

Public Input

Row 4

Name	Monica Kirk
Email	15neighborhoods@gmail.com
Form Date Field	10/04/21
Topic	Agenda Item
Comments	<p>On January 5, 2021, I submitted eight questions to County Counsel and the Commissioners. I had hoped the questions would be answered either during the January 12 workshop or afterwards. No one ever replied. Four of those questions are still relevant. Please provide an answer. 1. The public has been told that the Sheriff's department now has new software up and running to track STR licenses, violations and provide useful data. Question: Can you provide examples of the reports available to the public and will there be a link for the public to access data and reports? 2. New occupancy limits were proposed for STRs on both septic and municipal sewer systems with talk about making enforcement of the limits "much easier." Question: How are you going to enforce occupancies when the Sheriff's department can't enter an STR to verify the number of occupants? Will you consider requiring that the Owner require that the rental agreement include that the renters must consent to entry without a warrant? 3. Compliance and enforcement changes were proposed based upon data tracking with the new software and possibly holding the STR management companies accountable. Question: Beyond tracking, have you established a fine schedule that would afford the Sheriff's department the ability to write a ticket? 4. There has been much talk about how much Transient Room or Lodging Tax (TRT/TLT) contributes to the County. For instance, VIA Oregon claims that STRs generate \$11.2 million in TRT/TLT that is paid to local governments. Question: How much TRT/TLT did Lincoln County collect solely from STRs in 2019 and 2020?</p>
Meeting Date	10/06/21
Subject	Questions remained unanswered.

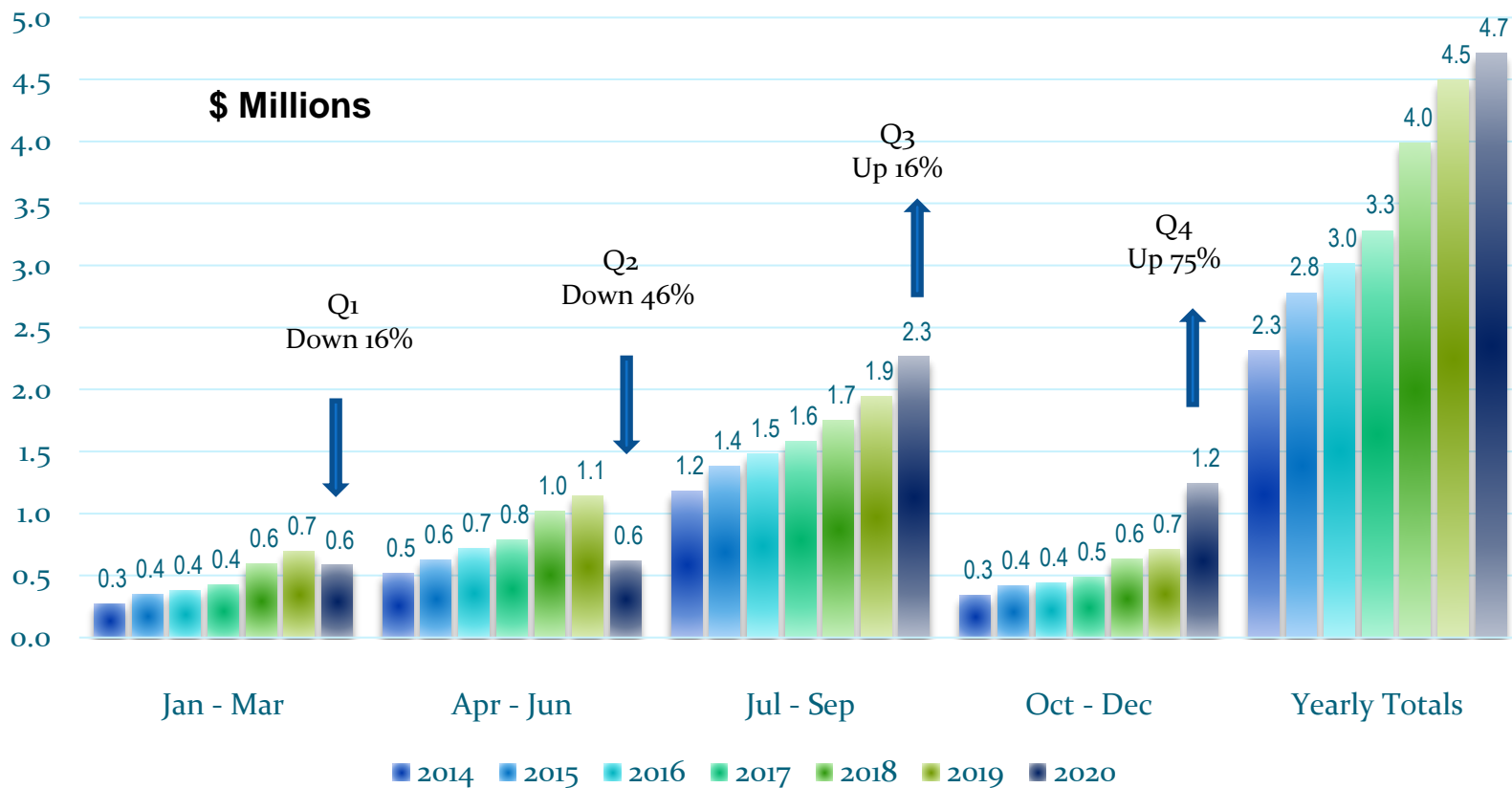
Public Input

Row 2

Name	Heather Brann
Email	branns@earthlink.net
Form Date Field	10/05/21
Topic	Agenda Item
Comments	<p>Dear Commissioners, I am writing because I have concerns about the BOC adopting changes to the short term rental code without an analysis of what percentage of tourist dollars come into the County from STRs. Tillamook County recently published its data, broken down by "lodging type." Even in 2020 with a 2 month shut down of lodgings, STRs brought in almost 70% of tourism dollars and contributed \$4.7 million in lodging tax revenue. Lincoln County should order the same data from the Treasurer's office. All lodging providers file and pay their lodging taxes register and designate whether the provider is a hotel, vacation home, or some other type of transient rental. The Treasurer could tell you what proportion of revenue comes from vacation rentals, and how many dollars are contributed. Without this data, you will have no way to gauge the financial affect of restrictions. Thank you, Heather Brann</p>
Meeting Date	10/13/21
Subject	Short term rentals--Please order data on revenue from your employees

Tillamook County TLT Revenue

Taxable Revenue \$443 M
Tax Collected \$25 M



Tillamook County
Transient Lodging Tax Revenue
 CY 2020

By Location

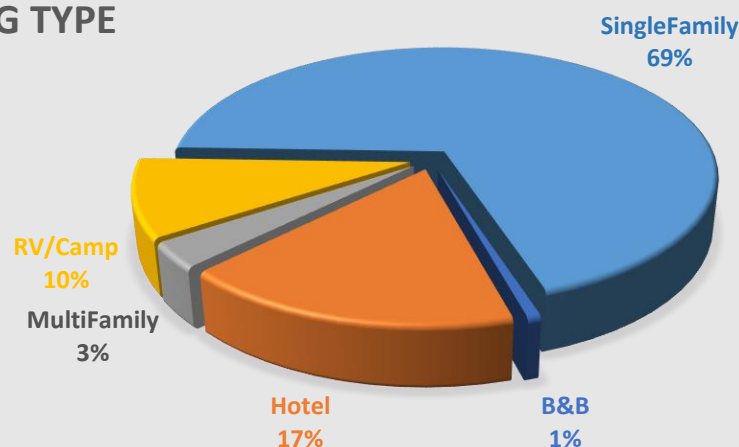
(Rounded to nearest dollar)

Location	Quarter				Grand Total
	2020 Q1	2020 Q2	2020 Q3	2020 Q4	
Manzanita, Nehalem, Wheeler	9,449	9,524	49,805	21,839	90,617
Rockaway Beach	8,623	8,356	42,312	20,161	79,451
Tillamook, Bay City, Garibaldi	6,968	6,318	23,455	9,294	46,035
Uninc - Cloverdale	15,336	17,064	66,136	28,748	127,284
Uninc - Garibaldi	9,927	(4,681)	16,019	15,068	36,333
Uninc - Manzanita	31,082	37,077	194,494	69,686	332,340
Uninc - Neskowin	24,800	24,867	140,919	69,480	260,065
Uninc - Oceanside	47,682	44,618	189,812	97,596	379,709
Uninc - Pacific City	148,219	124,140	641,725	303,399	1,217,483
Uninc - Rockaway Beach	19,617	19,722	103,944	48,265	191,548
Uninc - Tillamook	13,894	6,293	50,029	14,972	85,188
Various - Online	248,354	329,077	745,629	541,840	1,864,901
Grand Total	583,952	622,373	2,264,278	1,240,349	4,710,953

By Lodging Type

Lodging Type	Quarter				Grand Total
	2020 Q1	2020 Q2	2020 Q3	2020 Q4	
B&B	4,211	4,160	17,342	5,922	31,635
Hotel	121,906	83,640	395,017	197,150	797,712
MultiFamily	17,118	15,051	78,092	39,499	149,760
RV/Camp	55,085	50,524	252,347	101,246	459,202
SingleFamily	385,632	468,999	1,521,481	896,533	3,272,644
Grand Total	583,952	622,373	2,264,278	1,240,349	4,710,953

2020 LODGING TYPE



Tillamook County
Transient Lodging Tax Revenue
 CY 2019

By Location

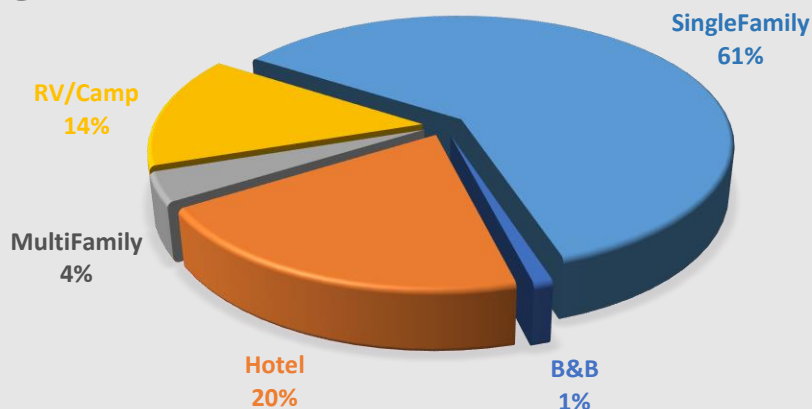
(Rounded to nearest dollar)

Location	Quarter				Grand Total
	2019 Q1	2019 Q2	2019 Q3	2019 Q4	
Manzanita, Nehalem, Wheeler	10,981	20,892	44,274	14,519	90,666
Rockaway Beach	11,070	21,350	44,700	13,824	90,945
Tillamook, Bay City, Garibaldi	7,357	13,806	16,062	5,395	42,620
Uninc - Cloverdale	13,939	31,018	57,621	17,520	120,099
Uninc - Garibaldi	14,138	29,606	49,997	13,199	106,939
Uninc - Manzanita	36,485	92,311	172,973	51,144	352,913
Uninc - Neskowin	30,495	53,518	126,874	36,163	247,050
Uninc - Oceanside	54,622	101,093	197,375	66,881	419,971
Uninc - Pacific City	165,956	288,908	555,710	209,371	1,219,945
Uninc - Rockaway Beach	28,758	48,692	105,901	27,461	210,812
Uninc - Tillamook	15,119	43,851	70,870	19,187	149,027
Various - Online	310,046	399,759	501,325	234,375	1,445,506
Grand Total	698,967	1,144,806	1,943,681	709,038	4,496,493

By Lodging Type

Lodging Type	Quarter				Grand Total
	2019 Q1	2019 Q2	2019 Q3	2019 Q4	
B&B	5,137	10,552	21,176	7,181	44,046
Hotel	138,199	232,804	372,877	162,894	906,775
MultiFamily	23,108	38,653	78,388	25,724	165,872
RV/Camp	72,839	179,653	312,962	77,974	643,428
SingleFamily	459,684	683,144	1,158,278	435,266	2,736,372
Grand Total	698,967	1,144,806	1,943,681	709,038	4,496,493

2019 LODGING TYPE



Tillamook County
Transient Lodging Tax Revenue
 CY 2018

By Location

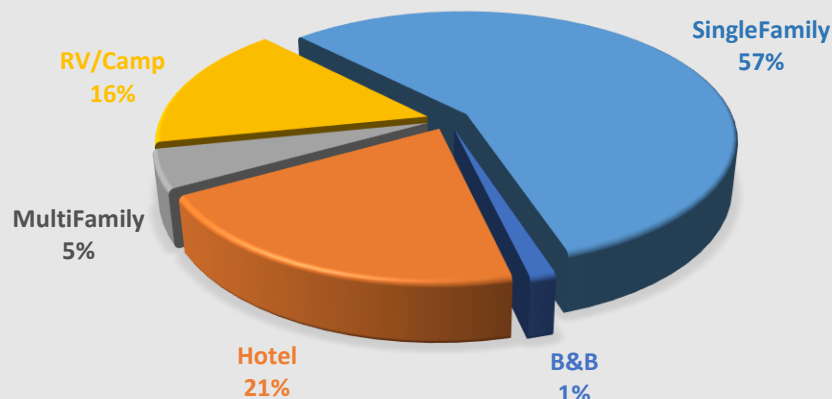
(Rounded to nearest dollar)

Location	Quarter				Grand Total
	2018 Q1	2018 Q2	2018 Q3	2018 Q4	
Manzanita, Nehalem, Wheeler	11,831	24,675	49,697	14,234	100,437
Rockaway Beach	11,979	22,655	48,001	12,579	95,214
Tillamook, Bay City, Garibaldi	9,345	13,971	22,659	7,715	53,689
Uninc - Cloverdale	18,704	35,916	56,008	14,771	125,400
Uninc - Garibaldi	13,452	30,110	53,651	11,495	108,708
Uninc - Manzanita	52,883	112,145	181,318	49,188	395,534
Uninc - Neskowin	43,009	79,055	155,795	39,893	317,753
Uninc - Oceanside	63,493	115,975	211,529	67,340	458,337
Uninc - Pacific City	143,329	288,737	532,672	182,727	1,147,465
Uninc - Rockaway Beach	37,428	65,502	128,636	31,934	263,500
Uninc - Tillamook	19,655	50,495	68,739	16,097	154,987
Various - Online	167,382	178,182	240,361	182,905	768,829
Grand Total	592,490	1,017,417	1,749,066	630,879	3,989,852

By Lodging Type

Lodging Type	Quarter				Grand Total
	2018 Q1	2018 Q2	2018 Q3	2018 Q4	
B&B	5,076	14,282	25,994	7,252	52,604
Hotel	109,402	204,737	356,028	149,543	819,710
MultiFamily	26,296	44,814	96,938	27,405	195,453
RV/Camp	79,894	194,828	293,035	69,355	637,112
SingleFamily	371,822	558,756	977,071	377,324	2,284,972
Grand Total	592,490	1,017,417	1,749,066	630,879	3,989,852

2018 LODGING TYPE



Tillamook County
Transient Lodging Tax Revenue
 CY 2017

By Location

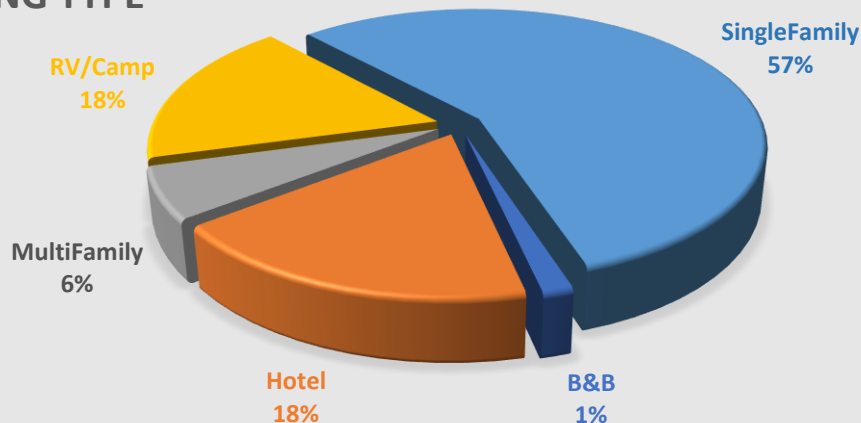
(Rounded to nearest dollar)

Location	Quarter				Grand Total
	2017 Q1	2017 Q2	2017 Q3	2017 Q4	
Manzanita, Nehalem, Wheeler	11,088	20,963	47,589	14,267	93,908
Rockaway Beach	10,796	20,809	47,896	13,299	92,799
Tillamook, Bay City, Garibaldi	8,360	13,643	27,169	9,371	58,542
Uninc - Cloverdale	11,437	25,711	55,285	16,521	108,954
Uninc - Garibaldi	10,269	26,515	56,006	8,981	101,772
Uninc - Manzanita	37,183	81,725	178,545	49,752	347,205
Uninc - Neskowin	43,732	78,859	181,528	51,782	355,901
Uninc - Oceanside	62,536	122,950	259,731	79,156	524,372
Uninc - Pacific City	110,122	218,986	450,939	135,420	915,466
Uninc - Rockaway Beach	30,384	58,642	129,231	35,639	253,896
Uninc - Tillamook	15,068	37,997	73,648	16,749	143,463
Various - Online	78,499	80,358	71,862	55,668	286,387
Grand Total	429,476	787,158	1,579,428	486,604	3,282,666

By Lodging Type

Lodging Type	Quarter				Grand Total
	2017 Q1	2017 Q2	2017 Q3	2017 Q4	
B&B	5,267	11,927	22,460	8,513	48,166
Hotel	84,906	147,141	261,209	99,911	593,167
MultiFamily	24,749	45,241	101,973	30,530	202,493
RV/Camp	61,589	153,534	294,362	65,566	575,050
SingleFamily	252,964	429,316	899,424	282,086	1,863,790
Grand Total	429,476	787,158	1,579,428	486,604	3,282,666

2017 LODGING TYPE



Tillamook County
Transient Lodging Tax Revenue
 CY 2016

By Location

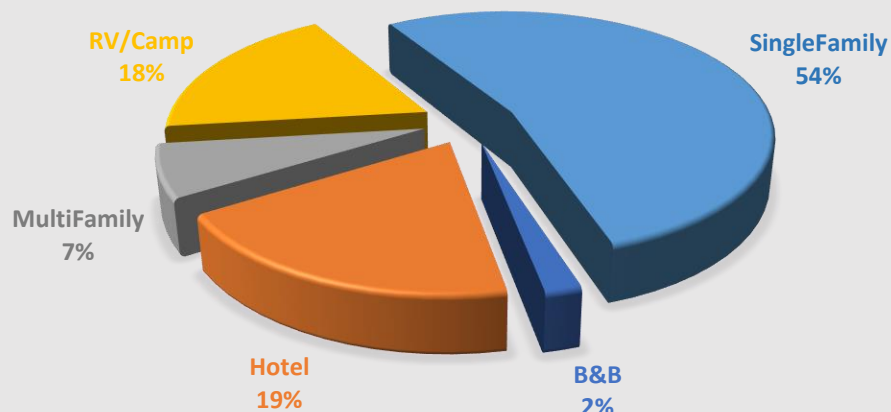
(Rounded to nearest dollar)

Location	Quarter				Grand Total
	2016 Q1	2016 Q2	2016 Q3	2016 Q4	
Manzanita, Nehalem, Wheeler	10,900	21,359	47,225	14,474	93,958
Rockaway Beach	11,666	21,358	44,098	13,899	91,022
Tillamook, Bay City, Garibaldi	7,495	13,728	27,242	9,086	57,551
Uninc - Cloverdale	14,078	29,107	57,423	13,567	114,175
Uninc - Garibaldi	7,701	25,628	49,038	6,329	88,695
Uninc - Manzanita	37,483	93,830	181,911	46,132	359,355
Uninc - Neskowin	42,835	74,621	174,991	55,746	348,193
Uninc - Oceanside	72,591	132,409	265,344	87,993	558,337
Uninc - Pacific City	121,551	202,991	425,909	136,411	886,863
Uninc - Rockaway Beach	30,262	60,361	133,200	36,459	260,282
Uninc - Tillamook	13,865	38,838	75,244	20,824	148,772
Various - Online	6,423	5,157	284	112	11,976
Grand Total	376,852	719,387	1,481,909	441,032	3,019,179

By Lodging Type

Lodging Type	Quarter				Grand Total
	2016 Q1	2016 Q2	2016 Q3	2016 Q4	
B&B	6,990	14,698	26,394	9,972	58,054
Hotel	94,343	144,278	251,457	93,100	583,178
MultiFamily	29,303	47,746	98,503	32,179	207,731
RV/Camp	57,148	155,023	274,193	63,688	550,051
SingleFamily	189,068	357,642	831,362	242,093	1,620,165
Grand Total	376,852	719,387	1,481,909	441,032	3,019,179

2016 LODGING TYPE



Tillamook County
Transient Lodging Tax Revenue
 CY 2015

By Location

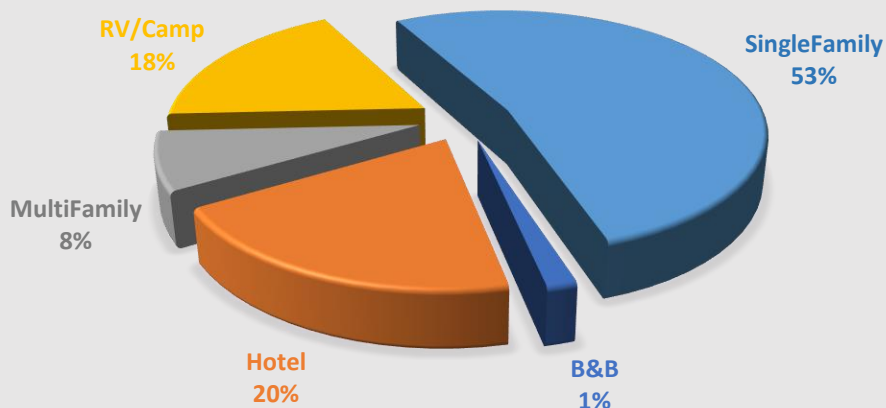
(Rounded to nearest dollar)

Location	Quarter				Grand Total
	2015 Q1	2015 Q2	2015 Q3	2015 Q4	
Manzanita, Nehalem, Wheeler	10,890	18,851	42,526	13,020	85,286
Rockaway Beach	11,602	18,686	41,640	11,712	83,639
Tillamook, Bay City, Garibaldi	10,932	18,053	24,876	9,036	62,897
Uninc - Cloverdale	13,391	24,200	51,733	11,192	100,517
Uninc - Garibaldi	8,670	22,221	44,211	5,876	80,977
Uninc - Manzanita	25,928	62,403	171,211	44,811	304,354
Uninc - Neskowin	40,953	64,452	162,657	57,171	325,234
Uninc - Oceanside	65,212	106,947	245,822	75,664	493,645
Uninc - Pacific City	120,078	190,402	399,021	131,933	841,435
Uninc - Rockaway Beach	27,172	50,523	116,368	33,902	227,965
Uninc - Tillamook	16,310	36,911	66,772	15,534	135,527
Various - Online	4	13,969	18,463	7,242	39,678
Grand Total	351,142	627,617	1,385,300	417,093	2,781,153

By Lodging Type

Lodging Type	Quarter				Grand Total
	2015 Q1	2015 Q2	2015 Q3	2015 Q4	
B&B	4,234	10,495	23,019	6,858	44,605
Hotel	84,294	134,496	243,356	92,720	554,866
MultiFamily	31,248	48,394	100,250	34,302	214,193
RV/Camp	52,169	130,279	260,988	54,893	498,329
SingleFamily	179,198	303,953	757,688	228,321	1,469,161
Grand Total	351,142	627,617	1,385,300	417,093	2,781,153

2015 LODGING TYPE



Tillamook County
Transient Lodging Tax Revenue
 CY 2014

By Location

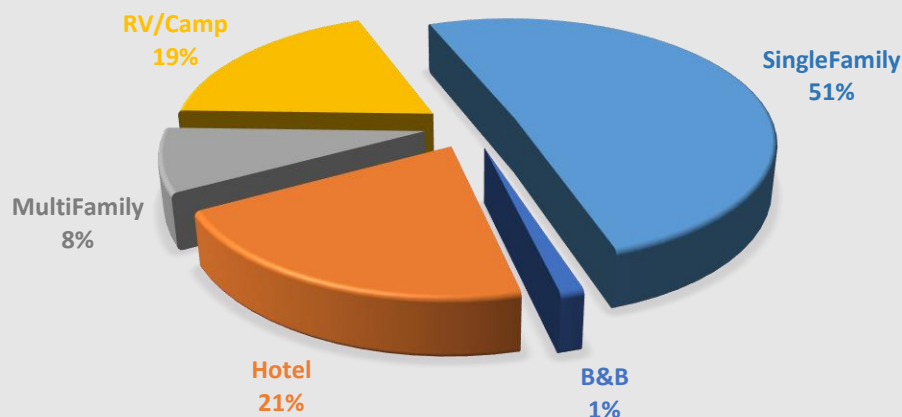
(Rounded to nearest dollar)

Location	Quarter				Grand Total
	2014 Q1	2014 Q2	2014 Q3	2014 Q4	
Manzanita, Nehalem, Wheeler	9,649	16,577	39,860	11,843	77,929
Rockaway Beach	7,551	14,464	33,957	10,008	65,980
Tillamook, Bay City, Garibaldi	7,874	15,985	32,452	11,569	67,880
Uninc - Cloverdale	9,214	18,986	47,277	11,462	86,939
Uninc - Garibaldi	6,242	19,677	42,166	5,115	73,200
Uninc - Manzanita	25,076	57,552	133,315	30,078	246,020
Uninc - Neskowin	33,660	51,169	127,480	44,043	256,352
Uninc - Oceanside	47,968	90,975	211,077	64,297	414,317
Uninc - Pacific City	93,479	165,758	358,886	112,456	730,579
Uninc - Rockaway Beach	21,469	36,219	93,399	25,870	176,956
Uninc - Tillamook	10,824	31,871	60,531	13,348	116,574
Grand Total	273,005	519,233	1,180,400	340,090	2,312,727

By Lodging Type

Lodging Type	Quarter				Grand Total
	2014 Q1	2014 Q2	2014 Q3	2014 Q4	
B&B	3,613	7,248	14,211	4,143	29,214
Hotel	70,420	113,068	215,267	83,152	481,908
MultiFamily	26,122	41,195	94,323	31,667	193,308
RV/Camp	40,141	112,375	239,014	40,792	432,321
SingleFamily	132,708	245,347	617,584	180,336	1,175,976
Grand Total	273,005	519,233	1,180,400	340,090	2,312,727

2014 LODGING TYPE



Public Input

Row 1

Name	michael miller
Email	miller.m.d.flg@att.net
Form Date Field	10/06/21
Topic	Non-Agenda Item
Comments	<p>I am extremely dismayed/disgusted with the Council's latest unnecessary positions on citizens' petitions. When government officials believe "they know better" than the citizens that elected them, we enter an autocracy, not a democracy. Ballot Measure 21-203 is a petition created by the voting public of the citizenry you claim to represent. Instead, you have taken a position that is an exact opposite of the will of the people. I always knew Doug Hunt was of that ilk, but I am dismayed and will rally all my efforts to un-elect all three BOC members who only believe in representing rich, out of town, non-voting corporations. We do not need MAGA on a local level, and Koch industries monies should not govern our local ordinances. Shame on you!</p>
Meeting Date	
Subject	21-203

Public Input

Row 3

Name	Bob Sulek
Email	bsulek@comcast.net
Form Date Field	10/05/21
Topic	Non-Agenda Item
Comments	Suggested changes
Meeting Date	10/06/21
Subject	STR Ordinance revisions

Welcome back Counsel Belmont and thank you for restarting the effort to update the STR ordinance for Lincoln County. Progress is being made and I would like to make the following comments on the material presented on September 29, 2021.

Occupancy

Reducing the occupancy at all times to 2 per bedroom plus 2 is a step in the right direction. However, without a tightening of the regulations, those STRs on public sewer systems can simply convert a garage into 2 or 3 bedrooms to get the number of occupants back up. A garage is not needed for an STR and it is better used to create more bedrooms.

As noted by the commissioners, a maximum of 16 occupants is unrealistic. Imagine yourself as a full time resident with a 16 person STR on both sides of your home. That is what is happening in neighborhoods like Bella Beach and Gleneden Beach. The maximum occupants should be realistic like no more than a maximum occupancy of between 8 and 10 at any time.

Septic Systems

It is always good to get planning involved with comments like those made by Brian Crawford, Senior Environmental Health Specialist, about the inability of local licensed contractors to provide a comprehensive survey of all of the STR systems in a short time frame.

An easier and better approach would be to simply enforce the existing laws under the following Oregon Health Authority Public Health Division Travelers' Accommodation Rules, which require that all such accommodations, be on public sewer systems:

Definitions 333-029-0015

"Travelers' Accommodation" includes any establishment, which is not a hostel, having rooms, apartments or sleeping facilities rented or kept for rent on a daily or weekly basis to travelers or transients for a charge or fee paid or to be paid for rental or use of facilities. Cities like Coos Bay use this definition as their opening licensing statement. "Vacation Rental" is synonymous with "Travelers' Accommodation." A Vacation Rental (VR) is a type of Travelers' Accommodation".

Sewage Disposal 333-029-0080

Sewage and waste water must be disposed of into a public sewerage system in a manner approved by the Department of Environmental Quality.

There would be no need for ESER surveys because septic systems are clearly not allowed for travelers accommodations. No need for more rules just enforces the existing ones.

Licensing Caps

The proposal on regional licensing caps does not go far enough and is problematic as presented. It does not address neighborhood capacities within each region. This information was asked for back in May by the commissioners. The proposal would leave some neighborhoods with more than 40% STRs. Some neighborhoods east of HWY 101 could actually see a major increase in density where the suggested regional total cap allowed is increased over the existing numbers.

For regions with a suggested decrease in the number of licenses it was stated that this decrease would be accomplished thru attrition. This was the hope of the City of Newport when they created an STR overlay with caps. More than 2 years ago Newport started a 5 year phase out plan to eliminate 65 licenses thru attrition, but as of today fewer than 10 have been eliminated. The attrition plan doesn't appear to work.

Enforcement

As for enforcement, nothing has changed. The Sheriff's department has not used their MuniRevs software to track complaints and provide feedback reports. Complaints are usually not criminal issues; therefore, no citations can be written unless the Sheriff can witness the complaint.

Commissioner Comments

I agree with the comments made by the commissioners and counsel that STR regulating is not a Land Use issue but an enforcement issue. So you need to enforce the existing zoning regulations which clearly do not allow **businesses** in residentially zoned areas. STRs are **businesses** with profit as their chief aim by definition. They pay **business** taxes, are required to have a **business** license and are regulated under Chapter 4 – **Business** Regulations.

Many STRs have been acquired through a 1031 Tax exchange to avoid taxes on gains or losses. These exchanges must be held for productive use in a trade or **business** or investment. How many more times do we need to see the word **business**?

The commissioners mentioned State measure 49 and the possibility of litigation against the county. For Measure 49 to apply there must be a "taking". Not allowing businesses in residential areas is an enforcement of existing zoning regulations and there would be no taking. The owners of STRs still own a property that they can sell, rent, or live in, becoming a resident neighbor. This is not a land use issue it is a zoning enforcement issue. The only taking is of the rights of the residents who believed when they purchased their homes and property that county zoning laws would prohibit businesses next to them.

Let's get back to the fundamental problem of the county refusal to enforce its own zoning laws and the State Health Authority laws. This lack of action is why there is a ballot measure before the public.