guarantee you are going to see a decline in housing sales and the community. Do not DIVIDE us. If you had a valid concern like overcrowding in a very residential area- or preventing highly residential zones from being over-run by HOTEL or COMMERCIAL investors- then maybe you can ask the public "how can we help you?" Most of unincorporated Clackamas county is recreational anyway!!!! BUT WHAT YOU ARE SEEKING IS NOT ASSISTANCE TO YOUR COMMUNITY: you are seeking a money flowing channel.	5/23/2019 8:11 PM
75	I think some things should be regulated, such as the noise, but the things that should not be regulated is the max occupy or the number of days per year, especialy on Mt. Hood.	5/23/2019 3:31 PM

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76	We own a home in Welches, OR and use it for our family as well as rent it to guests using a property management company. Our guests generally rent our home because it sits on the Sandy River and is a calm, lovely environment. They tend to be older adults who are not in town to party, and the environment we offer is one of solitude. Our guests bring thousands upon thousands of dollars to the local economy and we make a point in our welcome materials to invite them to spend funds at the local grocery store, restaurants, and on excursion activities in the area. Additionally, the property management company we use employs many, many people living in unincorporated Clackamas County. I am in favor of regulations that preserve the quality of the guest experience while also maintaining positive relationships with our neighbors. I see no issue with having regulations around trash, noise and occupancy limits.	5/23/2019 2:32 PM
77	be careful of implementing regulations. Over regulating an area, or banning short-term/vacation rental properties will result in only the wealthy being able to own properties in some areas (Mt. Hood). Allowing short-term/vacation rentals allows middle class families to purchase a vacation home, use it themselves for personal vacations and also allow for use as a vacation rental to help offset the cost of the property.	5/23/2019 2:03 PM
78	We would not be able to afford having/ enjoying skiing on Mt Hood if we were NOT able to freely rent our condo when we were not using it for personal use. NEW county regulations could make it difficult for us to keep our property at all and put a stain on our family finances.	5/23/2019 1:33 PM
79	Rentals should be allowed but regulated so that specific problem rentals can be worked with so that neighbors and communities continue to allow rental properties that stay within the law.	5/23/2019 10:37 AM
80	Property ownership rights are very important. The County should take a very light touch to any regulations concerning vacation properties. Any health and life safety requirements are already covered in current development code and neighbors having issues can already find remedy in civil court. Any burden put onto property owners will be passed onto guests and that is money taken out of the local economy.	5/23/2019 10:37 AM
81	County get tax money, so let it free market as for a short term rental.	5/22/2019 11:24 PM
82	Please don't regulate rental properties as the majority are owned by local/Oregonians that wouldn't be able to afford the homes without the extra income through the rentals.	5/22/2019 9:10 AM
83	It is not so much that Clackamas County should not regulate, but how. I don't have a problem with the regulation, but it should be reasonable and balance the competing concerns. Short-term rentals does not take away from regular housing stock (the problem is a lack of housing SUPPLY). It is not at all clear that this is a prevalent problem throughout the county. Appropriate regulation to limit impact on the neighborhood is okay, but going overboard is not. Airbnb and short-term rentals contribute to the county tax base and tourism. The new economy recognizes sharing as an opportunity for small businesses, rather than allowing big businesses to take up the vacuum.	5/22/2019 6:35 AM
84	i think short term rentals helps drive tourism and business in the area. Unreasonable regulation would hamper that.	5/21/2019 10:25 AM
85	Minimal regulations to ensure public safety and minimize disturbance to neighbors are appropriate. Beyond that, regulations that would impact where and when property owners rent their homes are not appropriate. Restrictions on the areas within the county that could have STRs or the number of days properties could be rented are unnecessarily restrictive to homeowners and their ability to generate supplemental income. Property owners have chosen to be in unincorporated Clackamas county in part because they do not want to be beholden to additional regulations typical of incorporated cities. Therefore regulations on STRs should be the minimum required to comply with existing county regulations and ensure the health and safety of residents, but go no further.	5/21/2019 9:42 AM
86	Permit fees need to be reasonable so that they don't prevent people from offering STRs.	5/21/2019 8:49 AM
87	Owners contact info must be given to neighbors so they can be contacted-NOT property managers	5/21/2019 5:29 AM
88	I own a cabin that my immediate family and my extended family uses (extended being Nieces, Nephews, Cousins). There needs to be something in the regulations that allows familial use of cabins that exempt them from any of the Short Term Rental regulations that may be imposed.	5/20/2019 4:00 PM
89	My biggest concern are people who are poor hosts/landlords renting out properties to parties who just want to party. But other than noise issues, as long as the owner/landlord are keeping the property safe, quiet and not hurt the value of surrounding neighbors we are fine with it.	5/20/2019 1:31 PM
90	I think they should be allowed, but there should be a fee associated with them that both help pay for the oversight of vacation rentals and also possibly to help fund affordable housing in the county. Maybe a \$5 or \$10 nightly fee that goes into a fund?	5/20/2019 1:07 PM

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91	Keep any regulation light. Enforce existing (or light new) regulations when there are issues. Do not create a bunch of work for owners/landlords. These are not that different than long-term rentals.	5/20/2019 8:49 AM
92	Use a light touch.	5/20/2019 6:46 AM
93	I feel if you must regulate, focus on items that focus on the rentals being safe for adults and children and a way for neighbors to contact someone if there is a noise problem. Other than that, I feel vacation rentals are great especially around Mt Hood since they provide more value than a hotel room. They also drive tourism in the area helping to support local business.	5/19/2019 5:01 PM
94	The rentals are also important for the restaurants, grocery, and other small businesses in the area. By disallowing short term vacation rentals, there may be a significant negative impact to surrounding businesses.	5/19/2019 2:28 PM
95	We as permanent living in the mountain did not move up here to become landlords for rentals in our areas. We work all day and don't like coming home from a long day to have to play landlords telling renters to be quiet so we can get rest before going back to work or so that we can enjoy the peacefulness of our mountain woods. We shouldn't be the ones who keep renters "under control" nor spend our time making phone calls. My time is my time and not to be a caretaker of others property while owners sit back and reap the benefits knowing locals will watch over and regulate the behaviors of their renters. This would not be allowed in city neighborhoods why should we allow it to happen in our hood? Times I have to knock on doors to have multiple cars get moved so I can get my car out to get to work or vise-versa to be able to park once I do get home. It has become way out of control and with no law up here to enforce or help us out it's unacceptable to allow this to continue and for you s to risk our life going and asking a large group of renters to be quiet and getting cursed at and bullied. I did not move up here to put up with this crap! Even the f we did have police up here would they then become the rental landlords as well? Who is going to pay? There's also the difference trying road maintenance! Renters come up and tear up our roads and we as permanent home owners have to pay to get them fixed, snow plowed for access and you never see rental owners pitch in or offer to help maintain our environment! It is truly getting out of control when one permanent home owner lives on a street where all other homes are rented out for profit. There are so many concerns that need to be addressed and dealt with. Rental owners do not see nor hear what goes on up here or at their places for rent like we do. Question, how would they (the rental people) like to have to deal with this crap in the very neighborhood the currently live in? It's nice t a smart ass question it's a reality check question! Fine them and make them wake up to reality! Make them pay for us to have to clean up trash thrown around, quads tearing up our woods and roads. I don't not want to spend my personal time mad and tensed up, that is not what I bought up here for.	5/19/2019 2:01 PM
96	I don't like the idea that regulations could be different between unincorporated counties. To me it should be equal footing to all. Businesses benefit from these short term rentals and shouldn't be put at a disadvantage because of different rules in relatively close proximity.	5/19/2019 10:37 AM
97	regulate all homes in unincorporated clackamas county not just vacation rentals	5/19/2019 10:13 AM
98	A yearly registration/license with fees should be established. The fee should be enough to pay for administration of the program. It should be self-sustaining. Owner's names and contact information should be posted on the dwelling and made available to neighbors. A data base of licensed STRs with contact information should be made available online. Enforcement of violations is important...I envision monetary penalties and three strikes and you are no longer permitted a STR. Information about the requirements should be publicized to the public.	5/19/2019 9:30 AM
99	They should be allowed it is a way to generate money. The county should require a permit and inspection of each home to verify it is safe. I am against notifying neighbors for their opinions. I dont have a say if my neighbor runs a buisness in their home.	5/19/2019 9:14 AM
100	They should be allowed it is a way to generate money. The county should require a permit and inspection of each home to verify it is safe. I am against notifying neighbors for their opinions. I dont have a say if my neighbor runs a buisness in their home.	5/19/2019 9:12 AM
101	Stay out of home owners business. It's not your property to decide.	5/18/2019 9:40 PM
102	MANY people are responsibly renting their properties. Any solutions need to address the irresponsible and uninformed property owners, not penalize the responsible ones. Again any new regulation is useless unless is is properly enforced.	5/18/2019 4:26 PM
103	Fire burning	5/18/2019 4:03 PM

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104	All STR owners and property managers should be required to register their property and a database maintained by the County so the owners and property managers can receive an e-mail blast whenever information needs to be disseminated. Especially burn bans.	5/18/2019 2:26 PM
105	Have a registry of rentals that can be accessed by neighbors to make sure they are a legal rental and also to obtain contact info for problems with renters.	5/18/2019 12:53 PM
106	I lose the capacity to provide Airbnb service, I lose my home. It's that simple.	5/18/2019 8:01 AM
107	Areas like Mt. Hood should allow, or not regulate, STRs.	5/17/2019 10:34 PM
108	Please involve various types of short term rental hosts in the discussions so you have an opportunity to understand the various motives of the hosts and benefits of supporting them.	5/17/2019 9:38 PM
109	As absentee owners with a successful vacation rental, we feel it's our responsibility as homeowners to provide our guests with house + property rules to follow. If homeowners with vacation rentals respect their neighbors and neighborhood and communicate with their guests about rules and expectations, we wouldn't need to have a town meeting because we all know tourism is vital in our area and vacation rentals encourage growth. Any noise/trash/parking complaints should be handled on a case by case basis, much like they're handled when it's owner-occupied. You cannot put all short term rentals in the same bucket- just like you cannot put all homeowners in the same bucket. With over 80 guests, we have never had a complaint from our neighbors and all of our guests have been pleasant and respectful of our space. Many have never visited the area because of limited accommodations or accommodations that don't cater to their lifestyle and were so thankful to have found our cabin to return to in the future. We strongly feel short-term rentals are not only beneficial for homeowners but also the local economy. Kara and Peter Fuhrman 26701 E Henry Creek Road Rhododendron	5/17/2019 2:15 PM
110	Do not regulate.	5/17/2019 1:30 PM
111	I believe it is an infringement on citizen's rights to use their homes to generate income. With the high density housing going on, I find it ridiculous that we should be spending so much time on a way of living, working, and vacationing. Airbnb is the WAY OF THE WORLD!!!	5/17/2019 12:36 PM
112	I think that short term rentals are a property owner's right.	5/17/2019 12:35 PM
113	Limiting rentals on Mt Hood would impact tourism and the communities like Government Camp that depend on it	5/17/2019 8:51 AM
114	I strongly encourage Clackamas county to enforce existing noise & garbage regulations on Mt. Hood. But regulating the length of stay would have an almost immediate impact on the communities on Mt. Hood that rely on tourism and the ability to house visitors from Oregon and other states.	5/17/2019 8:32 AM
115	The only regulation should be to prevent people from buying property that they do not intend to live in and rent them only on a short term basis...thereby limiting the number of long term rentals available.	5/16/2019 8:48 PM
116	People with existing properties may have substantial investment and regulating or restricting rentals would put unfair burden on them. Some common sense regulations could make sense to protect neighbors from undue noise, etc, but they should definitely not be restricted. Rental taxes paid to Clackamas County must likely be substantial as well, so restricting them would limit the tax income and put higher burden on residents.	5/16/2019 8:14 PM
117	Short term rentals ruin the livability of neighborhoods in the Mt Hood area. As a result of bad experiences in our Welches neighborhood, our HOA no longer allows short term rentals. We are unincorporated Clackamas County and whatever the County decides should not be able to override private HOA CCR's.	5/16/2019 7:37 PM
118	Over regulation would drive house prices down by causing investors to leave the area. Common sense regulations should be in place to ensure a positive community, without restricting home owner rights.	5/16/2019 5:26 PM
119	Being a property owner in several areas of Oregon, creating new restriction on property uses— especially in a short term rental situation— typically hurts re-sale value of a home (less possibility for offsetting future costs and investment). This can negatively effect the entire community. (Similar to Lincoln City, I worry about MT. hood area— an area that routinely struggles with lower home values against many rising areas of the state, while attempting to encourage seasonal tourism. Adding more restrictions to this area can further stifle investment and growth.)	5/16/2019 5:20 PM

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120	Short-term rentals provide much needed supplemental income in homes with only one parent working. For us this is my spouse's "job" to manage the room we rent upstairs in our home. More important to me would be regulating the blight of many of the properties in the county that are nothing more than junk yards, or illegally run businesses without a property Home Occupation Permit.	5/16/2019 2:57 PM
121	Most of the host are just trying to stay abreast of the costs of ownership by supplementing with short term use of that home	5/16/2019 2:29 PM
122	Many of us who have short term rentals already maintain the trash, noise and number of guests that can stay at our location . These possible regulations should be on a case by case basis.	5/16/2019 1:49 PM
123	I think there should be some regulation, but not enough to prevent families from renting out their homes in order to afford having a property in Clackamas County. The homes on leased land need to be regulated more closely. I know some people are buying those properties at an inexpensive price and are renting them out illegally for a profit.	5/16/2019 12:59 PM
124	Nuisance ordinances should be used/changed to deal with short term rentals that negatively affect a community. The location of short term units vary too much to use blanket regulation.	5/16/2019 12:40 PM
125	There should be a limit to one vacation rental per host.	5/16/2019 12:37 PM
126	The way AirBnB is structured, neighborhood impacts are actually less than with traditional hotel/motel arrangements because both host and guest publicly critique each other.	5/16/2019 12:37 PM
127	I think that people who are hosts care about their properties enough and are wanting to have a success stream of income that they are responsible enough that regulation just complicates things. I have been renting for years. I value communication with the neighbors and telling them about my rental has become a virtue for them when family comes to town. For most people this is a side business, not full-time business. They can figure out what works best for their space when it comes to exceptions, for example. Once we had 5 people staying for the night when we only advertise for 4. The 5th person was fine sleeping on the floor. They just need a place to stay.	5/16/2019 11:32 AM
128	STR regulation should be considered by their respective privacy. Close neighbors require more regulation than do properties with more distance between houses.	5/16/2019 11:06 AM
129	I think that it should be up to the individual owner to decide if they want to rent, their property, for how long, etc. I do agree that there should be garbage pick up, parking within reason and noise control for the neighbors.	5/16/2019 11:01 AM
130	I though there were already some rules for this	5/16/2019 10:59 AM
131	I do not think short-term/vacation rental properties should be regulated.	5/16/2019 10:41 AM
132	none	5/16/2019 10:15 AM
133	Not the counties business! Keep your paws out!	5/15/2019 7:36 AM
134	No restrictions. You would be lowering people's property values by limiting their use.	5/14/2019 5:54 PM
135	I would like to hear about more specific problems that would require regulation. It is unclear to me what problem the county is attempting to solve at this point. If I knew of more specific problems in their frequency, I may be more willing to see how some regulations could solve those problems.	5/14/2019 5:47 PM
136	Fuck off. It's my home and I will rent it out to who ever the hell I want to rent my home out too; how ever I want too! Can we at least change the name from Clackamas County, to USSR County or DDR County. https://www.youtube.com/watch?v=tY31XYbW8go	5/14/2019 3:41 PM
137	Existing ordinances cover most of these things (like noise, parking, public nuisance, occupancy, etc.). Use existing regulations to govern this activity - don't create new ones.	5/14/2019 3:27 PM
138	The regulations should try to differentiate between company/business owned properties and individually owned properties.	5/14/2019 11:37 AM
139	I really think that people should be able to use their homes as they see fit. Renting will only be profitable if the owner/lessor maintains a safe/clean/appropriately maintained dwelling. Word spreads, both good and bad. Trust people to do their best and then deal with the outliers as needed.	5/14/2019 11:32 AM

Copy of Short-term / Vacation Rental Property Regulations

140	<p>Allowing Short Term rentals in Unincorporated Clackamas County and imposing a tax on said rentals help generate a significant amount of revenue that could be applied to support the push towards supporting and creating more local small business in the area. We are spending an amazing amount of money on the new Willamette Falls project in hopes of creating a destination location for tourists. We would be missing out on a great opportunity for local home owners to have the opportunity to profit from the influx while simultaneously generating revenue that could go towards the project or helping to revitalize in other areas. Additionally, STRs create jobs. As a small business owner who caters towards STR clients myself as well as a resident of unincorporated Clackamas County - I am able to provide healthy employment opportunities that pay well above the local average. The nature of STR work means that most is completed during normal public school hours, so I am able to employ almost all Mothers who would otherwise be working less desirable positions for lower pay. Please help support STRs in unincorporated Clackamas County. Properly managed, they have the capacity to improve quality of life while generating revenue for the city.</p>	5/14/2019 10:39 AM
141	<p>I have been legally operating a STR in unincorporated West Linn for approximately 2 years. My neighbors tried desperately to block my license application by fabricating problems that simply didn't exist. My guests have caused zero problems for my neighborhood. My hosting experience has been very pleasant. My neighbors and the County required me to include a breakfast, which I do, but I don't think feeding the guests should be required. I am already earning money by renting them a place to stay, I encourage my guests to eat out at our many local establishments to share the financial benefits of travelers in our community with fellow small business owners. It's not only travelers who have stayed in my home, I've had local residents stay here while remodeling their home or during times of marital discord. I find no reason to ever eliminate STR's in our area. I do believe you must regulate street parking for neighborhoods with extremely limited parking spots. I do believe in noise regulations that are the same for all neighbors in our area. I have a neighbor who abruptly and shockingly woke up my guest by starting up a gas powered chain saw a few feet from their bedroom window to take down 3 trees in his yard at 8am on a Sunday morning. He did this intentionally to disturb my guests to show disdain for my B&B. He also built a solid wood fence a few inches from the bedroom window without a property line survey to block the window in another attempt to discourage my B&B from succeeding. The rest of his yard is fenced with a see through picket style fence all except the few feet bordering my home. Neighbors have been extremely cold and cruel for no justifiable reason. Our community needs to be a bit more open minded about STR's as they are in Europe. I traveled for many years throughout Europe by staying exclusively in private homes with a simple sign at the bottom of their driveway letting me know I could rent a room for one night or a few nights. It was a lovely way to stay with locals and make new friends along the way. I was trained by my father who operated a successful 2 bedroom STR/B&B in the Rocky Mountains for 30 years winning world wide awards. It was his suggestion to help me pay for my mortgage that I operate an STR in my cottage. I was frightened by the thought of having strangers in my home as a single woman but my fears were, so far, unfounded. Please visit my website at www.CottageHousebnb.com or www.VeganBednBreakfast.com for more info on the stringent rules my guests must agree to before registering. Thank you and feel free to call with questions. ~ Catherine LeJeal 503-805-5880</p>	5/14/2019 9:22 AM
142	<p>Short-term rentals should not be regulated in Clackamas County, there are only issues with STRs in major metropolitan areas. In rural areas the benefit of allowing travelers to stay is a boost not just for the "host" but for the local economy as well.</p>	5/13/2019 12:27 PM
143	<p>Many homeowners allow short-term rentals of their homes because it's good to have people coming and going in a vacation home. Homes left vacant and obviously unattended begin to rapidly deteriorate. Home break-ins and vandalism become an issue. Our home in Rhododendron provides considerable income to the local restaurants, grocery stores, etc., etc. LOTS of people stay in vacation homes in the MT. Hood area.</p>	5/13/2019 11:58 AM
144	<p>The regulations should be reasonable otherwise people will be driven underground. Make the rules easy and people will follow them.</p>	5/13/2019 11:54 AM

Copy of Short-term / Vacation Rental Property Regulations

145	I have an SFR home in Government Camp. The primary reason I purchased it, was to use it for a 2nd Home, and Short Term Rentals. Many homeowners, like myself, would not be able to afford a 2nd Home if it weren't for rental income. That community, and especially it's local businesses, would not thrive if it weren't for a constant turning door of activity coming into town. Had we only used it as a 2nd Home, we would be there maybe 5 times per year- meaning only 5 opportunities for us to spend money in the local community. Versus, short term rentals allow for about 20-25 days per month where renters are in our home, and spending money at Charlie's, Ratskiller, etc. Then multiply these numbers by however many homeowners that own their 2nd Home/Rental (which I would imagine is the majority). Regulating short term rentals will really do damage to the "hype" and revenue dollars that renters generate up there. And it's year round. Really stand firm that short term rentals are good for the local economy. Thank you!	5/13/2019 11:52 AM
146	I would support regulating the behavior (noise, crowds) but not the process (days of rental, number of people in a room). I don't think it benefits anyone to regulate/deter people renting out a vacation home to responsible renters.	5/13/2019 10:54 AM
147	Again, "allowed" and "regulated" are two very different things. See comments above. I think short term rentals should definitely be allowed in areas in and around Mt Hood/Welches, as that is the key to property value and desirability. Where there are condo associations and HOAs in place to determine the best regulations for their complex, these associations should be allowed to determine rules.	5/13/2019 5:45 AM
148	Limiting short term rentals or eliminating them would severely damage the economy in Government Camp. There is a working mix of short term, long term, and owner occupied housing in the area. It works now and additional regulations that are broadly applied without homeowners ability to vote on them are damaging. Please do not create any regulations that are not voted on by the homeowners. The current policies in place work - what is the reason you are looking to change them?	5/10/2019 7:24 PM
149	We have a fairly isolated vacation home in Welches, and we moved to Texas a few years ago. We are able to keep the home because it can be rented. This also makes sure someone is watching the property, taking care of problems as they arise (and supporting local tradesman), maintaining the driveway in the event of a fire, and providing deterrence for vagrants to misuse the property. With limitations on the rental we would likely have to sell the property. It was a bank foreclosure and I suspect would not sell quickly, again leading to an opening for all of the listed problems.	5/10/2019 2:50 PM
150	They need to be more accountable to the area and people in the neighborhood that they have their vacation rentals. They need to pay for the maintenance of roads and fire safety of the areas. They also need to need give the neighbors in the area full disclosure of what the rules and regulations of their rental policy is and a way for the neighborhood to address problems that they have with the rentals and renters.	5/10/2019 10:17 AM
151	This may disrupt "neighbors" in communities, including myself in Rhododendron with a Vacasa rental on one side and an Airbnb rental behind and in front of my full-time residence. However, in NO way do I want ANY entity to tell me how I can or will use my personal property. Additionally, I operate a very large resort in Government Camp that employs over 50 local residents that are "neighbors" just like I am to said rentals. Without this industry we do not have jobs. Without jobs we do not have homes. This will affect the livelihood of many people beyond noise disturbance, trash issues, parking issues etc. There are many uneducated opinions on this subject, and it is unfortunate that these voices are louder than those of us that actually have something to lose here. Locals would like to argue that they cannot find housing due to short term rentals, I would argue that I would not rent to these people even IF I was unable to rent short term. I offer over 30 long term properties that many of these complainers simply do not qualify for due to past history/ background/ lack of income etc. Not due to lack of availability. Not to mention, without short term rentals, we do not have jobs, without jobs we do not need housing. I would agree that many property management companies are negligent or not present which can lead to issues of neglect and unmanageable tenants. This is due to poor business practice. Go after said businesses. Not the industry. I would be happy to name the largest offender in Clackamas County. VACASA... Take note, check them out and you will soon see this is a fairly isolated issue. We do not intend to fight this battle quietly should this move forward. We are managing over 200 properties as vacation homes in this county, I also serve the local CPO as a volunteer to ensure these types of regulations are not put into place. Our local economy relies on short term rentals, this is a fact. I am confident in some form or fashion the county does as well.	5/9/2019 10:31 PM
152	I think they need to be banned or the county needs to employ more law enforcement to protect the rights of full-time residents which currently are being ignored and violated constantly.	5/9/2019 4:21 PM

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Copy of Short-term / Vacation Rental Property Regulations

153	They are Great! We need them to boost our other local businesses. More traffic equals more money	5/9/2019 1:00 PM
154	Regulating short term rentals will only decrease the overall economy of the Welches / Rhododendron / Mt Hood area. You need to seriously consider the drivers of this otherwise poor economy. The restaurants, shops, bars, recreational activity (including forest service permits and passes), skiing, snow shoeing, fishing, realtors will all be gravely impacted by your regulation. If you want to see this area turn to a depressed economy once again, with significant money and drug problems then go ahead a regulate. You need the tourists, the tourist want houses (not hotels), don't kill this economy which is just beginning to recover.	5/9/2019 12:36 PM
155	The County should regulate safety related issues on the properties while maintaining each homeowner's right to use their property for income/investment purposes.	5/9/2019 9:10 AM
156	- Application and Permit: Recommend an application and permit process for STRs, as used for any home-based business, that would include an application review, neighbor notification, and oversight. Through such a process, important planning data could be made available as well - Mt. Hood Area -- Limit STR Permits Issued: Commercial resorts and lodging facilities in the Mt. Hood area are major employers and sources of employment for area residents. STRs pose increased threat to commercial lodging businesses and area employment.	5/8/2019 6:35 PM
157	I do not think you should be involved. You would have to change the zoning regulations and then it would be a real mess	5/8/2019 1:21 PM
158	Short term rentals are an important part of the local economy. Regulations should be kept to a minimum to maintain this.	5/8/2019 10:13 AM
159	I would like to see the data: the numbers of vacation rentals in the county, the number of properties that have received complaints from neighbors, and the nature of those complaints. If a small percentage received complaints, then perhaps a simple regulation would work, such as the number and nature of complaints as a reason for a warning and perhaps after X number of warnings, not allowing the property to have short term rentals.	5/8/2019 9:50 AM
160	Vital way of allowing people to experiance the area. Many times people try out an area before deciding to buy a home or move to an area. If necessary, implementing safety and notification related policies similar to current portland system could address concerns.	5/8/2019 7:40 AM
161	It's not the county's responsibility or right to dictate how or what people use their personal property for as long as no current laws are being broken or no harm is coming to the land or neighbors. If you have a responsible landlord, renting long term is no different than renting short term. The only difference is a short term landlord takes better care of the property since there are more checkins and audits of the property.	5/8/2019 7:31 AM
162	Absolutely no apartments or multi-family dwellings should be allowed, it will only decrease available permanent homes available for low income people.	5/8/2019 12:01 AM
163	Perhaps following suite of many other counties and allowing homeowners to apply for permits to show that their property is up to code and safe. But I believe as long as homeowners are following the law, paying taxes and providing a safe residence there should be little, to no, regulations.	5/7/2019 5:45 PM
164	As an owner of two vacation rentals at mt Hood, I regulate stay time, amount of guests, parking, use of property and noise. I take care of the garbage, properly upkeep, and all other aspects of the property and guest. I absolutely no way feel that I need to be regulated in any way. I am subject to laws already in place. Therefore following all county guidelines, to insure that my guest, my neighbors are respectful, safe and enjoy the best possible experience while at mt Hood. I use only local community service, I employ house keepers, maintenance people. I shop only local businesses refer all my guest to local restaurants and groceries. I can't speak for all owners but I run the best, safest and most respectful vacation homes I can. Thank you Kenny Kenny.811@icloud.com	5/7/2019 3:08 PM
165	None	5/7/2019 2:52 PM
166	I assume this is an attempt to generate more taxes. Go after owners that are not forthcoming.	5/7/2019 2:30 PM
167	Vacation rentals bring money into the local economy. They employ house keepers, handymen, snowplows, etc. Plus bring there guide there guests to the local restaurants and coffe shops.	5/7/2019 2:19 PM

STR SURVEY MONKEY: OPEN-ENDED QUESTION SUMMARY BY TOPIC
through June 14, 2019

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

- **STRs are beneficial to the local economy** - 33
- **Without STRs, we'd go out of business or lose our home** - 19
- **We are responsible STR owners** - 9

- **No county involvement**
 - County should not be involved - 18
 - Just another way for the county to get money - 5

- **Don't regulate**
 - No regulations - 24
 - Enforce current regulations - 14
 - No regulations/just go after bad actors - 7
 - No regulations without vote by owners - 1
 - No regulations that override HOAs, etc. - 1

- **Minimal regulations**
 - Don't overregulate - 15
 - Regulate garbage, parking and noise - 7
 - Regulate noise, but not number of days or maximum occupancy - 6
 - Regulate safety-related issues only - 6
 - Require STRs give more information to neighbors - 6
 - Regulate based on privacy issues/distance between houses - 2
 - If regulations, give grace period and no fees - 1
 - Guidelines first; regulations later if needed - 1
 - Regulate larger spaces only - 1

- **Allow STRs only in specific areas**
 - Allow only in Mt. Hood area - 6
 - Don't allow STRs in residential neighborhoods - 2
 - Regulate homes on leased lands more closely - 1
 - Only regulate on properties with the owner residing onsite - 1
 - Only regulate if owner doesn't live on property - 1
 - No STRs in apartments or multi-family dwellings - 1
 - No STRs in single-family homes; only apartments - 1
 - STRs in unincorporated areas - 1

- **Regulate**
 - Require STRs to register/apply with county - 7
 - Heavy fines for people who break rules or don't have permits - 6
 - Regulate with fees - 3
 - Same regulations for everyone - 2
 - Limit one vacation rental per host - 1
 - Differentiate between business-owned and individually owned properties - 1

- **No STRs**
 - Do not allow STRs - 4
 - STRs are bad for housing availability - 6

Fritzie, Martha

From: gerry murphy <earlyriser43us@yahoo.com>
Sent: Sunday, June 2, 2019 6:00 PM
To: Hughes, Jennifer; Fritzie, Martha
Subject: Mt Times Article on STR

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Jenifer & Martha,

I know you would be interested in any media attention coming from this area so, I've attached this recent article put out by the Mountain Times this month.

Murph

County considers regulating short-term rentals posted on 06/01/2019 More than one hundred local residents attended a May 18 Clackamas County Planning Division public meeting and voiced, at times, sharply divided opinions on allowing and regulating short-term rental property (STR) in unincorporated Clackamas County. The meeting was hosted by the Rhododendron Community Planning Organization at the Mt. Hood Oregon Resort in Welches.

In addition to potentially regulating properties used as STRs, the county planning commission is considering whether to allow them throughout unincorporated Clackamas County or limit the usage to the Mount Hood resort areas.

"It's a problem going on in our community. We're here to listen," said Clackamas County Commissioner Paul Savas.

At the meeting Clackamas County Planning Manager Jennifer Hughes stated that current county zoning code does not allow or disallow STRs. She added that the county was considering implementing regulations of STRs because of an increase in properties being used in this manner, fueled by the growth of internet-based rental platforms. Hughes said that while the STRs provide additional income to property owners and bolster tourism in the region, there are concerns about their impacts on neighbors.

Some of the impacts on surrounding neighbors cited by both the county and community members in attendance included noise, litter, adherence to garbage pick-up schedules with bins, on-street parking and rental occupants disregarding posted speed limits in communities.

Community members also listed examples of serious safety and environmental concerns, such as lack of access for emergency vehicles due to clogged on-street parking and occupants disregarding burn bans and other fire code issues.

Opinions expressed by local citizens in attendance impacted negatively by STRs varied from calling for a complete ban of these rentals, to implementing regulations with violations punished by a series of fines. Concerned STR owners called for restraint from the county and urged that regulation not punish responsible rental operators.

Many STR owners stated that their properties were only affordable due to the rental income.

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"The money that I make is what allows me to live here, to pay my property taxes. Without the supplemental income I'd be on the rolls of the homeless up here," said Dale Peters, a retired Welches resident who has lived in the community for twenty years.

Others in attendance pointed to the positive impact STRs have on the community by fostering tourism and promoting local business.

"By shutting us down the community will be impacted," said Alicia Fiorito, operator of two vacation cabins in Rhododendron. She stated she constantly promotes local restaurants and businesses through her rentals and only utilizes local businesses for the maintenance and repair of her properties.

Hughes stated the county realizes that rental use has been around in the region for decades and that there are neighborhoods and condominiums specifically developed as resort/vacation rental properties. She noted there would be no new tax from the initiative and instead suggested a fee paid by STR operators to cover the cost of administering and sustaining the new program.

Many in attendance called for the county to simply improve the enforcement of existing ordinance regarding noise, fire code violations and illegal parking instead of creating a broader regulatory framework.

"I don't see these as specific issues (to STRs)," Welches resident Hilari Kolstad said. She cited the counties lack of enforcement of similar noise and fire code violations on her neighboring non-rental properties as being a problem she is struggling to address. "Maybe it's easier to have the short-term people gone then deal with the long-term nuisance."

The meeting was the second in a series of seven public meetings being held across the county in May and June to present information about the issue and seek public input.

More information regarding the proposed ban and/or regulation of STRs is available online at www.clackamas.us/planning/str. Clackamas County encourages public participation in an online survey available on the site. For more information or to comment contact Senior County Planner Martha Fritzie at 503-742-4529 or at mfritzie@clackamas.us.

County representatives will also discuss STRs at the Mt. Hood Area Chamber of Commerce meeting at 8 a.m. Tuesday, June 4, at the Mt. Hood Village RV Resort, 65000 Hwy. 26 in Welches.

By Benjamin Simpson/MT

Sent from my iPad

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END-ANTISPAM-VOTING-LINKS

Fritzie, Martha

From: David Rogers <david.kevin.rogers@gmail.com>
Sent: Wednesday, June 5, 2019 10:56 AM
To: Fritzie, Martha
Subject: Rental regulations

Follow Up Flag: Follow up
Flag Status: Flagged

I attended the recent meeting in Welches at the Resort. I live in the Welches/Rhododendron area full time and do not have any rental property. On my road 7 of the 24 homes on my lane (E Autumn Lane) are short term rentals. Fortunately I have not had many of the terrible experiences that others voiced at the meeting with inconsiderate annoying renters. I am very concerned about these issues and do feel there should be more regulations with progressive increasing fines levied on those violators. Budgeting for enforcement could be accomplished by having a annual county fee on these rental property owners. Rental agencies should also be held accountable. It would be helpful to have a density restriction on rental homes so they are not overly concentrated in certain areas. Thank you for addressing this problem as it seems to increase more every year.

Sent from my iPhone

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Fritzie, Martha

From: ZoningInfo
Sent: Thursday, June 6, 2019 4:27 PM
To: Fritzie, Martha; Cross, Nicole
Subject: FW: Proposed zoning regulations

Follow Up Flag: Follow up
Flag Status: Flagged

Comments on Short Term Rentals...

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

From: Dougmorten [mailto:dougmorten@comcast.net]
Sent: Thursday, June 6, 2019 2:17 PM
To: ZoningInfo <ZoningInfo@clackamas.us>
Subject: Proposed zoning regulations

To Whom it May Concern,

My parents purchased a condo in the Clear Hills Properties in 1965. After they died, I became the owner. I am a retired

NP/CNM and the cost of upkeep of the condo is prohibitive without the ability to rent. We use it for the required owner time

and rent it through Vacasa. We have been very pleased with this company and have had no complaints from other Clear

Hills owners nor from the property manager. They provide a contact for renters 24 hours, if needed. We comply with the

safety regulations for our renters.

I am opposed to the proposal of increasing regulations for short term rental properties in unincorporated areas of Clackamas

County. Not only do the proposed regulations infringe on the rights of the owners, but the ability to enforce these regulations

is prohibitive. Please rule against this proposal. There is no need for extended governmental oversight.

Thank you.

Sincerely,

Ann Keane Morten
owner, Clear Hills 651
503 807 2018

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Fritzie, Martha

From: Bob McCulloch <alobar13@mac.com>
Sent: Monday, June 10, 2019 12:05 PM
To: Fritzie, Martha
Cc: Betsy@mthoodrentals.com; cari@mthoodrentals.com
Subject: proposed regulation of rental properties

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Martha,

I attended the presentation held in Welches May 18 and wanted to put in my two cents worth.

The economic benefits of rentals in the Mt Hood area are huge. The businesses that currently make life so enjoyable for full time residents wouldn't survive without the income generated by vacationers. The quality of life would drop for all those living in the area without these vacationers. We should not let a few problem houses dictate what the County does when there are ways to deal directly with the few bad apples. Let's keep it simple and not go overboard with new regulations!

To handle these problem houses I believe the County should do the following:

- Register all rentals and landlords with a minimal (license) fee to cover the cost of doing this.
- Create a list of nuisance houses based on simple criteria such as number of complaints, who has complained, what the complaint was, etc.
- Regulate on street parking and trash removal.
- Establish local law enforcement.
- Identify problem landlords based on nuisance houses.
- Fine problem landlords and eventually shut them down if they don't clean things up (only for legit complaints).

To end, let me say that I own a home in Welches that I rent out whenever I'm not using it. One day I hope to move into that home full time and to stop renting it. Until that time, it's important to my economic health to continue renting it. I've never had a complaint about my renters, about parking, about trash, etc.

Thanks for holding these hearings and for considering my two cents worth.

Yours truly,

Robert McCulloch
2534 SE 35th Ave
Portland, OR 97202

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June 10, 2019

Chair Jim Bernard
Commissioner Sonya Fischer
Commissioner Ken Humberston
Commissioner Paul Savas
Commissioner Martha Schrader
Clackamas County Board of Commissioners
2051 Kaen Road
Oregon City, OR 97045

Chair Bernard and fellow Commissioners,

I write to you today as a concerned resident of unincorporated Clackamas County. You will be considering whether and how to regulate short term rentals of dwellings located on residential lands throughout unincorporated Clackamas County. I will provide a collection of fact-based assertions that will justify why short term rentals should be regulated as a land use and be subject to the policies of the Comprehensive Plan.

Short term rentals are a fundamentally distinct land use from housing.

Short term rentals function as small scale hotels. Hotels at any scale are a commercial hospitality use, which is not a residential land use, with usage and travel patterns that in some cases may be incongruent with adjacent residential properties or other conditional uses located in residential areas (such as schools or churches). Land uses are specifically and deliberately regulated through a process that allows for public input and for appeal of decisions based on flawed interpretations of the law or facts. Approval of a land use that is inconsistent with the residential lands and housing policies of the Comprehensive Plan should be subject to review and public input in each case.

Short term rental of spare bedrooms in the operator's primary dwelling are low impact and may help some people afford to stay in their homes.

The most equitable use case for short term rentals is the bed and breakfast model, which is already accommodated by the Zoning and Development Ordinance. In this case, the operator rents extra bedrooms in their primary residence for short durations. This provides opportunities for homeowners to earn a residual income that, in some cases, may be the difference between a person being able to afford to stay in their home or preserve a Historic Landmark. The residential lands and housing goals and policies of the Comprehensive Plan can continue to be satisfied under this model, as the residence is occupied full time and meeting the need of providing housing.

Permitting short term rentals of entire dwellings creates an incentive for entrepreneurs to compete for housing with families and first time home buyers.

When whole dwellings located on residential lands are permitted to be used as short term rentals, an incentive is created for people with means - investors and entrepreneurs who are predominantly wealthier than the population as a whole - to compete in the housing market with people including young families and first time home buyers who are actually looking for a dwelling for their family to live full time. Increased competition in markets - including

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market - increases prices for buyers, raising the minimum price of entry to participate in the market. Higher prices have a disproportionate impact on lower income households, who are predominantly less white and less wealthy than the population as a whole, an objectively inequitable outcome. Especially when one considers the current housing emergency in the county and Metro area, it seems inappropriate on its face to maintain or endorse an incentive for increased competition in the housing market.

Permitting short term rentals of whole dwelling units in multifamily buildings creates an incentive for owners and operators to remove long term dwellings from inventory, harming renters and disproportionately impacting low income households, young families, and people of color.

Dwellings in multifamily buildings are often more cost effective for lower income households to access and may be the only accessible housing typology for some households. When whole dwellings in multifamily buildings are used as short term rentals, those dwellings are removed from the inventory of long term rentals, increasing competition for the remaining available units. Increased competition in markets leads to increased prices, which has a disproportionate impact on lower income households. Owners of multifamily buildings are predominantly private landowners or institutional investors such as corporations or investment funds, of whom shareholders and owners are predominantly wealthier than the population as a whole. Creating an incentive for such investors to reduce available long term housing units from inventory, which increases rents and disproportionately impacts lower income households, is an objectively inequitable outcome.

Investors and entrepreneurs who seek to distribute for-profit commercial enterprise throughout our residential lands should be required to demonstrate consistency with Comprehensive Plan policies or mitigate when inconsistent with policies.

When investors or entrepreneurs seek to exact a profit from a land use, the burden of proof for demonstrating consistency with the goals and policies of the Comprehensive Plan and land use regulations should fall on their shoulders. Certain commercial land uses are fundamentally consistent with the housing goals and policies of the Comprehensive Plan, such as operating long term rentals of dwellings that provide stable housing for families and the workforce. However, when certain land uses are inconsistent with - or even undermine - the goals and policies of the Comprehensive Plan, additional review should be required to ensure that those impacts are mitigated and the goals and policies of the Comprehensive Plan are not undermined by a small number of individuals for their own benefit. This is what Conditional Use reviews are for, and it is an appropriate compromise to conditionally permit short term rentals of whole dwellings to guarantee mitigation for undermining Comprehensive Plan housing policies.

Regulating a land use outside of the land use ordinance will sow distrust among those who do not directly benefit.

The goals and policies of the Comprehensive Plan are controlling for land use regulations in the state of Oregon. A commercial hospitality use at any scale is a fundamentally distinct land use than residential housing. Circumventing the intent of state land use Goal 1 by implementing land use regulations outside of the Zoning and Development Ordinance and avoiding the challenge of addressing how the land use in question conflicts with and undermines the goals and policies of the Comprehensive Plan does not build public trust in local government.

Land uses that undermine Comprehensive Plan goals and policies should be

Goal 1 public participation on a case by case basis.

The Comprehensive Plan establishes land use goals and policies based on extensive public participation in compliance with state land use goal 1. Land uses that undermine the efficacy of the policies and goals established by that process should be subject to public input in all cases. The Conditional Use application process affords the public the opportunity to ensure that policy-level and site-specific concerns are addressed and mitigated by those who will most benefit from the proposed use, rather than the public at large.

Different communities will have a spectrum of opinions about this issue. The facts of the matter show that this is a land use issue, that the controlling instrument for land use regulation is the Comprehensive Plan, and that the land use proposed to be regulated is in direct opposition to several of the goals and policies of the Comprehensive Plan relating to housing access and affordability. The appropriate remedy for such a situation is to restrict the use where it undermines the Comprehensive Plan goals and policies, or to permit it as a Conditional Use. This approach could be applied to the entire unincorporated county, to all areas outside of the Mt. Hood Village area, or to only the area within the Portland Metro Urban Growth Boundary.

Thank you for your consideration of these concerns.

Respectfully,

Joseph P. Edge
Oak Grove resident

Fritzie, Martha

From: Blane @ Mountain Resort Lodging <info@MRL-cabins.com>
Sent: Wednesday, June 12, 2019 6:18 AM
To: Fritzie, Martha
Subject: Short Term Rental possible regulation comments

Follow Up Flag: Follow up
Flag Status: Flagged

Martha,

We have been operating our short-term rental business in Government Camp for over 20 years. In that time we have seen sweeping changes in the industry. Some of these changes have been good but many of them have been detrimental. I share the following information in hopes of helping to raise the reputation and quality of STR's and their guests in residential areas.

A successful STR must advertise in order to be seen by potential guests. We have our own web page, Facebook page, and we list with Craigslist and VRBO. When my comments below reference VRBO most of the time they will be referencing AirBnB too.

Comments:

1. The quality of guest has been dropping in general due to the fact that VRBO now prohibits screening (via Internet searches) of potential guests. They do this by hiding the contact information of the guest and of the lodging owner until a booking is made. Until that time all correspondence must be through their system. In their system all email addresses, phone numbers, web pages are redacted to prevent direct contact between guest and lodging owner. This makes it very easy for guests with sketchy backgrounds or sketchy intentions to reserve a lodging. If after the booking when contact information is made available the lodging owner finds they potentially have a problem guest (due to conducting an Internet search of them) and would like to cancel they can do so, but if they do the lodging owner is penalized by VRBO. VRBO will lower your search ranking for sure and they have been known to hide the listing. This is done without notice to the lodging owner. Because of this lodging owners are very apprehensive about cancelling guests.
2. Because VRBO and AirBnB have grown so large their competition is minimal. Any other company that starts gaining on them is quickly purchased by them in order for it not to become a threat. The last I read VRBO had purchased 23 online listing companies. These two companies spend millions in Google Ad dollars in order to keep their listings on the front pages of Google, an amount other companies cannot do.
3. Because they have command of the market, VRBO sets the rules within their service to benefit themselves (of course) and to benefit the guest. There are very little protections given to the lodging owner when a bad guest shows up at the door and stays. This often affects all the residences around the STR.

Solutions:

1. Only allow online listing companies to operate in Clackamas County that allow pre-booking open communication between the guest and the lodging owner. Most of experienced lodging owners can sniff out a bad guest which saves ourselves the headache of having them in our residence and saves the neighborhood from disruptive behavior coming from our residences.
2. Require all rentals to have on-site parking. Because many guests arrive from at least 60 miles away (at least they do on Mt. Hood) they tend to carpool. I suggest one parking spot for each 4 beds.
3. Do not allow one night rentals unless it is a bed and breakfast or the owner of the residence lives on site full time. One night rentals more often than not are used as party houses.

4. Set up a phone number and email address at the County (County Tourism since they get the transient tax dollars?) for neighbors to contact if there is a problem. Those residences with frequent complaints should lose their ability to operate as a STR.

5. Require homeowners to place their phone number discretely on the front of their STR using a County standardized plaque. If there is an issue at the residence the neighbors can then contact the homeowner easily and directly.

In the end I am not sure how much regulations will work/help without strong enforcement. The current problem STR's, those who do not operate responsibly and in consideration of the neighborhood, I doubt will change their ways because there are additional rules to follow.

Thank you,
Blane Skowhede

--

Mountain Resort Lodging Co.

Government Camp, Oregon - Mt. Hood's only alpine village

Office location/ mailing address:

12020 SE Idleman Road
Happy Valley, OR 97086

Office: 503-760-7394

Fax: 503-760-0534

Cell: 503-730-3013

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[Phishing Email](#)

Fritzie, Martha

From: donandelenaives@gmail.com
Sent: Saturday, June 15, 2019 10:34 AM
To: Fritzie, Martha
Subject: Short Term Rentals in Clackamas County

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

I attended the public meeting on STRs in Gladstone on May 28th, but didn't get a chance to speak, so I thought I'd send you my STR story via email.

My husband and I have been AirBnb hosts since July of last year, and have accommodated guests in our Forest Grove listing for 225 nights since then (as of this writing). And what we've learned in these ten months of hosting described up in one word: Families. Our family and many many other families. This unique and amazing ability to share our home in this manner benefits families in so many amazing ways that I never imagined.

First, please bear with me briefly as I tell you a little bit about our current listing. While I'm a fourth-generation resident of rural Clackamas County, this one is in Washington County. It is an Italianate Victorian home in Forest Grove's old-town historic district.

In 2013, we had enough of my husband's 90-minute commute to his job in Hillsboro, and decided to immigrate to unfamiliar Washington County. We fell in love with a dilapidated home in Forest Grove that had been built in 1876 by one of the town's early founders and Oregon State representative I.L. Smith. We bought it for cash that I inherited from my mother, as it was not eligible for any mortgage in its current state. It had been vacant for three years, occupied only squirrels and raccoons, as well as the occasional squatter. We spent three years renovating it from its crumbling foundation up to the leaking crumbling chimneys.

By 2018, we had revived the house to its former grandeur. It was featured on two historical society tours, and we even got to meet I.L. Smith's direct descendants! However, right about that time we discovered that Don's employer had been bought out, and it was time to find a different one. We felt we were needed back in Clackamas County to provide a better support system for our kids and our twelve grandchildren. It was then that we realized that we would never be able to sell the house for what we had put into it, and we decided to try it out as a short-term rental instead. In that new adventure, we discovered several things:

First, we were surprised to discover that three other historic homes within two blocks were short term rentals. We had no idea, as there were no issues.

Second, we discovered that STR guests are not the young transient, frat-type partiers that the word "AirBnb" tends to conjure up. Quite the opposite. The Forest Grove house is filled with family heirlooms, including china, crystal, antiques, expensive carpet, hardwood floors, leaded glass, antique books, and wallpaper. Our guests use our large kitchen, pans, appliances, and glassware, and china to create family meals. We allow children of all ages and provide toys, crayons, books, DVDs, etc. We have never had any problems or damage whatsoever. Our home and things have been treated with utmost respect.

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Thirdly, and most amazingly, we discovered what an amazing unique opportunity AirBnb provides for families to gather. Of those 225 nights, the overwhelming majority of those were spent by extended families gathering for weddings, graduations, holidays, or funerals. Grandparents, aunts, uncles, cousins all getting together because one of the kids was playing basketball at Pacific University, and everyone had converged on Forest Grove to cheer him on.

Afterwards, in reviews, cards, and notes, the overwhelming sentiment conveyed is gratitude. Something I didn't expect! Last summer, a young single mother from Idaho traveled with her four children to Oregon to meet her father for a weekend at the Smith house. Afterward, she left a heart-felt review, thanking us for our "role in a weekend that changed our lives." Over and over, I am thanked for making our home available in this manner.

I just received a card from a child who had attended a girls' weekend with her mom, aunt, cousins, and grandma. Inside, she had drawn a picture of one of our claw-foot tubs, with herself depicted as a "chamber maid." It was from a make-believe game, she explained, that she had played with her sisters.

Well, it worked out so well, we bought a place in Clackamas County with a big house beautifully situated along Milk Creek (but another fixer-upper!) complete with a small cabin. It seemed like the perfect plan! We don't need a big place for the two of us. We just occasionally need a big "grandma's house" for holidays and family dinners and sleepovers. So we would live in the cabin and use the big house for family gatherings as well as a short term rental where other grandmas, grandpas, aunts, uncles, and cousins can gather as well. Plus it would allow us to keep the Forest Grove house. So, after months of preparation, we've just had our first guests, with many more scheduled. Bookings for ... you guessed it... extended family gatherings: graduations, weddings, holidays, reunions; and I couldn't be happier.

We went live in May. The first group was a reunion of camp counselors. The second group was a family from Portland... Mom, dad, and three kids. Mom wrote when she made the reservation that it would be nice to spend a weekend out of town. They played in the creek, roasted marshmallows and hotdogs, barbecued, and hiked. After they left, I found a note on a chalkboard, left by the little girl, that the Cedars was "a gift."

Since then we have hosted extended family groups for two weddings and two graduations. The Clackamas County home is filling the same need, that we discovered in Forest Grove. Short term rentals fill in a huge sociological gap that I never knew existed! It provides places for families to gather! If this avenue was cut off that opportunity would not only be lost in Colton, but in Forest Grove as well, because we would be forced to sell. We just can't manage both mortgages without that income.

I understand the concern that this latest innovation in the sharing economy is drying up the well of available long-term housing. But it needs to be pointed out, that this has greatly reduced the actual quantity of wasted space. I used to feel guilty as an empty-nester knowing that we had spaces... bedrooms, bathrooms, dining room... that weren't used very frequently. It seemed wasteful. This provides an avenue that greatly increases the use of resources, fills in the blank spots where an actual long-term change isn't feasible, and benefits everyone involved.

And when I hear concerns, such that garbage pickups should be regulated, etc., I just shake my head. If we had garbage laying around, we wouldn't be in this business very long! It's brutal! You work for those reviews, or you will be out of business quick! Everything has to be perfect. We are constantly touching up, manicuring everything, and examining everything with a critical eye, to a level that we never achieved as private owners!

You might wonder why I don't worry about my priceless family treasures, way out in Forest Grove, in the hands of strangers. You might wonder why I didn't even know that our neighbor with the great big magnificent Craftsman home two doors from us in historic Forest Grove, had been letting it out as an AirBnb for an entire year without our knowledge. And another on the same block, and another around the corner that's because the

system is self-regulating. It is review driven. If you're a bad guest, the hosts will tell everyone, and you're out. Likewise, if you're a bad host and you don't keep everything immaculate, the guests will tell everyone, and you're out as well.

Thank you for allowing me to share my Short Term Rental story. It has definitely been a win-win for us as well as for our guests, and, by extension, it will be a win for Clackamas County. Thank you so much.

Sincerely,

Elena Ives

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

Fritzie, Martha

From: Betsy@mthoodrentals.com
Sent: Thursday, June 20, 2019 6:02 PM
To: Fritzie, Martha; BCCMail
Subject: Follow up to last week's STR meetings with planning commission and BCC
Attachments: Clackamas County STR Regulations Recommendations.pdf

Hi-

I wanted to follow up with you regarding many of the comments and recommendations that were made last week regarding short term rental regulations in the county planning commission meeting and the BCC meeting as well as the several public hearings and meetings that I attended during the past 5 weeks or so. I appreciate the time and effort that is being taken by Clackamas County to listen to constituents and stake-holders and to actually listen.

In addition, I also would like to point you to two organizations that are experts in the STR industry for regulations and safety.

[Smart City Policy Group](#) has worked in partnership with government jurisdictions on short term rental regulations throughout the country for several years. They have a depth of knowledge on best practices and what works.

[Dwell Safe](#) is a fire and safety inspection company that specifically serves the short term rental industry throughout the country. They have a home safety certification program that costs \$89/year and they partner with government jurisdictions.

I have attached a PDF document for clarity, so you do not have to sort through a lengthy email.

And please reach out to me if you would like talk in more detail about any of these topics.

Betsy LaBarge President & CEO

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Short Term Rental Regulations Discussion for Unincorporated Clackamas County Response to Planning Department and Board of County Commissioners – June 20, 2019

After attending most of the Clackamas County Short Term Rental Regulations public hearing meetings, the presentation at the Mt Hood Chamber of Commerce, the Clackamas County Planning Commission meeting and the Board of County Commissioners' meeting during the past few weeks, I would like to comment on several of the issues that came up that some people seemed to be confused about.

First, I need to give a big thumbs' up to Martha Fritzie for her hard work in organizing the meetings, presenting at the meetings and for listening to what people are saying. She deserves a round of applause!

Secondly, thank you to all of you for including the public's input. This makes a HUGE difference in getting buy-in as you make changes to the county code and create Short Term Rental Regulations for unincorporated Clackamas County.

I would like to say that I am not against regulation, if it is fair and reasonable, enforceable and created so that people will actually follow it. Everything you want to see happen, Mt Hood Vacation Rentals already does as you will see in my comments below.

The most important factor is that county code is silent on whether short term rentals are allowed or not allowed. As the county has overwhelmingly heard through the survey and comments that short term rentals should be allowed in all parts of unincorporated Clackamas County, I would agree that the code should be amended to allow STRs in all of unincorporated Clackamas County. I would also agree that the number of rental nights per year or restrictions by neighborhood should not be regulated. I appreciate that you have recognized the economic importance of vacation rentals in the Mt Hood area where about 75% of all short term rentals in the county are located. Obviously this code cannot supersede other regulations that may disallow STRs such as farm zoning. Bed and Breakfast Inns would not be covered under the STR regulation as they are already regulated in Section 832 of county planning code.

These regulations would only apply to stays for 30 days or less. Rentals for more than 30 days are regulated by Oregon's Residential Landlord/Tenant Statutes. This topic came up in several of the meetings. The reason the TRT statute is written to cover rental activity of less than 30 days is because that is how the state defines transient lodging. By definition in the Residential Landlord/Tenant Statute, transient "occupancy does not exceed 30 days" and a tenant "does not mean a guest or temporary occupant".

Regarding concerns about STRs taking up affordable housing supply, in the Mt Hood area, very few STR owners would consider purchasing a home to be used as a long-term rental and they would not consider converting their family's vacation home that they also rent on a short-term basis into a long term rental. This is a much bigger issue that needs to be tackled from a different perspective. Additionally, the Residential Landlord/Tenant Statutes are very specific and complicated regarding what landlords can and cannot do. Add to that the seasonality for tenants in the Mt Hood area and owning a long term rental is very difficult to do in the eastern section of the county. I had a Property Management license and managed long term rentals here for about 15 years and got out of that end of the property management business because of how difficult it is to do here. I would be happy to talk with you more about this. Additionally, while it appears on the surface that a homeowner can get more rental income from short term rentals than from long term rentals, there are also a lot more expenses including utilities, furnishings and weekly cleaning costs. Many homeowners of self-managed STRs do not always consider these expenses and they do not pay themselves for their time.

I agree with Commissioner Bernard's assessment of how STRs should be regulated and what should be regulated. I have made some important notes and considerations below following up on some of the questions that were asked in many of the meetings.

1. **Permit, License or Registration:** This would be a permit, license or registration that goes with the homeowner and the home. If a short term rental is sold, the next owner would need to start with their own permit. If for example, Bob Smith owns an STR at 123 Main Street and he follows all the rules and is in good standing, his record should not be passed on to a new owner, Mary Jones. Mary Jones would need to start with their own permit.

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had safety inspections done, has notified neighbors of the new contact info, has proper insurance, etc. Conversely, if Bob Smith is a repeat offender of not following the rules, this should not be on Mary Jones' record when she does everything according to the regulations. The permit, license or registration could be coded to reflect the STR address and the unique owner as well. Additionally, the annual fee cannot be too high or people will simply not comply. Anything over \$200/year will start to invite non-compliance.

Non-compliance should have a hefty fine (\$1000-\$5000 graduated with each offense with a first time "freebie" perhaps) so that the homeowners who are following the rules are not burdened financially for the enforcement of the non-compliant STR homeowners. And there needs to be a good way to insure that complaints are real and actually happened to avoid someone from making a nuisance complaint against a neighbor they do not like or just because they do not like STRS.

There should be a database of all STRs that is easily assessable online by neighbors, emergency workers, law enforcement and government officials.

This permit, license or registration should be administered by the Finance Department as they are already involved with the collection of TRTs and already have a partial list of STRs. Mt Hood Vacation Rentals is contacted annually by the Finance Department asking for a list of homes with addresses that we manage.

When this is first implemented, there needs to be a big PR push to let people know what is happening. Then give all STR owners a 3-6 month grace period to become registered. After that double the licensing fee. Also, any new STR owner needs to be registered within 60 days after closing on the purchase of a home (it takes time to get everything in order like insurance and this covers the transition of an STR from one homeowner to another homeowner) or if they already own the home, prior to using it as an STR.

2. **Clackamas County Transient Room Tax:** A homeowner who rents their entire home or part of their home on a short term basis (anything up to 30 days) would be required to collect and remit the Clackamas County 6% Transient Room Tax. Many are currently not doing this and there is no good mechanism to determine who they are. A permit could be tied to the monthly remittance to determine who is not in good standing. For example, a property manager or Online Travel Agency (OTA such as HomeAway/Vrbo or Airbnb) is collecting the taxes on behalf of the homeowner, their TRT ID would have a subsection with a list of the STR license or permit IDs.

MHVR already collects and remits the TRTs on our homeowners' behalf. The Finance Department has a list of all the homes we manage so they know which vacation rentals we are collecting and remitting the TRTs for. The collection and remittance of TRTs needs to be separate from the home registration. With the database that is kept, there just needs to be cross-referencing who the property manager or other local representative is.

3. **Trash Collection:** Short term rental homeowners would need to show evidence of trash collection services. However, Bliss Sanitary Services, the garbage collection company for the Mt Hood area is unable to pick up garbage at many locations for many reasons (difficult to access a narrow road or driveway, snow in the winter, etc.). MHVR hauls the garbage from about 1/3 of our homes to our office dumpster weekly and bills out the homeowners. For STR owners who cannot get Bliss Sanitary Services (or other garbage service depending upon their location), there would need to be another way to document that the garbage is being hauled either weekly or after each rental activity. MHVR would prefer to not be in the trash collection business, however, we know this is important so we do it.
4. **Maximum Occupancy:** Of course maximum occupancy in a home should be limited, however, it should not be more restrictive than a hotel room. An average hotel room is about 350 square feet and often includes two queen beds which can sleep 4 guests. The occupancy per bedroom should be defined not just by the number of guests, but also by square footage. A good rule of thumb would also be to add 2 guests to accommodate for loft areas, sofa beds, etc.

5. **Maximum Vehicles and Off-Street Parking:** This goes hand-in-hand with the occupancy limits. I recommend that the number of vehicles that are allowed to park at an STR cannot exceed the number of bedrooms. MHVR limits the number of vehicles for our homes based upon availability of parking and occupancy. In the Mt Hood area, parking can be limited at some properties due to narrow driveways and many homes do not have garages. I am not sure it would be feasible to completely disallow street parking, but perhaps to rather limit it to no more than one or two vehicles to be parked on the street. Additionally, there are many full-time residents with multiple vehicles and some are parked on the street.
6. **Notice to Neighbors:** Short Term Rental Homeowners should be required to notify neighbors that the home is a short term rental and provide the name and phone number of a contact person or people that would be available 24/7/365 and those persons needs to be able to get to the rental home to rectify any issues or concerns in a reasonable amount of time. However, during the winter for example, it can take us an hour to get to Government Camp from Welches (12 miles) when there is a lot of snow or traffic; there is no alternate route in the winter. And during the past several years when we had highway construction during the summer, it could also take an hour to get to or from Government Camp. These considerations need to be taken into consideration.

MHVR has an office that is open 362 days a year during business hours and an after-hours phone number that is shared amongst staff for all times when the office is not open. This number is shared widely with rental guests, neighbors and homeowners. I agree that neighbors should call the homeowner or property manager or representative directly first to remedy situations. However, in my experience, I have found that many neighbors are reticent to do this. Also, considering that 60% of the homes at Mt Hood are not full-time residences, the neighbors are difficult to contact.

There are limitations to notifying all neighbors. It was noted that 4700 post cards were mailed to Mt Hood area homeowners and that 60% of the homeowner addresses were out of the area. MHVR has attempted to contact neighbors of STRs we manage, however, currently the only way to acquire these names and addresses is to first do a survey of the neighbors' homes' physical addresses, then look up the homeowners' names and mailing addresses on the county computers in Oregon City. This is very time-consuming and sometimes the addresses are incorrect (have not been updated after a move or it can take a couple of months for a new homeowner's info to show up or the address associated with the owner is the address of the home which is clearly not where they live). After an STR is registered, I would recommend that the county should send a list of neighbors to the STR homeowner (or property manager) that need to be contacted. When a building permit or non-conforming use permit is filed, neighbors within 500 feet receive a notice, so maybe this same system could be used for STR homeowners. Not being able to easily access the neighbors' contact info would be a stopper for many; I doubt most would even know how to find homeowner contact information.

We have not placed signage at our vacation rentals because homeowners did not want to announce to everyone that their home is not occupied full-time. The reality is that most homes at Mt Hood are not occupied full-time, so burglars already know that. STRs have frequent activity with renters, housekeepers, maintenance personnel and homeowners, so that does deter break-ins. For MHVR, signage would be a marketing tool that doubles as a way to share important contact info for neighbors and emergency responders. The signage should include the permit ID for that specific STR. It could also be required that all advertising lists the STR permit number by property (similar to Construction Contractor License rules).

7. **Building and Fire Safety:** I agree with a self-affidavit system with specific safety requirements as part of the licensing procedure that the homeowner would need to check off (the existence of smoke detectors, carbon monoxide detectors, fire extinguishers, safe railings and decks, legal egress out of all sleeping areas, at least two entrances or exits to a home, locking doors and windows, etc.). If documentation of safety and fire inspections by professionals can be provided the license fee could be discounted.

8. **Enforcement:** For the most part, there will not be funding to send someone out on Saturday night at midnight for a noise complaint, or at any time for that matter. The Mt Hood area already has very slim police protection

(one sheriff on duty day shift, one sheriff on duty swing shift and no sheriff on duty for graveyard shift) and the sheriff is not going to be able to answer every nuisance call. This will be the most difficult part of the regulation process. And there needs to be a mechanism to ensure there are not nuisance complainers who are exaggerating or overstating situations or just do not like the homeowner.

9. **Vacation Rental Insurance:** This is one area that was not discussed a lot, but that we recommend is required. We know of situations around the country when claims for injuries or damages in short term rentals were not covered by the insurance company because the home was not insured as a vacation rental. In my experience, the vacation rental insurance companies have never come out to inspect a home for safety or fire standards, however, if there is a claim, it may not be covered if certain items are not in place (smoke detectors for example). A copy of the VR insurance declarations page should be included with the permit application.

Please feel free to reach out to me at any time if you have questions or would like to talk in detail about any of these topics. And again thank you for taking the time and energy to get this right the first time.

Betsy LaBarge
Founder, President and CEO
Mt Hood Vacation Rentals
betsy@mthoodrentals.com
866-794-6813

Fritzie, Martha

From: ryan fox <rfox418@yahoo.com>
Sent: Monday, June 24, 2019 1:12 PM
To: Fritzie, Martha
Subject: Short term rental ordinances

Follow Up Flag: Follow up
Flag Status: Flagged

To whom it may concern,

I would like to strongly encourage you to adopt new zoning ordinances regarding short term rentals. We have a short term rental on our road and it has dramatically effected our neighborhood. The one point I would like to make and I hope you consider is the existing zoning ordinance regarding Bed and Breakfasts. Ordinance #832.01 states that the owners of the bed and breakfast need to have written permission from all home owners on a private road, if the rental is accessed off of the private road. Our road is private and we incur the cost and labor in maintaining the road. The short term rental has dramatically increased the traffic on the road and also increased the maintenance costs. Thank you for your consideration.

Ryan Fox
18381 SE 422nd ave
Sandy or 97055
503-341-6269

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