

Dear Tillamook County STR Advisory Committee,

I am reaching out to provide feedback on various changes to STR rules & regulations that are being considered at the county level that may impact our STR in Neskowin.

| PROPOSAL   | YES | NO | MAYBE |
|--|-----|----|-------|
| TLT funds dedicated to enhanced enforcement                              | X   |    |       |
| Property rights  | X   |    |       |
| Reducing max occupancy by limiting to bedrooms instead of sleeping areas | X   |    |       |
| Transferability of STR permits   | X   |    |       |
| Annual limit on number of nights rented                                  |     | X  |       |
| Percentage cap on number of STR permits                                  |     | X  |       |
| Distance or proximity based limits                                       |     | X  |       |

I support responsible renting & being a good neighbor.

I do not support new rules which only apply to STR use when the activity of non STR guest use is indistinguishable and presents the exact same issues.

I support allocating TLT towards enhanced enforcement via public safety grant.

I support an owner's right to rent their property, whether it be short term or long term, as they are commercially equivalent.

I support tightening up occupancy maximums by changing the ordinance to apply to "bedrooms" instead of "sleeping areas" and maintaining the 2 per bedroom + 2 overall limit for

overnight occupancy.

I support requiring a minimum number of off-street parking spots equal to number of bedrooms + one more spot – no on-street parking.

I support transfer ability of STR permits upon sale or change of ownership.

I believe the STR management cos need to be brought into the fold of these issues – meaning they need to be held accountable for their guests and fined as well as the property owner for violations. They are the first line of defense and obviously have a large part in why we are at this point today.

I do NOT support any type of limit on the number of nights a home may be rented per year. This proposal infringes on property rights, may be difficult to enforce & track, may result in significantly lower TLT, and may lead to owners limiting guests to peak summer season, thereby unintentionally resulting in less commerce at our neighborhood businesses for the remaining 9 months of the year.

I do NOT support any type of limit based on distance from another STR. Some parts of Neskowin in the village have homes very close together, and one central STR may limit several others from lawfully operating with an STR permit.

I support a percentage cap on STR permits in Neskowin at a level of 35%-50%. The definition of balance is 50/50, and in consideration of Neskowin's long history as a seasonal vacation resort town for over 100 years, this range is appropriate. On the low end, 35% represents approximately half of the seasonally owned homes. There is already a natural ebb and flow of STR permits opening and closing through the years as families make varied choices about how they'd like to use their home. A percentage cap that is too low may lead to owners holding onto inactive permits for fear of losing their right to rent, thereby squeezing out owners who would like to actively rent their home.

Any potential percentage cap for Neskowin should exclude condos in the calculations and not have any type of percentage limit: Proposal Rock Inn, The Chelan, Pacific Sands & Breakers Beach Houses.

Of the total living units only approximately 18% have STR permits. This does not break out condos which are not part of the perceived problem. This does not correlate to "use" because not all STRs are active. Neskowin seasonal home ownership ranks very high at 67% (2019). If

you do straight numbers 18% STR = approximately 26% of the seasonal homes are listed as STRs. So, is the county even focused on the correct issue? Nonpaying guests are most likely make a larger impact (74% of potential use) on the community and would present the exact same issues being targeted with STR rules. Because Neskowin has so many seasonal homes (which have similar use as STR homes) the proposed STR rules seem very arbitrary. Effectively rules are being applied to 26% of the potential problem. Most of the home use in our community is transitory with second homeowners, family, non-paying guests, as well as STR rental guests and just part of the accepted fabric of our vacation community.

Long ago, commercial development in Neskowin was purposefully very limited by timed deed restrictions for 50 years, and that's part of the heritage that makes Neskowin such a special place today with so many homes and very limited local businesses that are more common in larger towns.

Neskowin has only a market, a restaurant, and a golf course, which is a hub of social activity for neighbors and guests alike. All of these businesses rely on guests visiting our area and STRs are vital to both our community and our local economy.

Unlike many coastal communities, Neskowin is in a unique predicament by not having any hotels for visitors (Neskowin Beach Resort & Proposal Rock Inn are both comprised of privately owned condos). Our visitors are fully reliant on our network of amazing owners who open up their homes to welcome visitors to our special area. A wide variety of options from condos with a studio bedroom, to quaint cottages in the village, to large homes in South Beach able to accommodate large families gathering for a vacation, are an integral part of helping visitors access Neskowin. Renting a vacation home in Neskowin is actually how many owners first discovered this special getaway!

STRs in Neskowin employ many individuals and businesses that are local to the coast, and income from rentals helps owners offset the high costs that can be associated with a coastal home. Our teams include house cleaners, handymen, window washers, pest control, painters, general contractors, and landscapers just to name a few.

STRs in Neskowin have had no ordinance violations in 2022 as of Sept 8, 2022.

Only 15% of recent home sales (2020-2022) have new STR permits, which is right in line with the approximate overall level of STRs in our area (118 home sales with 18 new permits issued, 6 transferred to new owners, and 14 permits closed post-sale, which is a net gain of 4 permits from recent home sales 2020-2022).

The Oregon Coast has seen a jump in the number of visitors we welcome. In our neighborhood, sometimes bad behavior happens, but it can be a challenge to say with accuracy that it was a guest at an STR, especially when we have so many day trip visitors and owners with families who may be responsible as well.

Tillamook County housing studies define Neskowin as a "resort" town and in 2019 our seasonal home ownership ranked very high at 67%, while vacancy rates for long term rentals were zero. According to the 2017 housing report, Neskowin is entirely within their defined "Coastal Market" and this recognizes our history as a resort community. Neskowin does not have the hallmarks of a traditional residential area, as we have no public school, no large grocery store, no gas station, and no post office - this is truly a community for visitors and some people are lucky enough to live here full time.

ORLA's Position Statement on "Illegal Hotels" may be an issue elsewhere in Tillamook county, but in Neskowin we are not aware of any STRs that can be classified as unregulated commercial activity or a "de facto hotel" operating unregulated and flouting zoning laws. If rules are being "skirted" then it's up to the county to enforce as needed. Please do not lump together rule-following and legally permitted STRs with ORLA's "illegal hotels" statement. Permitted STRs go through safety inspections, are required to provide proof of liability insurance, required to post contact info on the exterior, and are required to collect and remit TLT quarterly. I do support the county working with 3rd party software to identify and isolate these cases, but I believe they are nominal in Neskowin.

My home in Neskowin is our family's personal beach getaway. We enjoy it as much as we can, and we also enjoy welcoming guests when we are not able to enjoy our home ourselves. If we were not able to rent our home, it would simply sit empty between our visits. It would not be available as a long term rental.

· There is room for improvement with the current ordinance, but I do not support major changes and significant limits in light of the overall low number of documented complaints and low number of enforcement violations in Neskowin. As the county looks to strike an important balance between welcoming visitors, property rights, and livability in our communities, please factor in the long history that Neskowin has in being primarily a seasonal getaway.

Sincerely,  
Dennis and Shelia Clark



**From:** [Heather Gobet](#)  
**To:** [Public Comments](#)  
**Cc:** [Tom Bates](#)  
**Subject:** EXTERNAL: Homeowner feedback on proposed changes to STR rules and regulations  
**Date:** Sunday, September 25, 2022 12:23:12 PM

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Dear Tillamook County STR Advisory Committee,

We purchased our home in the South Beach area of Neskowin in February of 2020. It is truly our dream home, and we take great pride in maintaining the home and yard. We are lifelong Oregon residents, and it has always been a goal to retire on the Oregon Coast, and specifically in the special community of Neskowin. It is our hope to someday live in our Neskowin home full time, but we are not yet at a point in our lives where that is financially feasible. So currently we are only able to enjoy it on weekends and for short vacations. Rather than have it sit vacant, we have used it as a vacation rental property when we are unable to visit. This activity is also allowing us to pay the mortgage off more quickly and expedite our goal to live in the home full time. Our home is professionally managed through Meredith Lodging, and we also personally monitor it closely to make sure it is always impeccably maintained.

We understand that various changes to STR rules and regulations are being considered at the county level that may impact the use of our home in Neskowin. There are elements of these proposed changes we support:

- We support responsible renting and being a good neighbor.
- We support allocating TLT towards enhanced enforcement via public safety grant.
- We support an owner's right to rent their property, whether it be short term or long term, as they are commercially equivalent.
- We support tightening up occupancy maximums by changing the ordinance to apply to "bedrooms" instead of "sleeping areas" and maintaining the 2 per bedroom + 2 overall limit for overnight occupancy.
- We support requiring a minimum number of off-street parking spots equal to number of bedrooms and limiting on-street parking to 1 car.
- We support transferability of STR permits upon sale or change of ownership.
- We support a percentage cap on STR permits in Neskowin at a level of 35%-50%. The definition of balance is 50/50, and in consideration of Neskowin's long history as a seasonal vacation resort town for over 100 years, this range is appropriate. On the low end, 35% represents approximately half of the seasonally owned homes. There is already a natural ebb and flow of STR permits opening and closing through the years as families make varied choices about how they'd like to use their home. A percentage cap that is too low may lead to owners holding onto inactive permits for fear of losing their right to rent, thereby squeezing out owners who would like to actively rent their home. Any potential percentage cap for Neskowin should exclude condos in the calculations and not have any type of

percentage limit: Proposal Rock Inn, The Chelan, Pacific Sands and Breakers Beach Houses.

However, there are several proposed changes that we do not support for the reasons listed below:

- We do not support new rules which only apply to STR use when the activity of non STR guest use is indistinguishable and presents the exact same issues.
- We do NOT support any type of limit on the number of nights a home may be rented per year. This proposal infringes on property rights, may be difficult to enforce and track, may result in significantly lower TLT, and may lead to owners limiting guests to peak summer season, thereby unintentionally resulting in less commerce at our neighborhood businesses for the remaining 9 months of the year.
- We do NOT support any type of limit based on distance from another STR. Some parts of Neskowin in the village have homes very close together, and one central STR may limit several others from lawfully operating with an STR permit.
- Of the total living units only approximately 18% have STR permits. This does not break out condos which are not part of the perceived problem. This does not correlate to “use” because not all STRs are active. Neskowin seasonal home ownership ranks very high at 67% (2019). If you do straight numbers 18% STR = approximately 26% of the seasonal homes are listed as STRs. So, is the county even focused on the correct issue? Nonpaying guests are most likely make a larger impact (74% of potential use) on the community and would present the exact same issues being targeted with STR rules. Because Neskowin has so many seasonal homes (which have similar use as STR homes) the proposed STR rules seem very arbitrary. Effectively rules are being applied to 26% of the potential problem. Most of the home use in our community is transitory with second homeowners, family, non-paying guests, as well as STR rental guests and just part of the accepted fabric of our vacation community.
- Neskowin has only a market, a restaurant, and a golf course, which is a hub of social activity for neighbors and guests alike. All of these businesses rely on guests visiting our area and STRs are vital to both our community and our local economy.
- Unlike many coastal communities, Neskowin is in a unique predicament by not having any hotels for visitors (Neskowin Beach Resort and Proposal Rock Inn are both comprised of privately owned condos). Our visitors are fully reliant on owners who open up their homes to welcome visitors to our special area. A wide variety of options from condos with a studio bedroom, to quaint cottages in the village, to large homes in South Beach are able to accommodate large families gathering for a vacation, are an integral part of helping visitors access Neskowin. Renting a vacation home in Neskowin is actually how many owners first discovered this special getaway!
- STRs in Neskowin employ many individuals and businesses that are local to the coast, and income from rentals helps owners offset the high costs that can be associated with a coastal home. Our teams include house cleaners, handymen, window washers, pest control, painters, general contractors, and landscapers just to name a few.
- STRs in Neskowin have had no ordinance violations in 2022 as of Sept 8, 2022.

- Only 15% of recent home sales (2020-2022) have new STR permits, which is right in line with the approximate overall level of STRs in our area (118 home sales with 18 new permits issued, 6 transferred to new owners, and 14 permits closed post-sale, which is a net gain of 4 permits from recent home sales 2020-2022).
- The Oregon Coast has seen a jump in the number of visitors we welcome. In our neighborhood, sometimes bad behavior happens, but it can be a challenge to say with accuracy that it was a guest at an STR, especially when we have so many day trip visitors and owners with families who may be responsible as well.
- Tillamook County housing studies define Neskowin as a "resort" town and in 2019 our seasonal home ownership ranked very high at 67%, while vacancy rates for long term rentals were zero. According to the 2017 housing report, Neskowin is entirely within their defined "Coastal Market" and this recognizes our history as a resort community. Neskowin does not have the hallmarks of a traditional residential area, as we have no public school, no large grocery store, no gas station, and no post office - this is truly a community for visitors and some people are lucky enough to live here full time.
- ORLA's Position Statement on "Illegal Hotels" may be an issue elsewhere in Tillamook county, but in Neskowin we are not aware of any STRs that can be classified as unregulated commercial activity or a "de facto hotel" operating unregulated and flouting zoning laws. If rules are being "skirted" then it's up to the county to enforce as needed. Please do not lump together rule-following and legally permitted STRs with ORLA's "illegal hotels" statement. Permitted STRs go through safety inspections, are required to provide proof of liability insurance, required to post contact info on the exterior, and are required to collect and remit TLT quarterly. We do support the county working with 3rd party software to identify and isolate these cases, but I believe they are nominal in Neskowin.
- Our home in Neskowin is our family's personal beach getaway. We enjoy it as much as we can, and we also enjoy welcoming guests when we are not able to enjoy our home ourselves. If we were not able to rent our home, it would simply sit empty between our visits or we would be forced to sell it and abandon our dream of living there full time in the future. It would not be available as a long-term rental and even if it were the rent that would be required would not in any way be classified as affordable housing.

There is room for improvement with the current ordinance, but we do not support major changes, significant limits and unnecessary restrictions in light of the overall low number of documented complaints and low number of enforcement violations in Neskowin. As the county looks to strike an important balance between welcoming visitors, property rights, and livability in our communities, please factor in the long history that Neskowin has in being primarily a seasonal getaway.

As prices soar for gas, lodging, and meals the ability for a family to rent a STR and gather in a home setting offers an affordable alternative to enjoy an overnight stay in our beautiful community. **In addition to all the reasons listed above I think the exclusionary and elitist mindset that our coastal communities are for a chosen very wealthy few is very unfortunate. Gov. Tom McCall had the vision to open Oregon's beaches for all to enjoy. The trend of disallowing the rental of homes in communities throughout the Oregon Coast is in direct opposition to this vision.**



We hope that a balance can be found as STR regulations are reviewed and that the loud voices of a select few do not drive an unreasonable “solution” to a problem that does not exist.

Sincerely,

Thomas Bates and Heather Gobet  
Property Owners at