

STR Committee Meeting

October 15, 2018

Meeting Summary

I. ROLL CALL

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|----------------------|-----------------------|
| 1) Sarah Absher | 14) Ielean Ross |
| 2) Robert Buckingham | 15) Kris Woolpert |
| 3) Jim Haley | 16) Kathie Norris |
| 4) Pam Zielinski | 17) Barbara Rodriguez |
| 5) Nicole Twigg | 18) Ron Young |
| 6) Gus Meyer | 19) Tim Dotson |
| 7) Scott Nienkamp | 20) Ann Price |
| 8) Aaron Palter | 21) Larry Rouse |
| 9) Erin Skaar | 22) David Graves |
| 10) Jerry Keene | 23) David Boone |
| 11) Chris Laity | 24) Tom Steiber |
| 12) Gary Albright | |
| 13) Tim Carpenter | |

II. PANEL #2 DISCUSSION

Erin Skaar – C.A.R.E. & head of the Tillamook County Housing Task Force.

- Consultant from Park City, Utah said Park City is no longer a “community”. It’s a 2nd & 3rd home, vacation destination location. He strongly encouraged everyone to consider what is the identity we seek. Decisions we make will affect our identity.
- The study focused on workforce housing rather than short term rentals.
- The starting point for the study was *What housing is needed for the jobs we have*.
- They looked at why affordable housing wasn’t being built.
- They learned the face of Tillamook County is changing and we must recognize those changes.
- Found there are 2 different housing markets; 2nd & vacation homes are more often purchased along the coast, not affecting workforce housing. Some bleed over, but mostly different markets.
- 2nd & vacation homes are a healthy market, where rural and non-coastal areas buyers can’t move up as easily as they used to; most coastal homes aren’t available for them.
- CARE website to access Housing Study:
<https://www.careinc.org/housing-task-force/>

Chris Laity – Tillamook County Public Works Director

- Chris moved here last fall and saw first hand how fast lower end homes are selling.
- Public Works can't find people to hire because they can't find a place to live.
- Acknowledged lack of housing and our pay scale probably both play a role.
- Full time residents generally have helped to maintain the roads they live on. As full-time residents give way to STR's, the new owners are no longer helping to maintain those same roads and ditches.
- Calls requesting PW to fix roads are on the rise. Those not accustomed to our region often have higher expectations for road maintenance.
- Unfortunately, most often a minimum of 3-4 cars per rental is common. Pockets of Pacific City have ample parking but not everywhere. Maxwell Mountain has always been difficult due to the width of the road but is now worse with those parking on the street where they shouldn't. They have found "no parking" signs don't work because they'll just park somewhere else and congest that area.
- Sarah Absher asked if 2 spaces are adequate or if parking should be location driven. Chris mentioned enforcement will be the issue.
- David Graves asked about the money provided by the TLT program. Chris informed us the TLT funds are helping to maintain what we have. However, there's not enough to start new projects. As our roads deteriorate, more money will be needed to repair what we have.
- Jim Haley wondered if "park and rides" for rentals would be something to consider. Also, are there unbuildable parcels that can be converted into parking lots for such park and ride requirements.
- Tim Carpenter asked how roads are classified. Chris answered as ordered by The Board of County Commissioners. Tim explained the 3 different types of roads, 1) private - not county maintained 2) county owned & maintained, and 3) local access - not county maintained.
- A study in 2015 showed STR's are doing well overall in regard to solid waste. They are considering starting a recycling program, placing bags in homes.

Tim Carpenter – Fire Chief of Netarts Oceanside Rural Fire Protection District

- Tim mentioned this process could easily get away from us and feels we won't be able to solve everything by the end of the year. He supports continuing the committee into 2019.
- The most common complaints from people are regarding parking, traffic, and the loss of neighborhood identity. Noise and livability are next on people's minds.
- Traffic/parking is as much a safety issue as it is a nuisance issue.
- Enforcement is a challenge but having the local contact information has helped.
- Regarding question 10 – They are primarily volunteer. Absentee owners and current demographics have affected the number of volunteers. They do not have jurisdiction over residential inspections. They would have to accompany a county inspector. A suggestion was to make a change of ownership trigger a new

inspection. Aaron asked the time and cost for inspections. Tim responded approximately 2 hours at \$100 per person and they work in pairs.

- Tim supports tsunami posting in STR's. Tourists rarely consider educating themselves on tsunami evacuation routes and could cause congestion at time of crisis due to lack of education. David Boone mentioned in their years of renting along the coast they never saw tsunami evacuation or preparedness postings. He mentioned tourists will also need cared for after an evacuation/disaster.
- Absentee owners have lock boxes at their homes for fire and safety personnel. Jim Haley asked if we should make that a requirement for STR's as well.

Jerry Keene – Chair of the Oceanside-Netarts C.A.C.

- Jerry would like more data rather than discussing personal experiences.
- 15% of residences in their community are registered as an STR.
- Jerry's observation was the majority of the public in attendance live in Oceanside or Netarts and feels their communities are at the apex of STR's.
- The ONA will be sending a survey to property owners in part to provide consideration in the Short Term Rental Committee's deliberations.
- Concerns should be directed to the residential use rather than the owners of STR's.
- Jerry encourages us all to avoid expecting a "one size fits all" ordinance, but rather leave room for local option considerations.

Gary Albright – Chair of the Barview-Watseco C.A.C.

- Gary has observed the caring for roads by residents on the decline due to loss of full-time residents but does not feel they have experienced the loss of community as other communities have experienced.
- They do have some issues with excess parking but feels day use parking is more to blame than STR's.

Ielean Ross – Chair of the Pacific City-Woods C.A.C.

- Ielean has been a member of the Pacific City-Woods C.A.C. for 14 years. They started with approximately 50 members and now have over 300 members.
- Question 2: Their C.A.C. said no years ago. They are not opposed now provided they have separate hook ups and shouldn't be allowed on a single lot. The revised PCW-R3 ordinance will hopefully allow for workforce housing.
- Question 3: Feels it's not enforced.
- Question 4: noise followed by parking are the most prominent concerns. Shore Drive can be especially difficult. Their parking study is currently being evaluated. They are hesitant to expand parking. Their opinion is providing more parking will only bring more people. Ielean would like to see an improvement on what they have rather than adding more spaces. There is no "shoulder season" any more, parking is a concern throughout Pacific City.
- Question 6: They'd like to see the management company on signs and notices.

- Question 7: No. They do not feel on-street parking should be allowed.
- Question 8: Ilean asked if there was to be a dedicated enforcement officer. Sarah explained the current shortage at the Tillamook County Sheriff's Department. They need to be fully staffed first.
- Question 11: They do not feel there is a balance, and strongly feel STR's affect livability as well as property values.
- Question 12: Their hope is STR helper will find those not in compliance.
- Ilean feels there should be no more development allowed in Pacific City, nor should any more STR's be allowed; "nothing new to bring more people in".

III. PUBLIC QUESTION & COMMENT

Barbara Rodriguez: Is there a 2nd egress planned for Oceanside & Netarts? Chris Laity explained the alternative routes right now are logging roads but there's a federal highway system that's in the design and land procuring stage. Possibility of construction beginning in the summer of 2020.

Barbara Rodriguez: Would like to see phone numbers on each STR, would like to see regular inspections and encourages us all to be open minded, not all tourists are bad people.

Chris Woolpert: Are existing rentals being filled throughout the year or only in the summer and on holidays?

Nicole Twigg: Gross earnings are less than people expect. She'd like to see data on the coastal average.

Kathie Norris: They've had a continued problem with a VACASA rental across the street. She has written letters but has not received a response.

Ron Young: Anecdotes are insignificant without real data. Day use is bleeding into the STR debate because STR's are an easy mark to attack.

David Graves: Would like to see an extension of the committee. Sarah explained while some short term solutions should be made by the end of the year, the committee will extend into 2019.

Ann Price: Encourages us to work on the "low-lying fruit" first and extend the committee into 2019. She also cautions us against creating policies & rules that cannot be enforced because enforcement is vital to this process.

Aaron Palter: Recalls when he was on the Tillamook Planning Commission and cautioned against making big decisions with few people there to speak for it or against it.

Jerry Keane: We can encourage tourism and be concerned about the impacts at the same time.

Tim Carpenter: None of the TLT money goes to public services like safety & law enforcement and that should be addressed as a % should also be going to protecting and serving.

IV. FUTURE AGENDA ITEMS

- a. November 6, 2018 from 9:00-11:00 a.m. at the Port of Tillamook Bay main conference room at 4000 Blimp Blvd. Invited guests for Panel #3 include local business owners, vacation rental management representatives, the Tillamook Chamber of Commerce, and Nan Devlin to name a few.

V. ADJOURN

STR PANEL #2 QUESTIONNAIRE

1. By your estimation, what percentage of dwellings in your community are short term rentals?
2. Do you feel there should be exclusions/prohibitions/limitations for multi-family dwellings and ADUs?
3. Based upon your observations, do you feel the maximum occupancy of short-term rentals in your community are calculated appropriately, are they too high, are they too low?
4. If too high, what contributing factors helped you arrive to this conclusion?
5. In your opinion, what are the most prominent community concerns related to short term rentals in your neighborhoods?
 - a. Parking
 - b. Noise
 - c. Solid Waste
 - d. Other
6. Do you think a Good Neighbor Policy would be effective in helping to reduce community concerns and impacts to residential neighborhoods?
7. Do you feel Neighborhood Notifications and contact information in the event of an emergency or issue are effective and easily accessible?
8. Do you feel on-street parking should be allowed? If not, why?
9. Do you feel the enforcement of STRs as outlined in the Ordinance is effective? If not, what are the challenges and limitations, and how do you feel enforcement could be better addressed?
10. Based upon the percentage of short-term rentals in your community, does your community or district feel there is adequate emergency responder staff serving your community to address conflicts or issues related to short term rentals when they arise?
11. Does your community feel the livability between short term rentals and the residential culture of your neighborhoods is in balance? Please explain why you feel there is or

is not balance in your neighborhoods. What provisions do you feel would help better promote and maintain balance, and ensure the long-term residential livability in community neighborhoods is preserved? (Ex: Do you feel there should be a cap on the number of STRs in your community?)

12. Do you feel the County inspection process for fire/life safety compliance is adequate? If not, why?
13. Do you feel the STR program as a whole is adequate or lacking? If lacking, why and what modifications do you feel are necessary to better manage the program?
14. Do you feel the vacation rental industry is compromising the availability of long-term rental or full-time rental housing stock? If so, why?