

STR Committee Meeting

August 13, 2018

Meeting Summary

I. INTRODUCTIONS & EXPECTATIONS

Sarah Absher – Sarah is the Director of Community Development. She started working in the department in 2000 was there when program was initiated. Her background is in land use planning & cartography. Sarah has been the Director for approximately one year.

Scott Nienkamp – Scott is a retired fire fighter and moved to the county in 2010 from St. Louis, Missouri. He has limited experience with STR's but is eager to learn. He has concerns about the STR program getting out of hand. He's curious why a business license is not required. *(Business licenses are currently not required for unincorporated Tillamook County).

Aaron Palter – Aaron has lived in the county since 1999 and is the economic development representative for this committee. He served on the Tillamook Revitalization Project and is the Project Coordinator for the Port of Tillamook Bay for the past 9 years. Aaron also served on the Tillamook Planning Commission for 4 years. He has concerns more than expectations. He cautioned on being thoughtful as opposed to thoughtless in the development process. He wants to represent the vocal minority and wants absolute transparency.

Gus Meyer – Gus is originally from Tillamook County and is here for balance. He has seen our county go from heavy forest industry to light forest industry and now to tourism. Finding a balance of social economics with the difficulties of getting there; he wants to find out what he can do to help with economic development in an atmosphere of change. There's an interconnection between business, housing and short-term rentals. Some concerns are 1) complaints & liability 2) shortage of affordable housing 3) Enforcement in cities is better than in unincorporated areas and 4) businesses are having trouble finding seasonal work. Gus is also on the County Road Advisory Committee.

Tim Carpenter – Tim moved to the county in 1976 and is the Fire Chief for the Netarts Oceanside Fire District. He is chair person for the Coastal Fire Chief Caucus (an arm of the Oregon Fire Chief's Association); this topic comes up at their meetings regularly. His main objective in wanting to help modify the

ordinance is from a public safety perspective. Hotels & Motels are held to a higher standard in regards to fire and safety. The Ordinance addresses some of his concerns but would like to see stronger enforcement. He is concerned about the change in communities with fewer full time residents and more short-term rentals. Feels the change of housing is contributing to the lack of volunteer fire fighters. Would like to see something positive for everyone. The most desirable places (proximity to the ocean, etc.) are being used as STR's and as they get too full in those areas, we will begin to see them pop up more and more in "less desirable" areas inland. Tim was also on the committee that developed the short term rental ordinance and is eager to be on this committee as well.

Pam Zielinski – Pam is on the committee as the representative for the Real Estate community. She's owned STR's over the years and cares about the community greatly. She would like to see more enforcement, especially with repeat offenders but suggested a "grievance process" rather than straight to fines. She would like to see a trade association to help neighbors live in harmony with vacation rentals. Pam would not like to see a requirement for a business license when operating a short term rental as this is not a commercial use. Feels the impact on real estate, housing & the economy. Would like to see workforce housing & ADU's. Pam attended every public hearing and committee meeting for the short term rental ordinance and was on the Housing Study committee.

Nicole Twigg – Nicole is the vacation rental representative and wants a very straight-forward approach. She owns/manages a vacation rental company for over 10 years full time. They currently have about 23 employees, five years ago they had 4 employees. She mentioned the changes to the ordinance in Lincoln City and the confusion all the changes created. She would like to preserve owners' rights as well as control the nuisances. Would like to see more enforcement. Streamline between TLT & STR's. Nicole feels she follows the rules when others aren't and would like to see that change. **(STR Helper is a program that will search for rentals not complying with the ordinance.)

Jerry Keene – Jerry is on the committee to represent the central portion of the county. Jerry is a nearly retired attorney and is the President of the Oceanside Neighborhood Association. He felt compelled to be on this committee due to the changes in our communities. Oceanside is the 2nd largest contributor to the TLT tax. He would like to see this committee be cognizant of "Talking vs. talking to". Authoritative statistics & credibility. Feels this can be broken down to 1) character of communities/penetration of communities by STR's 2) conduct & accountability and 3) health and safety. Also has concerns about tsunami awareness for vacationers.

Jim Haley – Jim is on the committed to represent the northern portion of the county. He would like to see a reasonable & rational approach between municipalities & unincorporated Tillamook County. He hopes to see unincorporated areas of the county be modeled after the municipalities in regard to short term rentals; owners of STR's are required to obtain a business license from the City of Rockaway Beach. He feels STR's are motels and feels people do not respect the communities. He does see excessive occupancy & vehicles in his neighborhood. Trash receptacles have been a problem in his neighborhood too. Jim feels government intrusion has caused more problems in creating more regulations.

Nanci Sheeran– Absent

II. COMMITTEE PROCESS & OBJECTIVES/ROLES & RESPONSIBILITIES/ SHORT TERM RENTAL PROGRAM DISCUSSION

- Our goal was to create a balanced group consisting of individuals with various diverse backgrounds to help us through this process.
- Our goal will be to develop a program other municipalities can adopt if they choose. There is a need for short term amendments by December, however this committee can go beyond December as the Tillamook County Commissioners did not assign a sunset date for the committee. Multi-Family Dwellings & Accessory Dwelling Units are not eligible to be a short term rental.
- Short Term Rental Helper is a nationwide company assisting in locating vacation rentals. The program searches Craig's List, Airbnb, VRBO, Vacasa, etc. for rental advertising. The initial scrape located 1,800 properties being advertised without the necessary permit. Airbnb/VRBO are only required to submit payment rather than declaring which specific properties are being rented and by whom and when. They manage many different properties and often pay with one check and no detailed breakdown. We know there are violators in the county who are not complying with Ordinance #84; STR Helper will assist us with compliance.
 - Jerry asked for a comparison spreadsheet illustrating change from year to year
 - Gus is concerned the program hasn't been properly "debugged". However, this is not a brand-new software program.

- Enforcement was raised as a concern by all members present. There is funding for a code enforcement officer, however the Sheriff’s department is currently understaffed and cannot supply us with a code enforcement officer while they are under staffed.
- The “Beat the Wave” map is a color-coded tsunami evacuation map. We will most likely require this map to be in all vacation rentals.
- Sarah would like to have panels attend 3 meetings to answer questions and provide insight from their perspective.
 - Panel 1: Community, Public Safety & Housing.
 - Panel 2: Municipalities.
 - Panel 3: Vacation Rentals, Tourism & Economic Sustainability.
- A specific and necessary change to the wording of the ordinance is in relation to the sanitation system at Sahhali Shores at Neskowin. This is a community system, and due to the size, is overseen by DEQ. Wording can be changed to refer to “single septic/single property”.

III. ORDINANCE #84 REVIEW

Tabled for the next meeting.

IV. FUTURE MEETING DATES – All from 9:00 a.m. to 11:00 a.m. as follows:

- 1) September 4, 2018- Tillamook County Library Main Branch, Tillamook
- 2) September 25, 2018- Tillamook County Library Main Branch, Tillamook
- 3) October 15, 2018 (Jim will be absent)- Tillamook County Library Main Branch, Tillamook
- 4) November 6 2018- Tillamook County Courthouse
- 5) November 20, 2018- Tillamook County Library Main Branch, Tillamook

V. ADJOURN