



TILLAMOOK COUNTY BOARD OF COMMISSIONERS NOTICE OF MEETING AGENDAS

BOARD OF COMMISSIONERS

David Yamamoto, Chair
dyamamoto@co.tillamook.or.us

Erin D. Skaar, Vice-Chair
eskaar@co.tillamook.or.us

Mary Faith Bell, Commissioner
mfbell@co.tillamook.or.us

CONTACT

Tillamook County Courthouse
201 Laurel Avenue
Tillamook, Oregon 97141
503.842.3403
www.co.tillamook.or.us

COMMUNITY UPDATE MEETING

Tuesday, March 1, 2022 at 8:00 a.m.

Teleconference and KTIL-FM at 95.9

BOARD MEETING

Wednesday, March 2, 2022 at 9:00 a.m.

Commissioners' Meeting Rooms A & B

County Courthouse, Teleconference, and Live Video at tctvonline.com

AGENDAS

COMMUNITY UPDATE – 2202-03-01 COMMUNITY UPDATE AUDIO.MP4

CALL TO ORDER: Tuesday, March 1, 2022 8:00 a.m.

1. 00:08 Welcome and Board of Commissioners' Roll Call
2. 06:50 Adventist Health Tillamook
3. 08:00 Coastal Caucus

AGENDA ITEM TAKEN OUT OF ORDER

4. 09:16 Tillamook County Community Health Center
5. 13:50 Nehalem Bay Health Center & Pharmacy
6. 15:05 Tillamook Family Counseling Center
7. 17:20 Sheriff's Office
8. 22:08 Emergency Management
9. 29:38 Oregon Department of Transportation
10. 36:48 Board of Commissioners
11. Cities
 - 57:04 Manzanita
 - 58:15 Garibaldi
 - 59:33 Tillamook
 - 1:04:28 South County

ADJOURN – 9:10 a.m.

MEETING-BOCC MEETING AUDIO.MP4

CALL TO ORDER: Wednesday, March 2, 2022 9:01a.m.

1. 02:10 Welcome & Request to Sign Guest List
2. 02:19 Pledge of Allegiance
3. 02:40 Public Comment: There were none.
4. Non-Agenda Items
02:45 Agenda Item #16 Postponed/Commissioner David Yamamoto

LEGISLATIVE – ADMINISTRATIVE

5. 03:04 Discussion and Consideration of a Resolution in the Matter of Proclaiming March 2022 as "Problem Gambling Awareness Month" in Tillamook County, Oregon/Janeane Krongos, Tillamook Family Counseling Center

A motion was made by Commissioner Bell and seconded by Vice-Chair Skaar. The motion passed with three aye votes. The Board signed R#22-001.
6. 28:00 Discussion and Consideration of a Personnel Requisition for a New Returning Retired Employee, 150 Days On-Call in the Sheriff's Office/Lieutenant Fernando Silveira, Sheriff's Office

A motion was made by Commissioner Bell and seconded by Vice-Chair Skaar. The motion passed with three aye votes. The Chair signed the requisition.
7. 30:26 Discussion and Consideration of a Personnel Requisition for a New Returning Retired Employee, 150 Days On-Call in the Sheriff's Office/Lieutenant Fernando Silveira, Sheriff's Office

A motion was made by Commissioner Bell and seconded by Vice-Chair Skaar. The motion passed with three aye votes. The Chair signed the requisition.
8. 31:13 Discussion and Consideration of an Order in the Matter of a Notice of Intent to Award a Contract for Oceanside Beach Access/Chris Laity, Director, Public Works

A motion was made by Commissioner Bell and seconded by Vice-Chair Skaar. The motion passed with three aye votes. The Board signed Order #22-012.
9. 38:54 Discussion and Consideration of an Order in the Matter of Declaring County-Owned Property as Surplus/Chris Laity, Director, Public Works

A motion was made by Commissioner Bell and seconded by Vice-Chair Skaar. The motion passed with three aye votes. The Board signed Order #22-013.

10. 41:42 Discussion and Consideration of Administrative Standards for Social Media Use for County Accounts for the Department of Community Development/Sarah Absher, Director, Community Development
- A motion was made by Commissioner Bell and seconded by Vice-Chair Skaar. The motion passed with three aye votes. The Chair signed the policy.
11. 46:45 Discussion and Consideration of the Adoption of a Revised Tillamook County Local 2021-2022 AFSCME Union Salary Schedule Effective March 1, 2022/Shawn Blanchard, Treasurer
- A motion was made by Commissioner Bell and seconded by Vice-Chair Skaar. The motion passed with three aye votes. The Board approved the pay table.
12. 48:32 Discussion and Consideration of the Adoption of a 2021-2022 Revised Part-Time/Temporary Salary Schedule Effective March 1, 2022/Shawn Blanchard, Treasurer
- A motion was made by Commissioner Bell and seconded by Vice-Chair Skaar. The motion passed with three aye votes. The Board approved the pay table.
13. 50:40 Discussion and Consideration of the Adoption of the 2021-2022 Non-Represented Salary Schedule Effective March 1, 2022/Shawn Blanchard, Treasurer
- A motion was made by Commissioner Bell and seconded by Vice-Chair Skaar. The motion passed with three aye votes. The Board approved the pay table.
14. 52:06 Discussion and Consideration of a Software Development Agreement with LVSYS Corp. (dba Buildable) for Software Development Services/Damian Laviolette, Director, Information Services
- A motion was made by Commissioner Bell and seconded by Vice-Chair Skaar. The motion passed with three aye votes. The Chair signed the agreement.
15. 21:51 Discussion and Consideration of a Letter of Support to Adventist Health Tillamook Regarding Rural Ambulance Service Drivers/Rachel Hagerty, Chief of Staff; Eric Swanson, Executive Director, Adventist Health Tillamook

AGENDA ITEM TAKEN OUT OF ORDER

A motion was made by Commissioner Bell and seconded by Vice-Chair Skaar. The motion passed with three aye votes. The Board signed the letter.

16. ----- Discussion and Consideration of Modification #1 to Personal Services Agreement #6086 With TCB Security Services Inc. for Courthouse Security Services/Rachel Hagerty, Chief of Staff

AGENDA ITEM POSTPONED

Chair Yamamoto recessed the meeting at 9:57 a.m.

Chair Yamamoto reconvened the meeting at 10:00 a.m. - 2022-03-02 BOCC MEETING AUDIO.MP4 PART II

10:00 a.m.

17. 00:01 **Public Hearing:** Discussion Concerning an Amendment to Tillamook County Ordinance #86: A Short-Term Rental Operator License Fee to Support Housing and Public Safety Initiatives/Sarah Absher, Director, Community Development
- 00:36 Amendment Introduction/Sarah Absher
- 05:55 Legal Structure for Fee/Bill Sargent, Legal Counsel
- 07:12 Rental Concerns and Capacity/Commissioner Mary Faith Bell
- 08:08 Maximum Occupancy and Permits/Sarah Absher
- 09:50 Short-Term Rental Program and Housing/Commissioner Erin Skaar
- 16:32 Public Safety and Tourism/Commissioner David Yamamoto
- 19:48 Flat Fee Structure and Exemptions/Leslie Kay
- 31:26 Written Testimony Inclusion/Leslie Kay

Closed Public Hearing at 10:34 a.m.

18. 32:43 Board Concerns – Non-Agenda Items: There were none.
19. 32:56 Board Announcements

ADJOURN – 10:35 a.m.

JOIN THE BOARD OF COMMISSIONERS' MEETINGS

The board is committed to community participation and provides opportunity for public attendance during meetings via in-person and teleconference. Teleconference options are listen-only. Due to Oregon COVID-19 recommendations for public gatherings, the maximum capacity of the board meeting room is limited to 12 persons, not including staff and commissioners.

- **Community Update Meetings: Tuesdays at 8:00 a.m.**
 - Teleconference: Dial 971-254-3149, Conference ID: 736 023 979#
 - Radio: KTIL-FM at 95.9

- **Board Meetings: Wednesdays at 9:00 a.m.**
 - County Courthouse: Commissioner's Meeting Rooms A & B, 201 Laurel Avenue, Tillamook
 - Teleconference: Dial 971-254-3149, Conference ID: 736 023 979#
 - Live Video: tctvonline.com

MEETING INFORMATION AND RULES

- Matters for discussion and consideration by the board shall be placed on an agenda prepared by the staff and approved by the board chair. Any commissioner may request items on the agenda.
- Public hearings are formal proceedings publicized through a special public notice issued to media and others. Public hearings held by the board are to provide the board an opportunity to hear from the public about a specific topic. Public hearings are therefore different regarding audience participation at board meetings.
- Commissioners shall be addressed by their title followed by their last name.
- Commissioners shall obtain approval from the chair before speaking or asking questions of staff, presenters, and public. As a courtesy, the chair shall allow an opportunity, by the commissioner who has the floor, to ask immediate follow-up questions.
- Masks, face coverings or face shields must be worn in the courthouse by State order. Masks must be worn while giving comment.
- A majority of the board shall constitute a quorum and be necessary for the transaction of business.
- All board meeting notices are publicized in accordance with public meeting laws.
- All board meetings shall commence with the Pledge of Allegiance.
- The chair will utilize the gavel as needed to maintain order, commence and adjourn meetings, and signal approval of motions.
- The board reserves the right to recess to executive session as may be required at any time during these meetings, pursuant to ORS 192.660(1).
- The courthouse is accessible to persons with disabilities. If special accommodations are needed for persons with hearing visual, or manual impairments who wish to participate in the meeting, contact (503) 842-3403 at least 24 hours prior to the meeting so that the appropriate communications assistance can be arranged.

PUBLIC COMMENT

- Providing public comment is an opportunity for constituents to be heard and express their views to the board.
- The board allows public comment at board meetings during the public comment period designated on the agenda.
- Comments are limited to one per person and per agenda item.
- Comments must be related to the agenda item(s) previously registered to comment on.
- The allotted time for public comments is two minutes per person; this time may not be allotted to another speaker. The chair may, at their sole discretion, further limit or expand the amount of time.
- The public comment opportunity is not a discussion, debate, or dialogue between the speaker and the board, which may or may not respond.
- Members of the public do not have the right to disrupt the meeting; the board may prohibit demonstrations such as booing, hissing, or clapping.
- Remarks containing hate speech, profanity, obscenity, name calling or personal attacks, defamation to a person, people, or organization, or other remarks the board deems inappropriate will not be allowed.
- Failure to follow all rules and procedures may result in not being able to provide public comment and/or being removed from the meeting.

In-Person Procedures

- Sign in before the meeting begins and indicate your desire to provide public comment and which agenda item you would like to comment on. When your name is announced, please come forward to the table placed in front of the dais and for the record, first identify yourself, area of residence, and organization represented, if any.

Virtual Procedures

- Register by sending an email to publiccomments@co.tillamook.or.us by 12:00 p.m. on the Tuesday prior to the board meeting. The email must contain all of the following information:
 - Full name, area of residence, and phone number.
 - Agenda item(s), you wish to comment on.
- Once registered, and before the start of the meeting, board staff will email a Microsoft Teams meeting link.
- When logged in to the meeting you must remain muted with your camera off until your name is called, then you unmute and turn on your camera.
- The chair may require those providing virtual comment to turn on their camera while providing comment or testimony.

Written Procedures

- Written comments may be mailed to 201 Laurel Avenue, Tillamook, Oregon 97141 or emailed to: publiccomments@co.tillamook.or.us.
- Written comments received by 12:00 p.m. on the Tuesday prior to the board meeting will be distributed to the board and posted online. All written comments submitted become part of the permanent public meeting record.

AGENDAS

COMMUNITY UPDATE

CALL TO ORDER: Tuesday, March 1, 2022 8:00 a.m.

1. Welcome and Board of Commissioners' Roll Call
2. Adventist Health Tillamook
3. Coastal Caucus
4. Tillamook County Community Health Center
5. Nehalem Bay Health Center & Pharmacy
6. Tillamook Family Counseling Center
7. Sheriff's Office
8. Emergency Management
9. Oregon Department of Transportation
10. Board of Commissioners
11. Cities
 - a. Manzanita
 - b. Nehalem
 - c. Wheeler
 - d. Rockaway Beach
 - e. Garibaldi
 - f. Bay City
 - g. Tillamook
 - h. South County

ADJOURN

MEETING

CALL TO ORDER: Wednesday, March 2, 2022 9:00 a.m.

1. Welcome & Request to Sign Guest List
2. Pledge of Allegiance
3. Public Comment
4. Non-Agenda Items

LEGISLATIVE – ADMINISTRATIVE

5. Discussion and Consideration of a Resolution in the Matter of Proclaiming March 2022 as "Problem Gambling Awareness Month" in Tillamook County, Oregon/Janeane Krongos, Tillamook Family Counseling Center
6. Discussion and Consideration of a Personnel Requisition for a New Returning Retired Employee, 150 Days On-Call/Lieutenant Fernando Silveira
7. Discussion and Consideration of a Personnel Requisition for a New Returning Retired Employee, 150 Days On-Call/Lieutenant Fernando Silveira
8. Discussion and Consideration of an Order in the Matter of a Notice of Intent to Award a Contract for Oceanside Beach Access/Chris Laity, Director, Public Works
9. Discussion and Consideration of an Order in the Matter of Declaring County-Owned Property as Surplus/Chris Laity, Director, Public Works
10. Discussion and Consideration of Administrative Standards for Social Media Use for County Accounts for the Department of Community Development/Thomas Fiorelli, Housing Coordinator, Community Development
11. Discussion and Consideration of the Adoption of a Revised Tillamook County Local 2021-2022 AFSCME Union Salary Schedule Effective March 1, 2022/Shawn Blanchard, Treasurer
12. Discussion and Consideration of the Adoption of a 2021-2022 Revised Part-Time/Temporary Salary Schedule Effective March 1, 2022/Shawn Blanchard, Treasurer
13. Discussion and Consideration of the Adoption of the 2021-2022 Non-Represented Salary Schedule Effective March 1, 2022/Shawn Blanchard, Treasurer
14. Discussion and Consideration of a Software Development Agreement with LVSYS Corp. (dba Buildable) for Software Development Services/Damian Laviolette, Director, Information Services

15. Discussion and Consideration of a Letter of Support to Adventist Health Tillamook Regarding Rural Ambulance Service Drivers/Rachel Hagerty, Chief of Staff
16. Discussion and Consideration of Modification #1 to Personal Services Agreement #6086 With TCB Security Services Inc. for Courthouse Security Services/Rachel Hagerty, Chief of Staff

10:00 a.m.

17. **Public Hearing:** Discussion Concerning an Amendment to Tillamook County Ordinance #86: A Short-Term Rental Operator License Fee to Support Housing and Public Safety Initiatives/Sarah Absher, Director, Community Development
18. Board Concerns – Non-Agenda Items
19. Board Announcements

ADJOURN

OTHER MEETINGS AND ANNOUNCEMENTS

The Commissioners will hold a Board Briefing on **Wednesday, March 2, 2022** at **2:00 p.m.** to discuss weekly commissioner updates. The meeting will be held at the Courthouse in the Nestucca Room, 201 Laurel Avenue, Tillamook, Oregon. The teleconference number is 1-971-254-3149, Conference ID: 736 023 979#.

A Leadership Team Meeting of the County Board of Commissioners with the Tillamook County Elected Officials and Department Heads will be held on **Monday, March 7, 2022** at **9:00 a.m.** The teleconference number is 1-971-254-3149, Conference ID: 736 023 979#.



Tillamook County Board of Commissioners

201 Laurel Avenue, Tillamook, OR 97141

Phone: 503-842-3403

TTY Oregon Relay Service

David Yamamoto, Chair

Erin D. Skaar, Vice-Chair

Mary Faith Bell, Commissioner

March 2, 2022

Eric Swanson, President
Adventist Health Tillamook
1000 Third Street
Tillamook, Oregon 97141

Mr. Swanson,

On February 17, 2022, Tillamook County received your request for a variance authorized by OAR 333-255-0070(4)(a) to use non-EMS licensed drivers while providing rural ambulance services.

During its meeting on February 17, 2022, the Emergency Medical Services Council, established under County Ordinance #41, expressed no objection to this variance.

Tillamook County hereby approves of this variance request.

Sincerely,

BOARD OF COMMISSIONERS FOR TILLAMOOK COUNTY, OREGON

Handwritten signature of David Yamamoto in black ink.

David Yamamoto, Chair

Handwritten signature of Erin D. Skaar in black ink.

Erin D. Skaar, Vice-Chair

Handwritten signature of Mary Faith Bell in black ink.

Mary Faith Bell, Commissioner



Administration

1000 Third Street
Tillamook, OR 97141
P 503-815-2260
F 503-842-3062

AdventistHealthTillamook.org

February 17, 2022

Rachel Hagerty, Chief of Staff
Tillamook County
201 Laurel Avenue
Tillamook, OR. 97141

RE: *Ambulance Drivers*

Rachel:

As we spoke about this morning at EMS Advisory Council, OAR 333-255-0070(4)(a), allows rural ambulance providers to use non-EMS licensed drivers. The variance requires county approval before I submit my request to the State of Oregon.

If you could provide me a letter of approval from Tillamook County, I will make my submission to the State.

Very truly yours,

A handwritten signature in black ink, appearing to read "Eric Swanson", with a long horizontal flourish extending to the right.

Eric Swanson, MBA, FACHE, NRP
President
Adventist Health Tillamook

TILLAMOOK COUNTY 2021-2022 PART TIME / TEMPORARY SALARY SCHEDULE

EFFECTIVE MARCH 1, 2022

Table: P	Range	Union	O/T Eligible			
				TITLE	Minimum	Mid-Point
ACCOUNTING CLERK 1	4	N	N	\$ 13.87	\$ 15.73	\$ 17.71
BOOK MENDER	4	N	N	\$ 13.87	\$ 15.73	\$ 17.71
CUSTODIAN	4	N	N	\$ 13.87	\$ 15.73	\$ 17.71
ELECTIONS CLERK	4	N	N	\$ 13.87	\$ 15.73	\$ 17.71
FLAGGER	4	N	N	\$ 13.87	\$ 15.73	\$ 17.71
LIBRARY ASSISTANT 1	4	N	N	\$ 13.87	\$ 15.73	\$ 17.71
OFFICE SPECIALIST 1	4	N	N	\$ 13.87	\$ 15.73	\$ 17.71
PARK FEE COLLECTOR/COURIER	4	N	N	\$ 13.87	\$ 15.73	\$ 17.71
PARK HOST	4	N	N	\$ 13.87	\$ 15.73	\$ 17.71
PARK LABORER	4	N	N	\$ 13.87	\$ 15.73	\$ 17.71
TRANSPORTATION COORDINATOR-VETERANS SERVICES	4	N	N	\$ 13.87	\$ 15.73	\$ 17.71
VICTIM'S SPECIALIST	4	N	N	\$ 13.87	\$ 15.73	\$ 17.71
LIBRARY ASSISTANT 2	5	N	N	\$ 14.56	\$ 16.52	\$ 18.61
BUILDING & GROUNDS MAINTENANCE WORKER	6	N	N	\$ 15.29	\$ 17.36	\$ 19.53
OFFICE SPECIALIST 2	6	N	N	\$ 15.29	\$ 17.36	\$ 19.53
RECORDS CLERK	6	N	N	\$ 15.29	\$ 17.36	\$ 19.53
PARKING AMBASSADOR - CAPE KIWANDA DAY USE AREA	6	N	N	\$ 15.29	\$ 17.36	\$ 19.53
INTERPRETER	7	N	N	\$ 16.06	\$ 18.21	\$ 20.50
SOLID WASTE OUTREACH SPECIALIST	7	N	N	\$ 16.06	\$ 18.21	\$ 20.50
HR ASSISTANT	8	N	N	\$ 16.86	\$ 19.13	\$ 21.54
PARK ORDINANCE ENFORCEMENT OFFICER - UNARMED	8	N	N	\$ 16.86	\$ 19.13	\$ 21.54
WIC PROGRAM ASSISTANT	8	N	N	\$ 16.86	\$ 19.13	\$ 21.54
ACCOUNTING CLERK 2	9	N	N	\$ 17.71	\$ 20.09	\$ 22.62
LEGAL ASSISTANT 1	9	N	N	\$ 17.71	\$ 20.09	\$ 22.62
LIBRARY ASSISTANT 3	9	N	N	\$ 17.71	\$ 20.09	\$ 22.62
MEDICAL CLINIC ASSISTANT	9	N	N	\$ 17.71	\$ 20.09	\$ 22.62
SIGN TECHNICIAN	9	N	N	\$ 17.71	\$ 20.09	\$ 22.62
GRANT COMPLIANCE ASSISTANT	10	N	N	\$ 18.61	\$ 21.09	\$ 23.76
LAW ENFORCEMENT TECH/CODE ENFORCEMENT	10	N	N	\$ 18.61	\$ 21.09	\$ 23.76
ACCOUNTING TECHNICIAN	11	N	N	\$ 19.53	\$ 22.15	\$ 24.94
BUILDING INSPECTOR 1	11	N	N	\$ 19.53	\$ 22.15	\$ 24.94
CHILD SUPPORT ENFORCEMENT AGENT	11	N	N	\$ 19.53	\$ 22.15	\$ 24.94
CONFLICT SOLUTIONS COORDINATOR	11	N	N	\$ 19.53	\$ 22.15	\$ 24.94
LEGAL ASSISTANT 2	11	N	N	\$ 19.53	\$ 22.15	\$ 24.94
MOBILE CLINIC DRIVER	11	N	N	\$ 19.53	\$ 22.15	\$ 24.94
PARK MAINTENANCE & OPERATIONS TECHNICIAN 2	11	N	N	\$ 19.53	\$ 22.15	\$ 24.94
ENVIRONMENTAL HEALTH SPECIALIST 1	12	N	N	\$ 20.50	\$ 23.26	\$ 26.20
LICENSED PRACTICAL NURSE (LPN)	12	N	N	\$ 20.50	\$ 23.26	\$ 26.20
MECHANIC	12	N	N	\$ 20.50	\$ 23.26	\$ 26.20
PARK ORDINANCE ENFORCEMENT OFFICER - ARMED	12	N	N	\$ 20.50	\$ 23.26	\$ 26.20
JAIL COOK	13	N	N	\$ 21.54	\$ 24.43	\$ 27.50
PROGRAM COORDINATOR	13	N	N	\$ 21.54	\$ 24.43	\$ 27.50
SENIOR PERMIT TECHNICIAN	13	N	N	\$ 21.54	\$ 24.43	\$ 27.50
ENVIRONMENTAL HEALTH SPECIALIST 2	14	N	N	\$ 22.62	\$ 25.65	\$ 28.88
SECRETARY	14	N	N	\$ 22.62	\$ 25.65	\$ 28.88
CRIMINAL/CORRECTIONS/MARINE/P & P DEPUTY	15	N	N	\$ 23.76	\$ 26.93	\$ 30.32
REGISTERED NURSE 1	15	N	N	\$ 23.76	\$ 26.93	\$ 30.32
ENGINEERING TECHNICIAN 2	16	N	N	\$ 24.94	\$ 28.28	\$ 31.84
LIBRARIAN	16	N	N	\$ 24.94	\$ 28.28	\$ 31.84
REGISTERED NURSE 2	16	N	N	\$ 24.94	\$ 28.28	\$ 31.84

BUILDING INSPECTOR 2	17	N	N	\$ 26.20	\$ 29.70	\$ 33.44
REGISTERED NURSE 3	17	N	N	\$ 26.20	\$ 29.70	\$ 33.44
BUILDING INSPECTOR 3	18	N	N	\$ 27.50	\$ 31.18	\$ 35.11
ELECTRICAL INSPECTOR	18	N	N	\$ 27.50	\$ 31.18	\$ 35.11
PAYROLL SPECIALIST	18	N	N	\$ 27.50	\$ 31.18	\$ 35.11
ACCOUNTING MANAGER	19	N	N	\$ 28.88	\$ 32.74	\$ 36.87
BUILDING OFFICIAL	19	N	N	\$ 28.88	\$ 32.74	\$ 38.71
PROJECT MANAGER	20	N	N	\$ 30.32	\$ 34.38	\$ 38.71
RETIRED/REHIRED 150 DEPT HEAD	20	N	N	\$ 30.32	\$ 34.38	\$ 38.71

A Department Director may assign pay and/or hire temporary help at the range on this pay table as long as the rate is at or above the current Oregon minimum wage rate.

The Human Resources Director and ~~Salary Adjustment Panel~~ Treasurer may add job titles and assign pay as needed by the County to be adopted by the Board of County Commissioners. Any pay range developed above 19 requires the approval of the Board of County Commissioners. All temporary employee (including retired employees rehired) require approval of the Board of County Commissioners.

Park Maintenance & Operations Tech 2 added to Range 11 effective 5/13/13
 Engineering Technician 2 added to Range 16, Law Enforcement Technician/Code Enforcement added to Range 10 & WIC Program Coordinator added to Range 8 effective 7/18/13
 Building Official added to Range 19 and Sign technician added to Range 9 effective 8/20/13
 Payroll Specialist added to Range 18 effective 8/19/15
 BOCC Secretary added to Range 14 effective 2/10/16
 Added Range 20 for BOCC Project Manager 2/10/16
 Moved Criminal/Corrections/Marine Deputy from Range 14 to Range 15 2/24/16
 Moved Custodian from Range 1 to Range 3, Added Records Clerk to Range 6, Added Parole & Probation Deputy to Range 15 effective 6/21/17
 Added Conflict Solutions Coordinator to Range 11 effective 7/26/17
 Added Retired/Rehired 150 day Dept. Head-Manager to Range 20 effective 1/3/18
 Added Jail Cook to Range 13 effective 3/21/18
 Added Senior Permit Tech to Range 13 effective 11/16/18
 Revised and adopted by BOC 1/2/19 updated hourly rates
 Revised and adopted by BOCC 11/1/19 updated hourly rates
 Revised and adopted by BOCC 11/1/19 updated hourly rates
 Added Mobile Clinic Driver to Range 11 effective 12/1/19
 Revised and adopted by BOCC 12/16/2021 updated hourly rates
 Revised and adopted by BOCC 3/2/2022 (Added Parking Ambassador to R6)

TILLAMOOK COUNTY NON-REPRESENTED SALARY 2021-2022 SALARY SCHEDULE
EFFECTIVE MARCH 1, 2022
2080 yearly base hours

Table: N	Range	Union	O/T Eligible	Steps								
				Minimum	1	2	3	4	5	6	7	8
H.R. Assistant**	1	N	Y	\$ 20.40	\$ 21.22	\$ 22.07	\$ 22.95	\$ 23.87	\$ 24.82	\$ 25.81	\$ 26.84	\$ 27.91
Secretary**	1	N	Y	\$ 20.40	\$ 21.22	\$ 22.07	\$ 22.95	\$ 23.87	\$ 24.82	\$ 25.81	\$ 26.84	\$ 27.91
Legal Secretary**	2	N	Y	\$ 21.22	\$ 22.07	\$ 22.95	\$ 23.87	\$ 24.82	\$ 25.81	\$ 26.84	\$ 27.91	\$ 29.03
Sheriff Office Manager**	2	N	Y	\$ 21.22	\$ 22.07	\$ 22.95	\$ 23.87	\$ 24.82	\$ 25.81	\$ 26.84	\$ 27.91	\$ 29.03
Kitchen Supervisor**	2	N	Y	\$ 21.22	\$ 22.07	\$ 22.95	\$ 23.87	\$ 24.82	\$ 25.81	\$ 26.84	\$ 27.91	\$ 29.03
Civil Program Manager**	3	N	Y	\$ 22.07	\$ 22.95	\$ 23.87	\$ 24.82	\$ 25.81	\$ 26.84	\$ 27.91	\$ 29.03	\$ 30.19
Executive Assistant**	4	N	Y	\$ 22.96	\$ 23.88	\$ 24.84	\$ 25.83	\$ 26.86	\$ 27.93	\$ 29.05	\$ 30.21	\$ 31.42
Human Resources Technician**	4	N	Y	\$ 22.96	\$ 23.88	\$ 24.84	\$ 25.83	\$ 26.86	\$ 27.93	\$ 29.05	\$ 30.21	\$ 31.42
Payroll Specialist**	7	N	Y	\$ 25.84	\$ 26.87	\$ 27.94	\$ 29.06	\$ 30.22	\$ 31.43	\$ 32.69	\$ 34.00	\$ 35.36

** Indicates non-represented/non-exempt status

Facilities Supervisor	2	N	N	\$ 3,679.00	\$ 3,827.00	\$ 3,981.00	\$ 4,141.00	\$ 4,307.00	\$ 4,480.00	\$ 4,660.00	\$ 4,847.00	\$ 5,041.00
Parks Office Manager	2	N	N	\$ 3,679.00	\$ 3,827.00	\$ 3,981.00	\$ 4,141.00	\$ 4,307.00	\$ 4,480.00	\$ 4,660.00	\$ 4,847.00	\$ 5,041.00
SW Transfer Station Supervisor	4	N	N	\$ 3,981.00	\$ 4,141.00	\$ 4,307.00	\$ 4,480.00	\$ 4,660.00	\$ 4,847.00	\$ 5,041.00	\$ 5,243.00	\$ 5,453.00
Community Health Office Supervisor	5	N	N	\$ 4,140.00	\$ 4,306.00	\$ 4,479.00	\$ 4,659.00	\$ 4,846.00	\$ 5,040.00	\$ 5,242.00	\$ 5,452.00	\$ 5,671.00
Veteran's Service Officer	5	N	N	\$ 4,140.00	\$ 4,306.00	\$ 4,479.00	\$ 4,659.00	\$ 4,846.00	\$ 5,040.00	\$ 5,242.00	\$ 5,452.00	\$ 5,671.00
Justice Court Administrator	6	N	N	\$ 4,307.00	\$ 4,480.00	\$ 4,660.00	\$ 4,847.00	\$ 5,041.00	\$ 5,243.00	\$ 5,453.00	\$ 5,672.00	\$ 5,899.00
District Attorney's Office Manager	7	N	N	\$ 4,480.00	\$ 4,660.00	\$ 4,847.00	\$ 5,041.00	\$ 5,243.00	\$ 5,453.00	\$ 5,672.00	\$ 5,899.00	\$ 6,135.00
Chief Deputy Clerk	8	N	N	\$ 4,660.00	\$ 4,847.00	\$ 5,041.00	\$ 5,243.00	\$ 5,453.00	\$ 5,672.00	\$ 5,899.00	\$ 6,135.00	\$ 6,381.00
Chief Deputy of Assessment & Taxation	8	N	N	\$ 4,660.00	\$ 4,847.00	\$ 5,041.00	\$ 5,243.00	\$ 5,453.00	\$ 5,672.00	\$ 5,899.00	\$ 6,135.00	\$ 6,381.00
Human Resources Generalist	8	N	N	\$ 4,660.00	\$ 4,847.00	\$ 5,041.00	\$ 5,243.00	\$ 5,453.00	\$ 5,672.00	\$ 5,899.00	\$ 6,135.00	\$ 6,381.00
Road District Supervisor	8	N	N	\$ 4,660.00	\$ 4,847.00	\$ 5,041.00	\$ 5,243.00	\$ 5,453.00	\$ 5,672.00	\$ 5,899.00	\$ 6,135.00	\$ 6,381.00
Accounting Manager	9	N	N	\$ 4,848.00	\$ 5,042.00	\$ 5,244.00	\$ 5,454.00	\$ 5,673.00	\$ 5,900.00	\$ 6,136.00	\$ 6,382.00	\$ 6,638.00
Emergency Management Director	9	N	N	\$ 4,848.00	\$ 5,042.00	\$ 5,244.00	\$ 5,454.00	\$ 5,673.00	\$ 5,900.00	\$ 6,136.00	\$ 6,382.00	\$ 6,638.00
Engineering Project Supervisor	9	N	N	\$ 4,848.00	\$ 5,042.00	\$ 5,244.00	\$ 5,454.00	\$ 5,673.00	\$ 5,900.00	\$ 6,136.00	\$ 6,382.00	\$ 6,638.00
Library Manager	9	N	N	\$ 4,848.00	\$ 5,042.00	\$ 5,244.00	\$ 5,454.00	\$ 5,673.00	\$ 5,900.00	\$ 6,136.00	\$ 6,382.00	\$ 6,638.00
Chief Appraiser	10	N	N	\$ 5,042.00	\$ 5,244.00	\$ 5,454.00	\$ 5,673.00	\$ 5,900.00	\$ 6,136.00	\$ 6,382.00	\$ 6,638.00	\$ 6,904.00
Environmental Hlth Prog Manager	10	N	N	\$ 5,042.00	\$ 5,244.00	\$ 5,454.00	\$ 5,673.00	\$ 5,900.00	\$ 6,136.00	\$ 6,382.00	\$ 6,638.00	\$ 6,904.00
SW Program Manager	10	N	N	\$ 5,042.00	\$ 5,244.00	\$ 5,454.00	\$ 5,673.00	\$ 5,900.00	\$ 6,136.00	\$ 6,382.00	\$ 6,638.00	\$ 6,904.00
Com. Health Administrative Manager	11	N	N	\$ 5,245.00	\$ 5,455.00	\$ 5,674.00	\$ 5,901.00	\$ 6,138.00	\$ 6,384.00	\$ 6,640.00	\$ 6,906.00	\$ 7,183.00
Com. Health Clinic Manager	11	N	N	\$ 5,245.00	\$ 5,455.00	\$ 5,674.00	\$ 5,901.00	\$ 6,138.00	\$ 6,384.00	\$ 6,640.00	\$ 6,906.00	\$ 7,183.00
Com. Health Dental Manager	11	N	N	\$ 5,245.00	\$ 5,455.00	\$ 5,674.00	\$ 5,901.00	\$ 6,138.00	\$ 6,384.00	\$ 6,640.00	\$ 6,906.00	\$ 7,183.00
Com. Health Program Manager	11	N	N	\$ 5,245.00	\$ 5,455.00	\$ 5,674.00	\$ 5,901.00	\$ 6,138.00	\$ 6,384.00	\$ 6,640.00	\$ 6,906.00	\$ 7,183.00
Deputy DA 1	11	N	N	\$ 5,245.00	\$ 5,455.00	\$ 5,674.00	\$ 5,901.00	\$ 6,138.00	\$ 6,384.00	\$ 6,640.00	\$ 6,906.00	\$ 7,183.00
Chief Deputy Treasurer/Asst Finance Director	12	N	N	\$ 5,456.00	\$ 5,675.00	\$ 5,902.00	\$ 6,139.00	\$ 6,385.00	\$ 6,641.00	\$ 6,907.00	\$ 7,184.00	\$ 7,472.00
Human Resource Analyst	12	N	N	\$ 5,456.00	\$ 5,675.00	\$ 5,902.00	\$ 6,139.00	\$ 6,385.00	\$ 6,641.00	\$ 6,907.00	\$ 7,184.00	\$ 7,472.00
Operations Superintendent	12	N	N	\$ 5,456.00	\$ 5,675.00	\$ 5,902.00	\$ 6,139.00	\$ 6,385.00	\$ 6,641.00	\$ 6,907.00	\$ 7,184.00	\$ 7,472.00
Behavioral Health Clinician Assistant Manager	13	N	N	\$ 5,674.00	\$ 5,901.00	\$ 6,138.00	\$ 6,384.00	\$ 6,640.00	\$ 6,906.00	\$ 7,183.00	\$ 7,471.00	\$ 7,770.00
Deputy DA 2	13	N	N	\$ 5,674.00	\$ 5,901.00	\$ 6,138.00	\$ 6,384.00	\$ 6,640.00	\$ 6,906.00	\$ 7,183.00	\$ 7,471.00	\$ 7,770.00
Assistant Building Official	14	N	N	\$ 5,902.00	\$ 6,139.00	\$ 6,385.00	\$ 6,641.00	\$ 6,907.00	\$ 7,184.00	\$ 7,472.00	\$ 7,771.00	\$ 8,082.00
Assistant Chief Deputy DA	14	N	N	\$ 5,902.00	\$ 6,139.00	\$ 6,385.00	\$ 6,641.00	\$ 6,907.00	\$ 7,184.00	\$ 7,472.00	\$ 7,771.00	\$ 8,082.00
Behavioral Health Clinician Manager	14	N	N	\$ 5,902.00	\$ 6,139.00	\$ 6,385.00	\$ 6,641.00	\$ 6,907.00	\$ 7,184.00	\$ 7,472.00	\$ 7,771.00	\$ 8,082.00
Com. Health Chief Operations Officer	14	N	N	\$ 5,902.00	\$ 6,139.00	\$ 6,385.00	\$ 6,641.00	\$ 6,907.00	\$ 7,184.00	\$ 7,472.00	\$ 7,771.00	\$ 8,082.00
Com. Public Health Deputy Director	14	N	N	\$ 5,902.00	\$ 6,139.00	\$ 6,385.00	\$ 6,641.00	\$ 6,907.00	\$ 7,184.00	\$ 7,472.00	\$ 7,771.00	\$ 8,082.00
Environmental Program Manager	14	N	N	\$ 5,902.00	\$ 6,139.00	\$ 6,385.00	\$ 6,641.00	\$ 6,907.00	\$ 7,184.00	\$ 7,472.00	\$ 7,771.00	\$ 8,082.00
Building Official	15	N	N	\$ 6,139.00	\$ 6,385.00	\$ 6,641.00	\$ 6,907.00	\$ 7,184.00	\$ 7,472.00	\$ 7,771.00	\$ 8,082.00	\$ 8,406.00
Chief Deputy DA	16	N	N	\$ 6,385.00	\$ 6,641.00	\$ 6,907.00	\$ 7,184.00	\$ 7,472.00	\$ 7,771.00	\$ 8,082.00	\$ 8,406.00	\$ 8,743.00

Revised and adopted by BOC

Revised and adopted by BOC 11/24/2021 (Added BHC Assistant Manager to R13)

Revised and adopted by BOC 3/2/2022 (Added Com. Health Administrative Manager to R11)

TILLAMOOK COUNTY LOCAL 2021-2022 AFSCME UNION SALARY SCHEDULE

EFFECTIVE JULY 1, 2021

3% COLA adjustment and on 2080 yearly base hours

Table: A	Range	Union	O/T Eligible	Steps					
				Minimum	1	2	3	4	5
TITLE				1	2	3	4	5	6
CUSTODIAN	4	A	Y	\$ 13.87	\$ 14.56	\$ 15.29	\$ 16.06	\$ 16.86	\$ 17.71
LIBRARY ASSISTANT 1	4	A	Y	\$ 13.87	\$ 14.56	\$ 15.29	\$ 16.06	\$ 16.86	\$ 17.71
OFFICE SPECIALIST 1	4	A	Y	\$ 13.87	\$ 14.56	\$ 15.29	\$ 16.06	\$ 16.86	\$ 17.71
PARK FEE COLLECTOR	4	A	Y	\$ 13.87	\$ 14.56	\$ 15.29	\$ 16.06	\$ 16.86	\$ 17.71
VICTIM'S SPECIALIST	4	A	Y	\$ 13.87	\$ 14.56	\$ 15.29	\$ 16.06	\$ 16.86	\$ 17.71
ACCOUNTING CLERK 1	5	A	Y	\$ 14.56	\$ 15.29	\$ 16.06	\$ 16.86	\$ 17.71	\$ 18.61
FLAGGER	5	A	Y	\$ 14.56	\$ 15.29	\$ 16.06	\$ 16.86	\$ 17.71	\$ 18.61
LIBRARY ASSISTANT 2	6	A	Y	\$ 15.29	\$ 16.06	\$ 16.86	\$ 17.71	\$ 18.61	\$ 19.53
ROAD MEO-ENTRY LEVEL	6	A	Y	\$ 15.29	\$ 16.06	\$ 16.86	\$ 17.71	\$ 18.61	\$ 19.53
BUILDING & GROUNDS MAINTENANCE WORKER	7	A	Y	\$ 16.06	\$ 16.86	\$ 17.71	\$ 18.61	\$ 19.53	\$ 20.50
OFFICE SPECIALIST 2	7	A	Y	\$ 16.06	\$ 16.86	\$ 17.71	\$ 18.61	\$ 19.53	\$ 20.50
SOLID WASTE OUTREACH SPECIALIST	7	A	Y	\$ 16.06	\$ 16.86	\$ 17.71	\$ 18.61	\$ 19.53	\$ 20.50
SOLID WASTE TRANSFER STATION ATTENDANT	7	A	Y	\$ 16.06	\$ 16.86	\$ 17.71	\$ 18.61	\$ 19.53	\$ 20.50
PARK MAINTENANCE & OPERATIONS TECHNICIAN 1	8	A	Y	\$ 16.86	\$ 17.71	\$ 18.61	\$ 19.53	\$ 20.50	\$ 21.54
ACCOUNTING CLERK 2	9	A	Y	\$ 17.71	\$ 18.61	\$ 19.53	\$ 20.50	\$ 21.54	\$ 22.62
IT SPECIALIST I (Help Desk Specialist)	9	A	Y	\$ 17.71	\$ 18.61	\$ 19.53	\$ 20.50	\$ 21.54	\$ 22.62
JUVENILE PROBATION ASSISTANT	9	A	Y	\$ 17.71	\$ 18.61	\$ 19.53	\$ 20.50	\$ 21.54	\$ 22.62
LEGAL ASSISTANT 1	9	A	Y	\$ 17.71	\$ 18.61	\$ 19.53	\$ 20.50	\$ 21.54	\$ 22.62
LIBRARY ASSISTANT 3	9	A	Y	\$ 17.71	\$ 18.61	\$ 19.53	\$ 20.50	\$ 21.54	\$ 22.62
MEDICAL CLINIC ASSISTANT	9	A	Y	\$ 17.71	\$ 18.61	\$ 19.53	\$ 20.50	\$ 21.54	\$ 22.62
PERMIT TECHNICIAN	9	A	Y	\$ 17.71	\$ 18.61	\$ 19.53	\$ 20.50	\$ 21.54	\$ 22.62
ROAD MEO-JOURNEY LEVEL	9	A	Y	\$ 17.71	\$ 18.61	\$ 19.53	\$ 20.50	\$ 21.54	\$ 22.62
WIC PRGRAM ASSISTANT	9	A	Y	\$ 17.71	\$ 18.61	\$ 19.53	\$ 20.50	\$ 21.54	\$ 22.62
IT SPECIALIST II (Computer Operations Technician)	10	A	Y	\$ 18.61	\$ 19.53	\$ 20.50	\$ 21.54	\$ 22.62	\$ 23.76
EMR SPECIALIST	10	A	Y	\$ 18.61	\$ 19.53	\$ 20.50	\$ 21.54	\$ 22.62	\$ 23.76
GRANT COMPLIANCE ASSISTANT	10	A	Y	\$ 18.61	\$ 19.53	\$ 20.50	\$ 21.54	\$ 22.62	\$ 23.76
PROPERTY APPRAISER TRAINEE	10	A	Y	\$ 18.61	\$ 19.53	\$ 20.50	\$ 21.54	\$ 22.62	\$ 23.76
SURVEY TECHNICIAN 1	10	A	Y	\$ 18.61	\$ 19.53	\$ 20.50	\$ 21.54	\$ 22.62	\$ 23.76
ACCOUNTING TECHNICIAN	11	A	Y	\$ 19.53	\$ 20.50	\$ 21.54	\$ 22.62	\$ 23.76	\$ 24.94
ASSESSMENT TECHNICIAN	11	A	Y	\$ 19.53	\$ 20.50	\$ 21.54	\$ 22.62	\$ 23.76	\$ 24.94
BUILDING INSPECTOR 1	11	A	Y	\$ 19.53	\$ 20.50	\$ 21.54	\$ 22.62	\$ 23.76	\$ 24.94
CHILD SUPPORT ENFORCEMENT AGENT	11	A	Y	\$ 19.53	\$ 20.50	\$ 21.54	\$ 22.62	\$ 23.76	\$ 24.94
JUVENILE VIOLATIONS COURT/CONFLICT SOLUTIONS COORDINATOR	11	A	Y	\$ 19.53	\$ 20.50	\$ 21.54	\$ 22.62	\$ 23.76	\$ 24.94
LAND USE PLANNER 1	11	A	Y	\$ 19.53	\$ 20.50	\$ 21.54	\$ 22.62	\$ 23.76	\$ 24.94
LEGAL ASSISTANT 2	11	A	Y	\$ 19.53	\$ 20.50	\$ 21.54	\$ 22.62	\$ 23.76	\$ 24.94
PARK MAINTENANCE & OPERATIONS TECHNICIAN 2	11	A	Y	\$ 19.53	\$ 20.50	\$ 21.54	\$ 22.62	\$ 23.76	\$ 24.94
ROAD MEO-ADVANCED JOURNEY LEVEL	11	A	Y	\$ 19.53	\$ 20.50	\$ 21.54	\$ 22.62	\$ 23.76	\$ 24.94
ROAD MEO-VEG CONTROL COORD 2	11	A	Y	\$ 19.53	\$ 20.50	\$ 21.54	\$ 22.62	\$ 23.76	\$ 24.94
VETERAN'S SERVICES COORDINATOR	11	A	Y	\$ 19.53	\$ 20.50	\$ 21.54	\$ 22.62	\$ 23.76	\$ 24.94
VICTIM'S ASSISTANCE COORDINATOR	11	A	Y	\$ 19.53	\$ 20.50	\$ 21.54	\$ 22.62	\$ 23.76	\$ 24.94
ENGINEERING TECHNICIAN 1	12	A	Y	\$ 20.50	\$ 21.54	\$ 22.62	\$ 23.76	\$ 24.94	\$ 26.20
ENVIRONMENTAL HEALTH SPECIALIST 1	12	A	Y	\$ 20.50	\$ 21.54	\$ 22.62	\$ 23.76	\$ 24.94	\$ 26.20
LICENSED PRACTICAL NURSE (LPN)	12	A	Y	\$ 20.50	\$ 21.54	\$ 22.62	\$ 23.76	\$ 24.94	\$ 26.20
MECHANIC	12	A	Y	\$ 20.50	\$ 21.54	\$ 22.62	\$ 23.76	\$ 24.94	\$ 26.20
MEDICAL BILLING TECHNICIAN	12	A	Y	\$ 20.50	\$ 21.54	\$ 22.62	\$ 23.76	\$ 24.94	\$ 26.20
PROPERTY APPRAISER 1	12	A	Y	\$ 20.50	\$ 21.54	\$ 22.62	\$ 23.76	\$ 24.94	\$ 26.20
SENIOR PERMIT TECHNICIAN	12	A	Y	\$ 20.50	\$ 21.54	\$ 22.62	\$ 23.76	\$ 24.94	\$ 26.20
SURVEY TECHNICIAN 2	12	A	Y	\$ 20.50	\$ 21.54	\$ 22.62	\$ 23.76	\$ 24.94	\$ 26.20
CHILD SUPPORT ENFORCEMENT AGENT 2	13	A	Y	\$ 21.54	\$ 22.62	\$ 23.76	\$ 24.94	\$ 26.20	\$ 27.50
JUVENILE PROBATION OFFICER	13	A	Y	\$ 21.54	\$ 22.62	\$ 23.76	\$ 24.94	\$ 26.20	\$ 27.50
PUBLIC HEALTH PROGRAM REPRESENTATIVE	13	A	Y	\$ 21.54	\$ 22.62	\$ 23.76	\$ 24.94	\$ 26.20	\$ 27.50
COMMUNICATIONS SYSTEM ADMINISTRATOR	14	A	Y	\$ 22.62	\$ 23.76	\$ 24.94	\$ 26.19	\$ 27.50	\$ 28.88
ENVIRONMENTAL HEALTH SPECIALIST 2	14	A	Y	\$ 22.62	\$ 23.76	\$ 24.94	\$ 26.19	\$ 27.50	\$ 28.88
LAND USE PLANNER 2	14	A	Y	\$ 22.62	\$ 23.76	\$ 24.94	\$ 26.19	\$ 27.50	\$ 28.88
PROPERTY APPRAISER 2	14	A	Y	\$ 22.62	\$ 23.76	\$ 24.94	\$ 26.19	\$ 27.50	\$ 28.88
SOLID WASTE COORDINATOR	14	A	Y	\$ 22.62	\$ 23.76	\$ 24.94	\$ 26.19	\$ 27.50	\$ 28.88

TILLAMOOK COUNTY LOCAL 2021-2022 AFSCME UNION SALARY SCHEDULE

EFFECTIVE JULY 1, 2021

3% COLA adjustment and on 2080 yearly base hours

Table: A	Range	Union	O/T eligible	Steps						
				Minimum						Maximum
				1	2	3	4	5	6	
TITLE										
IT SPECIALIST III (Computer Operations Technician II)	15	A	Y	\$ 23.76	\$ 24.94	\$ 26.20	\$ 27.50	\$ 28.88	\$ 30.32	
ENGINEERING TECHNICIAN LEADWORKER	15	A	Y	\$ 23.76	\$ 24.94	\$ 26.20	\$ 27.50	\$ 28.88	\$ 30.32	
GIS CARTOGRAPHIC ANALYST	15	A	Y	\$ 23.76	\$ 24.94	\$ 26.20	\$ 27.50	\$ 28.88	\$ 30.32	
MECHANIC LEADWORKER	15	A	Y	\$ 23.76	\$ 24.94	\$ 26.20	\$ 27.50	\$ 28.88	\$ 30.32	
ROAD MEO 4-SPECIALIST	15	A	Y	\$ 23.76	\$ 24.94	\$ 26.20	\$ 27.50	\$ 28.88	\$ 30.32	
ENGINEERING TECHNICIAN 2	16	A	Y	\$ 24.94	\$ 26.20	\$ 27.50	\$ 28.88	\$ 30.32	\$ 31.84	
LIBRARIAN	16	A	Y	\$ 24.94	\$ 26.20	\$ 27.50	\$ 28.88	\$ 30.32	\$ 31.84	
NUTRITIONIST	16	A	Y	\$ 24.94	\$ 26.20	\$ 27.50	\$ 28.88	\$ 30.32	\$ 31.84	
SURVEY SUPERVISOR	16	A	Y	\$ 24.94	\$ 26.20	\$ 27.50	\$ 28.88	\$ 30.32	\$ 31.84	
BUILDING INSPECTOR 2	17	A	Y	\$ 26.20	\$ 27.50	\$ 28.88	\$ 30.32	\$ 31.84	\$ 33.44	
GRANTS PROGRAM MANAGER	17	A	Y	\$ 26.20	\$ 27.50	\$ 28.88	\$ 30.32	\$ 31.84	\$ 33.44	
HOUSING COORDINATOR	17	A	Y	\$ 26.20	\$ 27.50	\$ 28.88	\$ 30.32	\$ 31.84	\$ 33.44	
LAND USE PLANNER 3	17	A	Y	\$ 26.20	\$ 27.50	\$ 28.88	\$ 30.32	\$ 31.84	\$ 33.44	
IT SPECIALIST IV (Network and Computer Systems Technician)	17	A	Y	\$ 26.20	\$ 27.50	\$ 28.88	\$ 30.32	\$ 31.84	\$ 33.44	
PROPERTY APPRAISER 3	17	A	Y	\$ 26.20	\$ 27.50	\$ 28.88	\$ 30.32	\$ 31.84	\$ 33.44	
PW ADMINISTRATIVE SPECIALIST	17	A	Y	\$ 26.20	\$ 27.50	\$ 28.88	\$ 30.32	\$ 31.84	\$ 33.44	
ENGINEERING TECHNICIAN 3	18	A	Y	\$ 27.50	\$ 28.88	\$ 30.32	\$ 31.84	\$ 33.44	\$ 35.11	
REGISTERED NURSE 1	18	A	Y	\$ 27.50	\$ 28.88	\$ 30.32	\$ 31.84	\$ 33.44	\$ 35.11	
REGISTERED NURSE 2	19	A	Y	\$ 28.88	\$ 30.32	\$ 31.84	\$ 33.44	\$ 35.11	\$ 36.87	
BUILDING INSPECTOR 3	20	A	Y	\$ 30.32	\$ 31.84	\$ 33.44	\$ 35.11	\$ 36.87	\$ 38.71	
ELECTRICAL INSPECTOR	20	A	Y	\$ 30.32	\$ 31.84	\$ 33.44	\$ 35.11	\$ 36.87	\$ 38.71	
REGISTERED NURSE 3	20	A	Y	\$ 30.32	\$ 31.84	\$ 33.44	\$ 35.11	\$ 36.87	\$ 38.71	

Revised 7/23/2014 to include Solid Waste Outreach Specialist Range 7 and Network & Computer Systems Technician Range 17

0% Cola FY 15/16

Bargaining note: L1 and L2 have been moved to Article 6

Revised and adopted by BOCC 3/9/16 (added Grants Program Manager to Range 17)

Revised and adopted by BOCC 7/13/16 (added Administrative Specialist-Public Works to Range 17)

Revised and adopted by BOCC 8/3/16 (MOA w/AFSCME 2734, moved RN1 from Range 15 to 18, moved RN2 from Range 16 to 19, moved RN 3 from Range 17 to 20)

Revised and adopted by BOCC 12/7/16 (added WIC Program Assistant to Range 9)

Bargaining Note: effective upon execution 2017 Custodian moved from Range 1 to Range 3

Revised and adopted by BOCC 6/21/17 (added Communications Field Technician to Range 14 and Engineering Technician 3 to Range 18)

Revised and adopted by BOCC 7/26/17 (added Road MEO 4-Specialist to Range 15)

Revised and adopted by BOCC 11/9/17 (added Computer Operations Technician 2 to Range 15)

Revised and adopted by BOCC 12/6/17 (added Child Support Enforcement Agent 2 to Range 13)

Revised 1/1/18 (.5% COLA provided by executed CBA)

Revised and adopted by BOCC 4/18/18 (added Senior Permit Technician to Range 12)

Revised and adopted by BOCC 7/11/18 (added Nutritionist to Range 16)

Revised 1/1/19 (.5% COLA provided by executed CBA)

Revised and adopted by BOCC 3/27/19 (added Help Desk Specialist to Range 9, added Assessment Technician to Range 11)

Revised and adopted by BOCC 4/24/19 (moved Building Inspector 3 & Electrical Inspector to Range 20)

Revised and adopted by BOCC 7/10/19 (added Housing Coordinator to Range 17)

Revised and adopted by BOCC 9/11/19 (added Assistant Juvenile Counselor to Range 9)

Revised and adopted by BOCC 10/23/2019 (1.5% COLA provided by executed MOU, updated Communications Field Technician job title to Communications System Administrator in Range 14)

Revised and adopted by BOCC 2/19/20 (Added Juvenile Probation Officer Range 13, removed Juvenile Counselor from Range 13)

Revised and adopted by BOCC 2/19/20 (Added Juvenile Probation Assistant Range 9, removed Assistant Juvenile Counselor from Range 9)

Revised and adopted by BOCC 7/29/20 (Removed Systems Manager from Range 19, removed Analyst/Programmer 1 from range 17)

Revised and adopted by BOCC 6/30/2021

Revised and adopted by BOCC 3/2/2022 (Updated Survey Technician title to Survey Technician 1 and added Survey Technician 2 to range 12)

Tillamook County



DEPARTMENT OF COMMUNITY DEVELOPMENT
BUILDING, PLANNING & ON-SITE SANITATION SECTIONS

1510 – B Third Street
Tillamook, Oregon 97141
www.tillamook.or.us

Building (503) 842-3407
Planning (503) 842-3408
On-Site Sanitation (503) 842-3409
FAX (503) 842-1819
Toll Free 1 (800) 488-8280

Land of Cheese, Trees and Ocean Breeze

MEMO

Date: February 23, 2022
To: Tillamook County Board of Commissioners
From: Sarah Absher, CFM, Director
Subject: Proposed Amendments to Tillamook County Ordinance 86: A Short-Term Rental Operator License and License Fee within Unincorporated Tillamook County
Meeting Date: March 2, 2022

A copy of Tillamook County Ordinance 86 with proposed amendments is included for your review. Also included are copies of public comments received prior to 4:00pm.

Staff will be prepared to discuss the proposed amendments at the March 2, 2022, public meeting and will also present any additional letters of public comment received after today at 4:00pm and by 8:30am on March 2, 2022.

A second meeting on this matter has been scheduled for 10:00am on Wednesday, March 23, 2022.

If you have any questions, please do not hesitate to contact me.

Thank You,

A handwritten signature in black ink that reads "Sarah Absher". The signature is written in a cursive, flowing style.

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR TILLAMOOK COUNTY, OREGON

In the Matter of a Short-Term Rental)	
Operator License and License Fee)	<i>AMENDED</i>
within Unincorporated Tillamook)	ORDINANCE #86
County and Providing for the)	
Allocation of Funds Dedicated to)	
Housing and Public Safety Initiatives)	
in Tillamook County)	

The Board of Commissioners for Tillamook County ORDAINS as follows:

Section 1. Title

This ordinance shall be known as the Short-Term Rental License Fee Ordinance.

Section 2. Disposition of Fees

All monies received from licenses issued shall be accounted for separately and dedicated, after administrative costs, to housing and public safety initiatives. After administrative costs, seventy-five percent (75%) of the fees shall be dedicated to housing initiatives and twenty-five percent (25%) of the fees shall be dedicated to public safety initiatives.

Section 3. Definitions

Except where the context otherwise requires, the definitions established in this Section govern the construction of this ordinance.

- (a) "Board" means the Board of County Commissioners.
- (b) "Contact Person" means the owner or if designated on the application for a permit, the agent of the owner, authorized to act for the owner.
- (c) "County" means Tillamook County, Oregon.
- (d) "Fee Administrator" means the Tillamook County Board of Commissioners Department of Community Development, or its designee.
- (e) "Guest" means a person who rents one (1) or more rooms in a Short-Term Rental for a period of less than thirty (30) consecutive days. Any person who signs a monthly rental or fixed-term lease agreement is not considered to be a "Guest" but is considered a tenant exercising Long-Term Occupancy.

- (f) "Rent" means the total consideration, other than taxes, paid or payable for occupancy of transient lodging. If a separate fee is charged for services, goods or commodities and the fee is optional, that fee is not included in rent.
- (g) "Short-Term Rental" means a dwelling unit (including any accessory guest house on the same property) that is rented to any person on a day to day basis for a period of less than thirty (30) consecutive days. No recreational vehicle, travel trailer, or tent or other temporary shelter shall be used as or in conjunction with a Short-Term Rental. No occupancy of a parked vehicle, including recreational vehicles as defined in the Tillamook County Land Use Ordinance, in conjunction with the Short-Term Rental is permitted.

Section 4. ~~Fee Collection Short-Term Rental Operator License Required~~

~~For the privilege of operating a Short-Term Rental within Tillamook County, the property owner of a Short-Term Rental shall pay to the County a quarterly Short-Term Rental Operator License Fee based upon gross revenue receipts of the rental each quarter. This quarterly license fee is due within thirty (30) days at the end of each quarter on any Short-Term Rental accommodation where rental occupancy is less than thirty (30) consecutive days. If the rental occupancy exceeds twenty-nine (29) consecutive days, the revenue received for this stay shall not be included the gross revenue for that quarter.~~

Every owner of a Short-Term Rental within unincorporated Tillamook County is required to obtain an annual Short-Term Rental Operator License. If any person owns more than one Short-Term Rental unit on a property located within unincorporated Tillamook County, or owns multiple rental units within a structure located on a property within unincorporated Tillamook County, each rental unit shall be considered a separate rental unit and is required to obtain a separate Short-Term Rental Operator License for each rental unit.

Section 5. ~~Separate License for Separate Locations~~

~~If any person owns more than one Short-Term Rental unit on a property located within unincorporated Tillamook County, or owns multiple rental units within a structure located on a property within unincorporated Tillamook County, each rental unit shall be considered a separate rental unit and is required to obtain a separate Short-Term Rental Operator License for each rental unit.~~

Section 5.6. Collection of Short-Term Rental Operator License Fee; Rules for Collection

- (a) *The owner of a Short-Term Rental within unincorporated Tillamook County shall pay to the County an annual Short-Term Rental Operator License Fee based upon maximum occupancy of the rental.*
- (b) *Annual license fee amount shall be \$75 multiplied by the maximum number of occupants stated on the Short-Term Rental Permit.*

- (c) Every Short-Term Rental owner renting a Short-Term Rental within the unincorporated Tillamook County, the occupancy of which is not exempted under the terms of this ordinance or Tillamook County Ordinance #74 and Tillamook County Ordinance #84, shall pay the ~~quarterly~~ *annual* Short-Term Rental Operator License Fee.
- (d) The Fee Administrator shall enforce the provisions of this ordinance.
- ~~(e) The Short-Term Rental Operator License Fee shall be assessed in accordance with the operator license fee table included as "Exhibit A".~~

Section 67. Registration of Short-Term Rental Operator License; Form and Contents; Execution; License of Authority

An operator license shall not be issued to any Short-Term Rental not in conformance with Tillamook County Ordinances 74, 75, and 84. No Short-Term Rental lodging owner, provider or intermediary shall advertise or rent any Short-Term Rental that is not in full compliance with County Short-Term Rental permit requirements, transient lodging tax filing requirements and land use permit requirements. Every person engaging or about to engage in Short-Term Rental activities as an owner of a Short-Term Rental within unincorporated Tillamook County shall *promptly* register with the fee administrator ~~within fifteen (15) days after commencing for a new Short-Term Rental~~. The privilege of registration after the date of imposition of the operator license fee shall not relieve any person from the obligation of payment. Registration shall be on a form provided by the fee administrator and shall set forth the name under which the provider transacts or intends to conduct rental activity, the location of ~~his~~ *the* place or places of the Short-Term Rental, rental property site addresses, and such other information to facilitate collection of the operator license fee as the fee administrator may require. The registration shall be signed by the owner of the Short-Term Rental.

The fee administrator shall, within ten (10) days after registration, issue ~~without charge~~ a license of authority to the owner of the Short-Term Rental. ~~License shall be non-assignable and nontransferable and shall be surrendered immediately to the fee administrator upon the cessation of rental activity at the location named or upon its sale or transfer.~~ Each license shall state the place of the Short-Term Rental location to which it is applicable and shall be prominently displayed therein, readily visible to all occupants and persons seeking occupancy. The license shall include the following:

- (a) The name of the Short-Term Rental owner;
- (b) The address of the Short-Term Rental;
- (c) The date upon which the license was issued;
- (d) The transient lodging fee ID number assigned by the fee administrator;
- (e) The Short-Term Rental permit number; and

- (f) "This Short-Term Rental Operator License signifies that the person named on the face hereof has fulfilled the requirements of the Short-Term Rental Operator License Regulations, by registration with the fee administrator for the purpose of collection from the fee imposed by Tillamook County and remitting said fee to the fee administrator. This license does not authorize any person to conduct any unlawful rental activity or to conduct any lawful rental activity in an unlawful manner, or to operate a Short-Term Rental without strictly complying with all local applicable laws, including, but not limited to those requiring a permit from any board, commission, department, or office of the County. This license does not constitute a permit."

Section 78. Due Date; Returns and Payments

- (a) The Short-Term Rental Operator License Fee imposed by this ordinance shall be paid by the owner of the Short-Term Rental to the fee administrator and is due and payable to the fee administrator ~~on a quarterly basis on the last day of the following month for the preceding three (3) months and is delinquent on the first day following the month in which the operator license fee is due~~ on an annual basis.
- (b) The Short-Term Rental Operator License Fee shall be ~~filed~~ submitted in such form as the fee administrator may prescribe for payment of the ~~quarterly~~ annual license fee. ~~, even if no Short-Term Rental activity has taken place within a quarter.~~
- (c) *The Short-Term Rental Operator License Fee shall be paid by the owner of the short-term rental, or their designee, to the Department of Community Development. The person required to file the quarterly Short-Term Rental Operator License Fee shall deliver the fee, together with the remittance of the amount of the fee due, to the fee administrator's office, either by personal delivery or by mail. If the return is mailed, the postmark shall be considered the date of delivery for determining delinquencies.*
- (d) ~~For good cause, the fee administrator may extend for not to exceed one month the time for making any return or submittal of fees. No further extension shall be granted. Any Short-Term Rental owner to whom an extension is granted shall pay interest at the rate of one percent (1%) per month on the amount of fees due. If a quarterly payment is not submitted, and the license fee and interest due is not paid by the end of the extension granted, then the interest shall become a part of the quarterly operator fee for computation of penalties described elsewhere in this ordinance.~~

Section 89. Penalties, Interest and Revocation

- (a) *Revocation. Violating any provision in this ordinance, as well as non-compliance with any term or condition of a Short-Term Rental permit, including non-compliance with Tillamook County Ordinances #74 and #75: Tillamook County Transient Lodging Tax (TLT), or violating any County or State law, may result in revocation of a Short-Term Rental permit, revocation of a Short-Term Rental*

~~Operator license, denial of an application to renew a permit or license, and enforcement and penalties as outlined in this ordinance. Licenses that are terminated for non-renewal or non-payment will result in revocation of a Short-Term Rental permit. Penalty-Original-Delinquency. Any Short-Term Rental owner who has not been granted an extension of time for remittance of fees due and who fails to remit the operator license fee imposed by this ordinance prior to delinquency shall pay a penalty of ten percent (10%) of the amount of the operator license fee due in addition to the amount of the quarterly operator license fee.~~

- ~~(b) Penalty-Continued-Delinquency. Any Short-Term Rental owner who has not been granted an extension of time for remittance of operator license fee due, and who failed to pay a delinquent remittance on or before a period of thirty (30) days following the date on which the remittance first became delinquent shall pay a second delinquency penalty of fifteen percent (15%) of the amount of the license fee due plus the operator license fee and the ten percent (10%) penalty first imposed.~~
- ~~(c) Interest. In addition to the penalties imposed, any transient lodging rent collector who fails to remit any fee imposed by this ordinance shall pay interest at the rate of one percent (1%) per month or fraction thereof without prorrations for portions of a month, on the amount of the fee due, exclusive of penalties, from the date on which the remittance first become delinquent until paid.~~
- ~~(d) Penalties and Interest Merged with Fee. Every penalty imposed and such interest as accrues under the provisions of this Section shall be merged with and become a part of the fee herein required to be paid.~~
- ~~(e) Petition for Waiver. Any Short-Term Rental owner who fails to remit the quarterly Short-Term Rental Operator License fee herein levied within the time herein stated shall pay the penalties herein stated; provided however, Short-Term Rental owner may petition the Board of Commissioners for waiver and refund of the penalty or any portion thereof, if a good and sufficient reason is shown, and waive and direct a refund of the penalty or any portion thereof.~~
- ~~(f) Revocation. Violating any provision in this ordinance, as well as non-compliance with any term or condition of a Short-Term Rental permit, including non-compliance with Tillamook County Ordinances #74 and #75: Tillamook County Transient Lodging Tax (TLT), or violating any County or State law, may result in revocation of a Short-Term Rental permit, revocation of a Short-Term Rental Operator license, denial of an application to renew a permit or license, and enforcement and penalties as outlined in this ordinance. Licenses that are terminated for non-renewal or non-payment will result in revocation of a Short-Term Rental permit.~~

Section 9.10. Refunds

- ~~(a) Refunds by County to the Short-Term Rental Owner. Whenever the amount of any the annual Short-Term Rental Operator License fees, penalty or interest has~~

been paid more than once or has been erroneously or illegally collected or received by the fee administrator under this ordinance, it may be refunded, provided a verified claim in writing, stating the specific reason upon which the claim is founded, is filed with the fee administrator within three (3) years from the date of payment. The claim shall be made on forms provided by the fee administrator. If the claim is approved by the fee administrator, the excess amount collected or paid may be refunded or may be credited on any amount then due and payable from the Short-Term Rental owner from whom it was collected or by whom paid, and the balance may be refunded to such transient lodging rent collector, his/her administrators, executors, or assigns.

Section 11. Administration

- (a) ~~Examination of Records; Investigations. The fee administrator, or any person authorized in writing by the fee administrator, may examine during business hours the books, papers, and accounting records relating to transient lodging sales of any Short-Term Rental owner after notification to the Short-Term Rental owner liable for the operator license fee, and may investigate the information pertaining to the Short-Term Rental in order to ascertain and determine the Short-Term Rental operator license fee amount required to be paid based upon the information provided.~~

Section 10 12. Allocation of Funds for Workforce Housing Initiatives in Tillamook County

The portion of monies contained in the Short-Term Rental Operator License Fee Fund that are dedicated by this ordinance for housing initiatives in Tillamook County shall be distributed and administered in accordance with this Section.

- (a) The County Budget Committee shall allocate collected Short-Term Rental operator license fees as a special revenue fund and shall be made part of the annual County budget process.
- (b) The implementation and administration of the ~~STR Funds~~ *Short-Term Rental funds* allocated in subsection (a) of this Section shall be contained in a written policy to be adopted by Board Order.
- (c) The Board shall allocate and distribute Short-Term Rental funds for development and promotion of workforce housing at the recommendation of the Tillamook County Housing Commission.

Section 11 13. Allocation of Funds for Public Safety Initiatives in Tillamook County

The portion of monies contained in the Short-Term Rental Operator License Fee Fund that are dedicated by this ordinance for housing *public safety* initiatives in Tillamook County shall be distributed and administered in accordance with this Section.

- (a) The County Budget Committee shall allocate collected Short-Term Rental operator license fees as a special revenue fund and shall be made part of the annual County budget process.
- (b) The implementation and administration of the Short-Term Rental funds allocated in subsection (a) of this Section shall be contained in a written policy to be adopted by Board Order.

Section 12 14. Appeal to the Board of Commissioners

Any person aggrieved by any decision of the fee administrator may appeal to the Board by filing notice of appeal with the fee administrator within twenty days of the serving or mailing of the Short-Term Rental operator fee collection notice or a decision given by the fee administrator. The fee administrator shall fix a time and place for hearing such appeal and shall give the appellant not less than twenty days written notice of the time and place of hearing. Action by the Board on appeals shall be decided by a majority of the members present at the meeting where such appeal is considered.

Section 13 15. Severability

If any section, subsection, paragraph, sentence, clause or phrase of this ordinance, or any part thereof, is for any reason held to be unconstitutional or otherwise invalid such decision shall not affect the validity of the remaining portions of this ordinance or any part thereof. The Board hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause, or phrase thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional or otherwise invalid.

Section 16. Violations

~~It is unlawful for any Short-Term Rental owner or other person so required, to fail or refuse to register, furnish any required return, furnish a supplemental return, or other data required by the fee administrator, or to render a false or fraudulent return. No person required to make, render, sign, or verify any report shall make any false or fraudulent report, with intent to defeat or evade the determination of any amount due under this ordinance.~~

Section 14 17. Penalties

Violation of any of the provisions of this ordinance shall be a Class A violation, with a maximum penalty of two thousand dollars (\$2,000) in fines.

Section 15. Declaration of an Emergency

This Board of County Commissioners finds that the enactment of this Ordinance is necessary for the public health, safety and general welfare, and that an emergency exists, and this ordinance shall take effect immediately upon passage by the Board of Commissioners.

Section 16 18. Effective Date

This ordinance shall take effect on ~~July 1, 2021~~ March 23, 2022

~~Date of First Reading: December 16, 2020.~~

~~Date of Second Reading: December 30, 2020.~~

DATED this _____ day of _____, 2020.

Date of First Reading: March 2, 2022.

Date of Second Reading: March 23, 2022.

DATED this _____ day of _____, 2022.

BOARD OF COUNTY COMMISSIONERS
FOR TILLAMOOK COUNTY, OREGON

Aye Nay Abstain/Absent

~~David Yamamoto~~ Bill Baertlein, Chair

_____ / _____

~~Erin Skaar~~ Mary Faith Bell, Vice Chair

_____ / _____

~~Mary Faith Bell~~ David Yamamoto, Commissioner

_____ / _____

ATTEST: Tassi O'Neil, County Clerk

APPROVED AS TO FORM:

By _____
Special Deputy

Joel W. Stevens, County Counsel



1510 – B Third Street
 Tillamook, Oregon 97141
www.tillamook.or.us
 Building (503) 842-3407
 Planning (503) 842-3408
 Sanitation (503) 842-3409
 FAX (503) 842-1819
 Toll Free 1(800) 488-8280

Land of Cheese, Trees and Ocean Breeze

**NOTICE OF PUBLIC HEARINGS
 AMENDMENT TO TILLAMOOK COUNTY ORDINANCE #86:
 A SHORT-TERM RENTAL LICENSE OPERATOR FEE TO
 SUPPORT HOUSING & PUBLIC SAFETY INITIATIVES**

Date & Time: March 2, 2022 at 10:00am
 March 23, 2022 at 10:00am

Location: Tillamook County Courthouse
 201 Laurel Avenue, Tillamook, OR 97141

Summary of Proposed Amendments

Existing: Short-Term Rental Operator License Fee is a quarterly license fee based upon gross revenue receipts of the short-term rental. License fee payment is due at the end of each quarter.

Proposed: Short-Term Rental Operator License Fee shall be calculated at a flat-rate based upon the maximum number of occupants of a Short-Term Rental multiplied by \$75. Short-Term Rental Operator License Fee will be an annual (yearly) fee paid at the time of STR Permit issuance and at the time of STR Permit renewal.

Result: Replace existing quarterly license payment based upon gross revenue receipts with an annual (yearly) flat-rate license fee. License fee will now be based upon the maximum number of occupants of a Short-Term Rental (STR) and no longer on gross revenue receipts.

Proposed Short-Term Rental License Fee Calculation Example:

Proposed Short-Term Rental Operator License Fee Multiplier	Maximum Occupancy Allowed Under Approved Short-Term Rental Permit	Cost of <u>Annual</u> Short-Term Rental Operator License Fee of STR Rental with Maximum Occupancy of 8 Persons
\$75 Per Person	8	\$600

Public Hearing Information

The Tillamook County Board of Commissioners will hold two public hearings for discussion and consideration of the proposed amendments to Tillamook County Ordinance #86 as summarized above. Hearings will take place on March 2,

2022, at 10:00am and on March 23, 2022, at 10:00am at the Tillamook County Courthouse, 201 Laurel Avenue, Tillamook, Oregon.

The hearing will take place virtually with limited opportunity for in-person attendance following OHA guidelines. Oral testimony will be heard at the March 2, 2022, hearing. For instructions on how to provide oral testimony at the hearing, please email Lynn Tone, DCD Office Specialist 2, Tillamook County Department of Community Development, ltone@co.tillamook.or.us. A virtual meeting link will be provided on the Community Development webpage on the date of the hearings: <https://www.co.tillamook.or.us/commdev>.

Written testimony submitted to the Tillamook County Department of Community Development by 4:00 p.m. on February 23, 2022, will be included in the packet provided to the Board of County Commissioners prior to the March 2, 2022, hearing. Please contact Lynn Tone, DCD Office Specialist 2, Tillamook County Department of Community Development, ltone@co.tillamook.or.us as soon as possible if you wish to have your comments included in the staff report that will be presented to the Tillamook County Board of Commissioners.

A copy of proposed amendments to Tillamook County Ordinance #86 will be available for public inspection at the Department of Community Development and are also on the Tillamook County Department of Community Development website: <https://www.co.tillamook.or.us/gov/ComDev/>.

The Tillamook County Courthouse is handicapped accessible. If special accommodations are needed for persons with hearing, visual, or manual impairments who wish to participate in the hearing, please contact 1-800-488-8280 ext. 3303, at least 24 hours prior to the hearing in order that appropriate communications assistance can be arranged.

For questions regarding the proposed amendments to Tillamook County Ordinance #86, please contact Sarah Absher, CFM, Director, Tillamook County Department of Community Development via email sabsher@co.tillamook.or.us, by calling 503-842-3408 x3412 or by emailing Lynn Tone, DCD Office Specialist 2, Tillamook County Department of Community Development, ltone@co.tillamook.or.us.

Sincerely,

A handwritten signature in black ink that reads "Sarah Absher". The signature is fluid and cursive, with the first name "Sarah" and last name "Absher" clearly legible.

Sarah Absher, CFM, Director

February 23, 2022

Tillamook County Department of Community Development

RE: Proposed Amendment to Ordinance #86

Dear Council members;

I am a home owner in North County that supplements my social security income with short term renting of my primary residence. I've cleaned professionally for private residences, motel, and short term rental before using my home first as a room renting through AirBnB then moved to renting my entire residence and finding alternative housing while renting. I clean to a professional level with the extra steps for COVID 19. I don't make anywhere near the \$5000.00 minimum per quarter and pay the current rate of \$50.00 a quarter or \$200.00 a year. So a home making \$200,000 a year currently pays \$2400.00 a year for this license fee. That's 1.2% of their income. For 2021 I made \$4617.20 gross in rent before expenses to give my home a rest and \$13,000.00 gross before expenses, the previous year. So if I paid \$600.00 for licensing last year and the flat rate was \$600.00 for my so called 8 occupancy home (which I don't allow to be all adults as too many for home and parking) then I'm paying between 12-13% of my income, which again is before expenses and not taxable. Even at \$13000.00, BEFORE expenses, I'm paying between 4 and 5 % to wealthier multi-home owners less than 2% of their income and less percentage if they make more.

Can you see why I'd question why you are doing this? It feels like punishment to the small business minded folks looking to simply be more financially independent.

I'm so very curious who even comes up with these amendments and what 'public safety' measures these license fees will pay for? If it's for fire and rescue fine, but I would think TLT taxes already pay for that? Is it to finance more over reach of government that the free market is more than capable to handle through guest reviews on VRBO and AirBnB?

I can only speculate on your reasons and purposes for the money as well as the reason for this proposed change to the ordinance. I can't think of any non-nefarious reason for the proposed amendment. Helping the wealthy, marginalize the small business.

The current system that goes by home rent income NOT occupancy, which can be deceptive, is much more fair then the proposed flat rate as my income percentages show. You are punishing the lower income producing properties with this rate. Is that the goal? I would think not.

Sincerely,

Kathleen A. Johnston

Ruby Wray's Coastal Home

Sarah Absher

From: kcj3pdx@gmail.com
Sent: Tuesday, February 22, 2022 12:08 PM
To: Lynn Tone
Cc: Sarah Absher
Subject: EXTERNAL: Comments in opposition to amendment to County Ordinance #86

[NOTICE: This message originated outside of Tillamook County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Attn: Lynn Tone, DCD Office Specialist. Please include this communication in the packet provided to the Board. Thank you.

TO: Tillamook County Board of Commissioners

As a long-time property owner in Tillamook County, I urge the Board to reconsider provisions of the proposed amendment to County ordinance #86, which affects the short-term rental license operator fee. I don't understand the rationale of replacing a tax that is related to an owner's income revenue, with a fixed tax that is related to potential occupancy levels of the rental property.

As written the proposed fee structure would penalize home owners who rent their home on a very limited basis, by assessing fees that are unrelated to the amount of rental income. As I understand the proposal, home owner with a rental property with maximum occupancy of 8 persons and annual rental income of \$5,000, would pay \$600 per year in STR rental fee; while another owner with a similar rental property with annual rental income of \$25,000 would also pay \$600 per year in rental fee to the County. One owner pays 12% of their rental income, while the other owner pays 2.4% of their rental income.

While I suppose that rental owners could simply increase the rental rate to recoup the increased fee, that would also place the owner who expects more limited rental income at a market disadvantage.

The proposed amendment penalizes property owners who simply want to offset a portion of their property expenses with limited rental income, and has less impact on those who buy property in order to generate maximum rental income.

While I certainly understand local governments' pressures to increase revenues, I believe that the approach in the proposed amendment is inequitable and economically unsound. I ask you to consider other options to this tax structure, for example increasing the existing lodging tax, or fees that are related to actual rental usage of the property.

Prior to making the above comments, I raised a number of questions in an email to the Department of Community Development in hopes of being able to provide more informed comments to the Board. However, to date I have not received a response, so I have copied my earlier email for your review and consideration.

My email of February 14, 2022:

To: Sarah Absher, CFM Director:

I've owned a house in Neahkahnie for the past 40+ years, and rent it on a limited basis, and received your recent letter re: amendments to County Ordinance #86.

I suspect that the proposed structure would decrease the County's administrative costs, but it would also impose a financial burden on rental property owners that is unrelated to the potential income that they might receive.

I'd appreciate your insights on the following questions.

1. Why is the County proposing replacing the recently enacted short term rental fee structure?
2. What initial expectations of the current fee system were not met?
3. How much revenue was estimated to be produced in 2021 from the current fee structure, and what is the estimate of the annual revenue to be produced from the proposed system?
4. The proposed fee structure would seem to penalized owners who rent their homes on a limited basis for only a few months out of the year, and would penalize owners who experience declining bookings in the future (as may be the case as Covid continues to decline from the levels experienced pre-Covid).
5. Over the past few years, the County has continued to impose new costs to rental property owners and to renters that may depress the volume of rentals going forward. What analysis has the County done that weighs the economic impact on Tillamook businesses of potential depressed rentals, compared to the revenue that the County receives directly from fees and charges to rental property owners and the fees paid directly by the renters?

Thank you very much for your response. I'd like to be better informed in the event that I choose to submit written testimony to the Board by February 23.

Ken Jones

Sarah Absher

From: Brenda Kevin <huffingertrentals@gmail.com>
Sent: Wednesday, February 23, 2022 1:27 PM
To: Sarah Absher; Lynn Tone
Subject: EXTERNAL: Ammendment to Ordinance #86

[NOTICE: This message originated outside of Tillamook County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Below is a letter to be given to the County Commissioners regarding the discussion on 3/2/22 and 3/23/22. We are unable to attend due to pandemic homeschooling at that time and us having jobs.

To the County Commissioners,

As a social worker who has worked with deeply impoverished and homeless communities, I am one to encourage ways to better support communities.

However, what has been happening in the development of Ordinance #86 has been a convoluted mess, at best. And it has been a reach out to add taxes to those who are already taxed and pay fees to Tillamook County without any direct representation from the county.

In 2020, the county already collected \$150,000 in TLT taxes. And the county collects annual license fees from each operator as well as property taxes (which results in little benefit in services for those who rent out a second home or vacation rental and do not have children attending Tillamook County schools). And with all these different fee collections, there is STILL no way to pay online, so the county has created its own headache by having to manually manage an increasingly complex system of taxes and payments.

The original payment structure that came out last year contained large gaps of disparity between different owners. For instance, if in a quarter a person netted \$15,000, they paid the same amount as someone who received \$10,000, or someone who received \$19,999.

Now the taxation just became more burdensome. For instance, our unit had one rental in February. Our quarterly netted "income" (and this is in quotations because there are utilities paid to the county, mortgage, property tax paid to the county, and cleaning staff who live in the county are paid), would put us at the previous \$50 range, and now it would technically be \$150 if you divided the \$600 for our maximum occupancy over four quarters.

Additionally, to use the per person maximum occupancy as a guide, you are also missing out on potential taxes you had established in the quarterly payment structure plan. For instance, our unit sleeps 8. Next door sleeps six. Next door charges slightly more in the high season. You just lost potential revenue because you are billing by occupancy, rather than the actual income.

If we look at several units in our area that have a maximum occupancy of 10, in the high season one charges \$315/night, another \$345/night, and another \$395/night. The higher two would yield a greater profit and place them in the \$20-30K revenue, while the lower one would fall into the \$10-20K revenue. Using the occupancy rate formula, you just lost revenue.

Not only does the county miss out on potential income, but there is a HUGE question about equity. Is it fair to tax on projections, or is it fair tax on actual income? If this were the IRS taking money out upfront, there would need to be money returned at the end of the year.

Would it be better to have a percentage tax on each person's income? The state of Oregon and the federal government is already doing this.

Please feel free to reach out to me for greater dialog,

Brenda Huffstutler

Sarah Absher

From: Isabel Gilda
Sent: Wednesday, February 23, 2022 11:51 AM
To: Sarah Absher
Cc: Joel Stevens; Lynn Tone; William K Sargent
Subject: FW: EXTERNAL: Form submission from: Contact Us

Hi Sarah,

Please see below the public comment received today for the STR public hearing. Please let me know if I need to share with the commissioners.

Thank you,
Isabel



Isabel Gilda | Executive Assistant
TILLAMOOK COUNTY | BOARD OF COMMISSIONERS
201 Laurel Avenue
Tillamook, OR 97141
Phone (503) 842-3431
igilda@co.tillamook.or.us

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From: Webmaster <webmaster@co.tillamook.or.us>
Sent: Wednesday, February 23, 2022 11:37 AM
To: Isabel Gilda <igilda@co.tillamook.or.us>
Subject: FW: EXTERNAL: Form submission from: Contact Us

This came in to the webmaster mailbox.



Jeff Underwood (he/his) | Programmer/Analyst
TILLAMOOK COUNTY | Information Services
201 Laurel Avenue
Tillamook, OR 97141
Phone (503) 842-3406 x3480
Mobile (503) 812-2098
junderwo@co.tillamook.or.us

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From: Tillamook County OR <tillamookcounty-or@municodeweb.com>
Sent: Wednesday, February 23, 2022 9:31 AM
To: Webmaster <webmaster@co.tillamook.or.us>
Subject: EXTERNAL: Form submission from: Contact Us

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Submitted on Wednesday, February 23, 2022 - 9:31am

Submitted by anonymous user: 209.216.166.141

Submitted values are:

First Name Marc

Last Name Geller

Email marcgeller@gorge.net

Question/Comment

Please consider this as Public Comment regarding Tillamook County Ordinance #86 STR Operator License Fee Amendments.

Our STR permit is for 8 persons, but we cap guests at 5 persons. Since the proposed ordinance applies a cost based on the number of permitted persons we should be allowed to unilaterally lower our number of permitted persons, or otherwise be treated fairly, as we would be charged for capacity we don't even utilize.

Thank you.

The results of this submission may be viewed at:

<https://www.co.tillamook.or.us/node/7/submission/4394>