

ONA SHORT TERM RENTAL REGULATION SURVEY - 2018
(Just 7 questions - please share your views!)

In 2014, the Tillamook County Commissioners adopted a countywide ordinance to regulate the use of private homes as short term rentals (“STRs”) in the unincorporated communities. (Incorporated cities regulate their own STRs.) (The current ordinance with definitions may be viewed by searching online for "Tillamook County Ordinances" and then scrolling to Ordinance No. 84 - "Short Term Rentals".) This year, the county commissioners formed a special STR Committee of local officials and leaders to review the ordinance and recommend revisions. At the same time, STR growth in our local area attracted community interest. As of 2018, the county reports that approximately there are 743 improved residential lots in Oceanside, out of which 108 residences (approximately 15%) are registered as licensed short term rentals. Netarts has 77 licensed STRs, and Cape Meares has 27.

In response to local interest, the Oceanside Neighborhood Association (ONA) formed its own committee to gather local opinions on STR issues and invited the Netarts and Cape Meares community members to take part. **This local STR committee will gather public input obtained by this Survey and at a public meeting) to be held at 10 am on November 3, 2018, at the Oceanside Community Hall.** The local STR committee will then prepare a report summarizing community sentiment on STR issues for submission to the county STR Committee and the Board of Commissioners for consideration in their deliberations.

Deadline: Please send or deliver your response no later than November 6, 2018!!

Here’s how to submit your response!

1. Complete the survey and send as an attachment to oceansidefriends@gmail.com.
2. Print a hard copy of the survey, fill in your answers, and deliver it personally at the ONA Town Hall meeting on STRs to be held at 10 am on November 3, 2018 or drop off to Rob Freedman at 5510 5th St. in Cape Meares and he will deliver it.

SURVEY QUESTIONS

1. In which community do you live, operate a business or work? Type A, B or C here: C

- a. Oceanside b. Netarts c. Cape Meares d. Other (Please specify.)

2. Please type an "X" after each of the following that applies to you:

- a. Full-time resident x
b. Part-time resident
c. Own undeveloped land
d. Own property rented out on a long-term basis
e. Own one or more property with a county short term rental licenses
f. Rent a residence full-time from an owner
g. Work and/or operate a business in the community

3. Which of the following statements best describes your level of regarding homes operated as short-term rentals (STRs) in your community? Type A , B or C here:

- a. I have no particular concerns or issues.
b. I have occasionally experienced or been made aware of concerns or issues.
c. I have significant and ongoing concerns or issues

4. Please briefly provide one or more examples of specific STR interactions (positive or negative) that you have personally experienced and feel comfortable sharing. No names necessary. Add pages if needed.

5. Below (in no particular order) are various views sometimes expressed in STR conversations. Type an 'X' after any of them that are consistent with your own view. Feel free to select more than one, or none at all. There is also space to speak for yourself at the end.

- a. I am not currently persuaded that there is a need for additional STR regulation. More study and experience are needed.
b. STRs are essentially a commercial activity that should subject to a cap in areas zoned for residential use.
c. Limiting STR rentals would unfairly prevent people from affording homes in our community.
d. I favor stronger enforcement/inspections of existing STR regulations.
e. STR growth economically displaces long-term renters/owners in a way that weakens

neighborhood bonds and reduces the quality of life for residents who have remained.

f. I support a homeowner's right to use their home as an STR so long as there are clear and effective ways to hold owners or managers accountable for visitor misconduct.

g. I support regulating short term commercial rentals but the county should not prevent people from loaning their vacation homes to genuine family or friends.

h. The county should offer individual communities the chance to determine whether and how to limit or cap STR licenses in their residential zones.

i. Local regulations would be unworkable and inconsistent; the county should continue to address STR license limits or caps on a uniform, countywide basis.

h. [Optional space to make your own statement or comment about STRs.]

6. The county is considering changes to regulations that govern STR licensing and operations on a countywide basis. On a scale of 1 to 5, please rate the following issues to indicate the ones you feel the county should look at most closely (or treat as a low priority) when considering new regulations. Type a number from 1 to 5 after each issue below. (1 means "lowest priority" / 5 means "highest priority"). Feel free to add your own comments. They will be reviewed and considered!

a. Providing emergency and disaster information/resources to STR renters.

b. Effective complaint procedures for neighbors of STRs

c. Visitor parking space limitation and/or enforcement

d. Limits on the percentage or number of STR rentals in each residential zone

e. Exterior lighting restrictions and regulation

f. Setting STR fees high enough to cover inspection/enforcement costs

g. Limits on the number of STR licenses per owner in each residential zone

h. Mandating the posting of emergency contact name/phone number outside STR residences

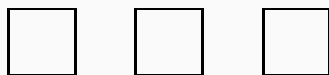
i. Other [add your own issue(s) and rating]:

7. Please add any additional comments HERE on any aspect of STR regulation you wish to communicate to the ONA STR committee. We will be forwarding examples of specific comments to the county STR committee and county commissioners.

END OF SURVEY. THANK YOU!!!

SURVEY DEADLINE NOVEMBER 6, 2018!
(Instructions for submitting responses appear above.)

THE ONA SHORT TERM RENTAL COMMITTEE



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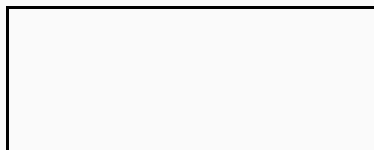
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