

From: [Linda Anderson](#)
To: [Public Comments](#)
Subject: EXTERNAL: Fw: STRs - Radar Rd
Date: Sunday, September 10, 2023 11:44:12 AM

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

My apologies. Apparently my original email was sent to the incorrect address.

From: Linda Anderson
Sent: Thursday, September 7, 2023 8:55:24 AM
To:
Subject: STRs - Radar Rd

Good morning

I realize that you receive many emails surrounding the STR issue in Tillamook county and would like to add my voice to setting a CAP to the number of STRs.

My family has had a home on Radar Rd for nearly 70 years. For many years it was our family's beach house getaway. A little known gem. For the past 40 years it has become a permanent home for two separate generations. We have watched the area develop and grow and have had some incredible neighbors over the years who took pride in being a part of this small community.

There are now 17 residents (16 structures) here, four of which are Short Term Rentals and one Long Term. As these STRs have become more common and popular the darker side is more and more evident.

Our road is a single lane of dirt and gravel that is privately maintained by the homeowners. At our own expense we have laid several speed bump strips across the road in an attempt to slow down those who wish to race up and down the road as though it were paved and much wider. There have been several near misses of residents being hit.

Many who rent have wandered onto our properties and argued that they have the right to go anywhere they like to see the view's because they are renting. They sit on our decks, relax in our hot tubs, allow their children to climb and play in our yards, leave behind cans and bottles and other garbage in our yards, urinated openly. They have

left their pets alone howling and barking for hours, while others allow their dogs to run unleashed and not pick up their waste, growling and lunging at people as they work in their yards. There have been loud parties into the wee hours of the morning. By the time our calls and complaints are responded to these renters are gone and someone new has arrived.

My concern is that without a CAP these STRs will grow as homeowners sell out of desperation and defeat. We love being here and feel everyone should have the opportunity to enjoy the benefits and beauty of this area but not at the cost of disrespect and greed.

Please CAP the number of STRs.

Sincerely
Mark and Linda Anderson

[Sent from Yahoo Mail for iPhone](#)

From: [Nicole Ralston](#)
To: [Public Comments](#); [Sarah Absher](#)
Subject: EXTERNAL: Public Comment - Definition of "Actively in the Process of Constructing New Homes"
Date: Wednesday, September 6, 2023 12:39:37 PM

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

Dear Tillamook Board of Commissioners,

It's me again. I'm sure you're as tired of hearing from me as I am of being frustrated with this whole entire process that continues to shut us out of being part of the short-term rental initiative in Tillamook County.

While I'm sure you remember my countless other emails, as I have "fully participated in this process" by listening to every advisory meeting and commissioner meeting as recommended by Sarah Absher, as well have posted public comment every time possible, let's recap:

- We began this process in January, 2022, closing on our purchase of a vacant lot in Pacific City on March 15, 2022, with the intention of immediately building a home to be used personally by our two families as well as short-term rented some of the time to mitigate costs.
- We immediately began actively building on the property starting in March 2022 - we conducted dune studies as required, we employed architects and purchased house plans, we got approvals from the HOA, we cleared and prepared the lot for building.
- We SUBMITTED for our building permit in June, 2022. Per records, our permit application was marked as "ready for plan review" on 6/14/2023, and "application submitted" on 6/23/2022. We were then waiting on the county at that point. We received "building permit issued" on 8/4/2022 - this period of time in which we were waiting on the county is apparently very important despite it not being within our control.
- We received Certificate of Occupancy in December, 2022, and promptly applied for a STR permit using Clause Item #11 on Board Order 22-033 as reasoning - why we were treated differently than if we had bought a house during this same time period I still can't grasp - I really wish we could go back in time and have just bought an existing home instead of building.
- Our application was processed in January, 2023, our fee was taken, a STR inspection was scheduled, we passed the inspection, and THEN the county told us no, we would not be issued a permit. We should instead "participate in the process" and make sure our voice was heard and the pause would be over July 1, 2023 and we would be able to apply then, with a likely "grace period" for us.
- The pause was extended, creating severe financial hardship during the summer months when we would likely have had the possibility to rent our home some. But we were told not to worry, a special waitlist was being created for you because we found your testimony to be "compelling" and we want to get you in the door.
- **At the Board of Commissioners meeting on 7/19, the Director of Community Development stated 31 owners requested to be on the waitlist for STR license based on being under construction, of which 17 qualified. We were included on the qualified list and were subsequently invited by the Department of Community**

Development to apply for our license on 8/2/23 with an email titled "To Qualified Waitlist Participant". We submitted our application and were invited to once again pay our fee, which we did.

- After waiting and hearing nothing despite asking for updates, we finally received the following notice on August 31 at 6pm that we would NOT be receiving a permit because while we had APPLIED for a building permit prior to July 1, 2022, we had not RECEIVED it yet. Given all of our testimony that was supposedly compelling, this is feeling awfully personal at this point.

If the subarea cap already includes the number on the waitlist, and we are already on the waitlist, then why not just process our application? We were clearly "actively in the process of constructing new homes in 2022 when the County paused accepting, processing, or approving new STR licenses" which was the whole purpose of the waitlist, correct? Board Order 23-054 states that this waitlist is supposed to be for "people wishing to obtain a STR license who were actively in the process of constructing new homes in 2022 when the County paused accepting, processing, or approving"; that is clearly our situation.

Please reconsider this oversight; a simple change to "submitted" vs. "issued" would honor the meaning and purpose of this waitlist, for which we had previously been grateful.

Sincerely,
Nicole Ralston

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From: [Kent Searles](#)
To: [Public Comments](#)
Subject: EXTERNAL: Fwd: Radar Rd. short term rentals
Date: Friday, September 8, 2023 2:53:16 PM

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

Begin forwarded message:

From: Kent Searles
Subject: Radar Rd. short term rentals
Date: September 6, 2023 at 6:48:39 PM PDT
To:

We know you have been getting a lot of emails, correspondence etc., about short term rentals in Tillamook County. We will add another complaint to the list!

Here on Radar Rd. there are 16 houses. 25% of these houses are short term rentals already! There are 4 full time families here, 8 vacation/part time homes and 4 rentals, with possibly 2 more rentals coming. One rental is for sale (hopefully it won't continue to be a short term rental), another has applied to be a short term rental, and yet another one is being remodeled and might become a short term rental (the wife of the owner is in poor health).

Isn't there a way to stop this? The four families who live here full time don't like the way our little road has changed. There is way more traffic (a dead end road), more dust because renters seem to be in a big hurry (that's why there are four speed bumps installed at the permanent resident's expense, but it hasn't helped that much), more damage to our private graveled road that neither Tillamook County nor the Oceanside community (even if they incorporated) will help repair, more dog poop (seems like most rental families have dogs and most renters don't use leashes and way too many don't pick up their pet's poop). Three of us property owners had to call the manager of one of the rentals as the renters had left a dog on the deck of their rental and the dog would not stop barking. One can understand-- the dog was in a strange surrounding and nervous or scared.

All of us who originally purchased property on Radar Rd, prior to short term rentals, purchased here because of the beautiful location and access to Short Beach. All that has changed. We are being crowded out by tourists to access to the beach and now even to use our private road. We do not appreciate the parties,

dog poop, and general intrusion to the lifestyle we thought we had acquired.

We hope that Tillamook County can somehow limit the growth of short term rentals where those of us who want to live here full time can, in some way, achieve a community atmosphere instead of just dodging the tourists.

Kent & Nancy Searles