



## CITY of THE DALLES

313 COURT STREET  
THE DALLES, OREGON 97058

(541) 296-5481 ext. 1125  
COMMUNITY DEVELOPMENT DEPARTMENT

# MINUTES CITY OF THE DALLES PLANNING COMMISSION

CITY HALL COUNCIL CHAMBERS  
313 COURT SREET  
THE DALLES, OREGON 97058  
CONDUCTED IN A MEETING ROOM IN COMPLIANCE WITH ADA STANDARDS

**THURSDAY, JUNE 20, 2019  
6:00 P.M.**

### CALL TO ORDER

Chair Lavier called the meeting to order at 6:00 p.m.

### ROLL CALL

Commissioners Present: Brent Bybee, Cody Cornett, Sherry DuFault, Bruce Lavier, Steve Ross and Jeff Stiles

Commissioners Absent: Mark Poppoff

Staff Present: City Attorney Gene Parker, Senior Planner Dawn Hert and Planner Joshua Chandler

### APPROVAL OF AGENDA

It was moved by Stiles and seconded by DuFault to approve the agenda of June 20, 2019, as written. The motion passed 5/0; Cornett, DuFault, Lavier, Ross and Stiles in favor, none opposed, Bybee and Poppoff absent.

Bybee arrived at 6:02 p.m.

### PUBLIC COMMENT

None.

### LEGISLATIVE HEARING

Zoning Ordinance Amendment (ZOA) 99-19 Short Term Rentals, City of The Dalles

Planner Joshua Chandler presented the staff report.

DuFault asked if the new ordinance would go directly to City Council when the draft was complete. Chandler replied that was correct.

Alex Maia, 1601 E. 19<sup>th</sup> Street, The Dalles

Maia asked if it would be prudent to have new verbiage reconciled and approved prior to striking the existing code.

Chandler replied the Commission action would be only a recommendation to remove the code. City Council would then make two decisions: to remove the existing code and adopt the Short Term Rental License.

Maia urged the Commission to look at other locations that have implemented similar things. The material he submitted (Exhibit 1) includes over 360 comments by people concerned with the impacts of housing prices. Affordability and the need to provide affordable housing are encouraging outside investors to drive up prices. Maia encouraged caution and the need to keep the end goal in sight.

Chair Lavier briefly reviewed the material for public members who arrived after presentation of the staff report. Hert clarified that tonight's meeting was addressing only the removal of language. New language would be submitted to City Council.

Lorene Hunt, PO Box 81, The Dalles, Oregon

Hunt distributed material to the Commission, Exhibit 2.

Lavier clarified the topic was a recommendation to City Council; nothing would be removed from LUDO [now codified as Title 10 of The Dalles Municipal Code] before the City Council vote.

Hunt read from her submittal. She then referred to Hood River's Short-Term Rental Operating License, Exhibit 3.

Parker stated the merits of the Short Term Rental were not the purpose of this hearing. DuFault stated the Planning Commission is a recommending body; decisions are made by City Council.

Hunt said she found there were limitations in the legal system for the people that want to contest or say, "This isn't right." The present recommendation removing the current BBV permit puts the cart before the horse, compromising local residents and homeowners in the process. If she were a Commissioner, she would find this unacceptable.

Chandler stated the verbiage Hunt referenced as a strikeout was included in the Short Term Rental draft in the agenda packet. Hunt disagreed; she asked where citizens could find the draft. Chandler replied it was in the agenda packet.

Hunt asked why provisions being removed from The Dalles were retained in the Hood River Code. DuFault replied they were not removed [from TDMC], they were being placed in a separate section.

Hunt stated the current BBV permit should not be vacated before a replacement was vetted, protections retained, and citizens able to trust the process.

Hert stated this did not apply to the current hearing. She pointed out that anyone was welcome to attend City Council for the public hearing and voice their concerns and/or suggestions for code revisions. Hert also said Chandler had worked closely with Hood River to prepare the draft.

Steve Hunt, PO Box 81, The Dalles, Oregon

Hunt said this is a land use, and is properly decided by Community Development under the existing or revised Code. It seems the proposal is moving it from Community Development to the Business Office. He did not think the Business Office was properly prepared to decipher land use. This is a land use that affects the whole City as a land use, not just a revenue stream. Hunt stated Hood River has both land use and licensure.

Hunt said to delete the code without a replacement was unreasonable. He said 10.6.040 is referenced several times in 10.5 as an outright permitted use subject to the provisions of

10.6.040. If it's a permitted use, and you strike 10.6.040, is it a permitted use, are there no provisions, and is it no longer a permitted use because there are no provisions? Hunt saw that as a problem.

Hunt said the draft of the Short Term Rental had a problem with the definition which said any accommodation under 30 days was a short term rental. Hunt asked if a guest in his house was a short term rental.

Lavier asked if the guest was paying for the stay. If not, it would not be a short term rental. Hert stated "accommodation" implies payment.

Hunt then asked if a hotel accommodation would go under a short term rental. Hert replied it would be a hotel/motel use. Hunt claimed under the definition it would be a short term rental because it was under 30 days. Chandler responded that definition specifically said everything within that chapter; the definition would not pertain to hotel/motel use.

Parker stated under License Requirements the facility was defined as a dwelling unit; a hotel/motel would not be considered a dwelling unit. He then stated they were discussing the merits of the language; that was not the point of the hearing.

Hunt said this was a land use and should be overseen by the Community Development Department.

Jonathan Hunt, PO Box 81, The Dalles, Oregon

Hunt stated he believed considering the removal of Article 6.040 without having in place a replacement proposal under discussion is highly irresponsible, especially given dependencies in the code as noted. Particularly Articles 10.5.010, 10.5.020(B)(3) and 10.5.030 in residential zones all state, "Bed and breakfast and vacation rentals, subject to the provisions of Article 6.040..." is a permitted use."

Lavier said those interconnections would be straightened out with the generation of the new section. Cornett explained that the public hearing was to vote to begin talking about the Code changes. The specific language would be discussed at a later time.

Hunt replied, "I don't believe that summary is entirely accurate, with due respect."

Cornett responded, "That is what we're talking about; that's what today is for. That was discussed at 6:00 p.m. when the meeting started."

Hunt read from the first sentence of the Background, "The Community Development Department is proposing to remove..." Hunt said, "I will leave it there." Hunt continued [from the Staff Report], "This ordinance amendment is the first step in a legislative process necessary..." Again, this amendment is the removal of these Code provisions, as I understand it."

Hunt referred to provisions of the Hood River City Code. DuFault said, "We are not discussing that portion. We have nothing to do with that portion. That would be the City Council..."

Hunt referred to the struck out portions, "10.6.040.050 Review Procedures. A. Applications. In addition to the requirements of Article 3.010: Application Procedures, applications for bed and breakfast/vacation rental permits shall be accompanied by a plot plan drawn to scale and indicating the location of existing or proposed structures, number of guests or bedrooms, and location of the off-street vehicle parking provided." Hunt noted that provision appears in another city code, almost word for word, that also has licensure. Hunt did not believe that removal of the code was necessary.

Hunt returned to page 4, paragraph 2, of the Agenda Packet. He read, "Throughout Oregon, many communities have begun modifying current codes, requiring additional licensing, and

bolstering enforcement of accommodations...” Hunt did not believe that a proposal to strike Article 10.6.040 accomplished the requirement of additional licensing or bolstering enforcement.

Hunt also addressed the economic justification. He stated the revenue generated by the five Bed, Breakfast and Vacation rentals existing prior to September 2018 covered the cost of the additional BBVs permitted since September 2018. Hunt did not see the need for moving the code provisions out of Title 10.

Chair Lavier closed the Public Hearing at 6:44 p.m.

Bybee asked if the existing permitted uses would be treated as non-conforming uses. Chandler responded that all existing uses would go through the permitting process.

It was moved by DuFault to recommend removal Chapter 10, Article 6.040 Bed and Breakfast and Vacation Rentals, from The Dalles Municipal Code. Bybee seconded the motion. The motion passed 6/0; Bybee, Cornett, DuFault, Lavier, Ross and Stiles in favor, none opposed, Poppoff absent.

## **RESOLUTION**

Resolution PC 581-19: Recommendation for City Council approval of ZOA 99-19

It was moved by DuFault and seconded by Bybee to approve Resolution PC 581-19, recommending City Council approval to remove Article 6.040 Bed and Breakfast and Vacation Rentals, from Title 10 Land Use and Development. The motion passed 6/0; Bybee, Cornett, DuFault, Lavier, Ross and Stiles in favor, none opposed, Poppoff absent.

## **STAFF COMMENTS**

Next regularly scheduled meeting: July 18, 2019

## **COMMISSIONER COMMENTS OR QUESTIONS**

Bybee asked if there was business being conducted on E. Second Street, the location of the former feed store. Parker replied enforcement had been initiated and subsequently referred to his office. Hert clarified there was residential use on the upper floor, commercial use on the ground floor.

Stiles stated as of April 1 he had sold his businesses and would no longer have a conflict.

## **ADJOURNMENT**

Chair Lavier adjourned the meeting at 6:47 p.m.

Respectfully Submitted  
Paula Webb, Planning Secretary

  
\_\_\_\_\_  
Bruce Lavier, Chair



## Protect Hood River housing and livability with a residency requirement for Short Term Rentals

<https://www.thepetitionsite.com/508/893/640/protect-hood-river-housing-and-livability-with-a-residency-requirement-for-short-term-rentals/>

Author: Heather Staten

Recipient: Hood River County Board of Commissioners

Petition:

Hood River is at a tipping point. The county seems to be quickly changing from a vibrant rural county to an exclusive resort community where it's harder and harder for working folks to find an affordable place to live. One factor is the [unprecedented growth in Short Term Rentals \(STRs\)](#) which have started to impact housing affordability and neighborhood livability.

**On August 20th the Board of Commissioners will be voting on changes to the zoning code for STRs.**

We urge the Commissioners to follow the recommendation of their volunteer Planning Commission and **require STRs to be the 'domicile' — real permanent home — of the STR operator.** With this in place, Hood River residents can rent out a spare bedroom or even their whole house when on vacation, but it remains their home. This eliminates STRs as a source of funding for out-of-town investors but allows real residents to earn income, maybe the extra they need to stay in their home or weather economic hard times.

Hood River is being loved to death by sightseers and speculators. The number of vacation rentals and second homes (often financed by STR income) has doubled in just five years and are now 8% of Hood River's total housing stock. Given Hood River's housing crisis, it's far more important to help local folks get into their first home than it is to help outside investors win big in Hood River's home market.

Dark houses during the week with raucous weekend bashes — that's too familiar for more and more neighbors who complain about losing their sense of community. A real residency requirement gets rid of party house and public nuisance problems because the STR operator lives on site and is able to oversee guests.

Controlling nonresident STRs won't solve Hood River's affordability crunch by itself, but it's a healthy start toward lowering housing costs. It's what we need at this time to keep our county's diverse economy — and our livability.

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	<b>Name</b>	<b>From</b>	<b>Comments</b>
3.	Leanne Keane	Frankston North, Australia	
4.	Heather Staten	Hood River, OR	I want Hood River to stay a place where young people can afford to start a life and raise a family. I want Hood River to retain its sense of community, where neighbors know each other. By allowing whole house non-resident STRs Hood River is subsidizing investors and out of area second home owners. About 8% of Hood River's homes are unavailable for year round residents because they are vacation rentals or second homes. No wonder prices keep getting higher and long term rentals are so hard to find!
5.	Larry McDaniel	VINTON, IA	
6.	JOHN A MILLS	Mt Hood, OR	
7.	Edward Mills	Bellevue, WA	I grew up in HR county.
8.	Denise Denton	HASTINGS, MI	
9.	Sue Harrington	MARTINEZ, CA	
10.	EDWARD G. MRKVICKA	FORT ATKINSON, WI	
11.	Lew Mills	San Diego, United Arab Emirates	
12.	Susan Hartford	Hood River, OR	I have lived in Hood River for 38 years. Homes are becoming more and more unaffordable for those who were born and raised and wish to work here. Investors from out of the area are given a break with current STR regs (i.e. there is no strong residency requirement, and nothing easily enforceable). It's time for this to change.
13.	Susan Baldwin	Hood River, OR	
14.	Larry Ksionzyk	Hood River, OR	Housing affordability and nuisance issues
15.	Michael Byrne	Parkdale, OR	
16.	Pat Hartford	Hood River, OR	We need a stronger STR residency requirement for Hood River County.
18.	Lani Robers	Hood River, OR	
19.	Stacey Waterman-Hoey	Olympia, WA	We have owned a shared family cabin in Hood river County since 1961 and have family that have lived in Hood River for over 40 years. We care about the community and keeping it affordable for the premanent residence.
20.	Judie Hanel	Hood River, OR	A strong residency requirement and enforcement should be as important in the County as it is in the City.
21.	Darryl Lloyd	Hood River, OR	Because I have mostly-empty, family-size STR homes all around me. I live at 1025 State St., within 6-8 blocks of downtown Hood River. The closest home, immediately to the (continues on next page)

	Name	From	Comments
21.	Darryl Lloyd	Hood River, OR	<p><i>(continued from previous page)</i></p> <p>east, is owned by a wealthy California man—who bought it during the 2008 bubble as an investment. He may show up for a week or so during SOME years. The next family-size home (1013 State St.), has been TOTALLY empty for the past three years, or maybe even longer! What a waste!</p> <p>The present policy has resulted in Hood River neighborhoods close to downtown being available only for the super-wealthy. I love my little 1928 "cottage" (purchased for a modest sum 20 years ago), but I am ashamed by what this town is rapidly turning into.</p> <p>Please, only by enlightened, progressive, and meaningful STR zoning—such as what has been recommended by the Planning Commission—can Hood River survive for ordinary people.</p>
22.	Lynne Davidson	Hood River, OR	My kids grew up in Hood River, but none of them can afford to live here now as adults. It makes me sad to see how the more lucrative STRs have taken priority over housing that could instead be used by families and those who work in this community.
23.	Vawter Parker	Hood River, OR	Housing and affordability are important issues, but they are not the only issues. Short-term rentals weaken the sense of community, and this is especially true where the owners are themselves not committed to the community. The county's current interpretation of the residency requirement encourages absentee ownership and will make effective, responsive county government that much more difficult.
24.	Peter Cornelison	Hood River, OR	Hood River is at a tipping point. The county seems to be quickly changing from a vibrant rural county to an exclusive resort community where it's harder and harder for working folks to find an affordable place to live.
25.	Richelle Duckwall	Parkdale, OR	we need affordable long term housing for our working residents. STRs hurt that market.
26.	Meredith Castro	Kelso, WA	I have family who live on Mt. Hood, as well as a family cabin. It's been apart of my childhood and is an area I love and appreciate immensely.
27.	Malynne Castro	Bellingham, WA	
28.	beth Flake	Hood River, OR	I want to see local housing for those who work here. Out-of-state investors don't care about the livability of our community. We need to favor the folks who vote and work here, supporting non-profits and businesses in our town.
29.	Irene Fields	Hood River, OR	
30.	Kimberly Zanmiller	HOOD RIVER, OR	Family in Hood River
31.	tara mills	Portland, OR	
32.	Bruce Howard	Hood River, OR	
			Hood River valley is adversely impacted by continued growth and development...commercial activities, including rentals, need to be regulated and monitored.

	<b>Name</b>	<b>From</b>	<b>Comments</b>
33.	Justin Rose	Portland, OR	
34.	Caitlin Rooney	Vancouver, Canada	
35.	Bonnie Thompson	clinton, CT	I have family that live there
36.	Robert Ortiz	PHOENIX, AZ	
37.	Heather Blaine	Parkdale, OR	Short Term Rentals in Ag and resource land make it make it difficult to keep the resource and Ag land viable. Too many people with no sense of place coming and going. Long term renters on the other hand are community members-contributing and participating in the community.
38.	Jennifer Ouzounian	Hood River, OR	Livability, fairness, community. Preserve them.
39.	Lisa Perry	Parkdale, OR	Why should only the super wealthy be able to afford a house in Hoo River County?
40.	Colleen Odonnell	White salmon, WA	
41.	Traci Miller	Hood River, OR	
42.	Kim Bauer	Parkdale, OR	
43.	Miranda Chavez	Hood river, OR	
44.	Polly Wood	Hood River, OR	Hood River County is in a housing availability and thus, affordability crisis. People who were born here, work here or move here to fill critical jobs like teaching, fire fighting and law enforcement can't afford to live here. STR regulations that favor outside investors to purchase homes for vacation rentals is compounding the problem and erodes our valuable sense of community. I urge the County Commissioners to do right by the local citizens they represent and follow the recommendations of the Planning Commission for stronger residency - "domicile" - requirements.
45.	RYAN HUGGINS	HOOD RIVER, OR	My friends are all moving to The Dalles because of local housing shortages
46.	Katherine Mills	Portland, OR	Because I have family and friends that live in Hood River, and I want the people who work and live in Hood River to be able to continue living there.
47.	Irene Pasternack	Bellevue, WA	Keeping the agriculture in Hood River County is important, and when there is no housing for employees, the county is in trouble. There is a huge need for affordable rental housing, and when too many properties are used as short-term rentals, housing isn't available. We have family in Parkdale/Mt Hood.
48.	Feliza Greenwald	Good River, OR	Housing affordability lgor people the work in the valley is important to me
49.	Matt Cody	Mt.Hood Parkdale, OR	
50.	Jessica Muschaweck	Lyle, WA	



	Name	From	Comments
51.	Rayna Morton	Hood River, OR	As a single mom who works in the service industry, and teaches our communities children, I have personally found it unaffordable and very difficult to find long term housing. I found it especially disheartening as I struggled to find housing for local business owners/community members/"friends " to reach out to "save me" by offering their vacation home to me. No! I do not want to pay well over a reasonable rent to live in your fully furnished house, and get rid of my pets and put all my things in storage for 6 months until you kick me out for seasonal STR rentals. Then what? Where do I go? Move my son through school districts mid-year? I am a family who supports and lives in the community, your community. I need a home! These people should be ashamed. To treat your own community like that for greed is appalling and it's ruining our town. Empty neighborhoods are dangerous. All this tourism, our livelihoods, will eventually crash if we aren't supporting our workforce. Your favorite barista will move away. That family you loved hanging at the park with every Thursday afternoon will move away. That funny UPS guy who always has the funniest jokes, that woman who always organized fundraisers to support local nonprofits, the server who always knows what your picky kid wants to eat and has known them since they were little because it's your favorite restaurant; all will move away. If we don't provide homes for the people that make this whole town so special it will eventually dry up. Put your Community First!
52.	Timothy Howland	Hood River, OR	
53.	Maureen Luran	Hood River, OR	
54.	Maureen Higgins	Hood River, OR	I think STRs need to have an owner with a personal interest in keeping up the property and making sure neighbors are respected. it should be an owners permanent residence
55.	John Wood	Hood River, OR	I know a lot of young local professionals who cannot live here anymore because of the difficulty competing with STR rates for the local housing stock. I listened to Matt English's talk at the fire station in Odell where he said the cost to the county to train new deputies is a huge part of his budget because the minute a young deputy wants to get married and have kids, he can't get a place to live because STRs have soaked up the housing, so he leaves town with his expensive training, leaving the common taxpayer to soak up the cost of recruiting and training another STD (Short Term Deputy). Lots of municipalities around the country are dealing with this same problem. The successful ones follow a model similar to the one the City of Hood River has adopted. All any of the voters in the county can think of as the simple reason why HRC has not adopted such a regimen is that there are STR owners on the council of (continues on next page)

	<b>Name</b>	<b>From</b>	<b>Comments</b>
55.	John Wood	Hood River, OR	<i>(continued from previous page)</i> commissioners or those same commissioners have friends who own STRs. That is the perception. If it isn't so, show us by at least being appropriately reactive to the problem, since you missed the opportunity to avoid it in a timely fashion years ago.
56.	RON COHEN	HOOD RIVER, OR	STR's are not conducive for a thriving community trying to house its residents, we need long term housing not short term profits, thanks HRVRC
57.	Nick Kraemer	Hood River, OR	
58.	Steven Hawley	Hood River, OR	Livability.
59.	Nikki Smith	Hood river, OR	People and their "friends" who are responsible for making decisions in the city/county are directly benefiting from STRs and other building decisions. Until this stops or is brought into the public eye it will be business as usual.
60.	Ryan Gerstenberger	Hood River, OR	Because I grew up here, I live here now, and I can't afford to buy a house despite being gainfully employed.
61.	Scott Franke	Mount Hood, OR	I have testified and commented repeatedly to the Board of Commissioners and to the Planning Commission on this topic over the past few years, so my views are well known. Foremost among my many concerns is, as the petition says, that it is not appropriate county policy to allow outside investors to buy up the limited county residential properties to make big bucks off of STRs and limit the options of those who want housing here and contribute both monetarily and socially to this remaining a vibrant community. We should not prevent the free investment in property by people who do not live here, but we can make and enforce rules that say they cannot rent these out at STRs if they do not live here the majority of the year, though that would leave them a reasonable return on their investment by renting out long-term, even if they do live here a few month of the year. Some STRs already do that outside of the busy summer months, or they could rent the places out year-round until perhaps they intend to move here later, perhaps renting out an STR from someone else while they are here for however many weeks that they can budget. Yes, I also live on a rural residential upper valley road and do not want what is happening on nearby Miller Drive to happen on my street, with folks I don't know appearing on a revolving door basis without a long-term primary resident to care deeply about the effects on the neighborhood of losing that cohesiveness and potentially introducing both safety hazards and negligent and even criminal behaviors that have never been known where I live, and I believe that what some might call a NIMBY attitude would be shared by the majority of our taxpaying citizenry.
62.	Sean Corcoran	Hood River, OR	O ma a resident who cares about our quality of life for all

	<b>Name</b>	<b>From</b>	<b>Comments</b>
63.	Brittney Mulka	Parkville, MD	
64.	Roman Fey	Parkdale, OR	Creating an extremely high tax on second homes would solve this issue easily.
65.	Wendy Veitch	Mt Hood, OR	
66.	Christie Smith	Parkdale, OR	Inappropriate use of property in a farming area.
67.	Don Goe	Hood River, OR	
68.	Stanley Murray	Hood River, OR	I wan't to live in the town I grew up in. I have worked VERY hard to make this place a place I would WANT to raise my children. I can't find a house to live in here and I make 38\$ an hour.
69.	Pat Fitzpatrick	Hood River, OR	We need affordable housing in our communities.
70.	Jonathan Graca	Hood River, OR	Short-term rentals are a great way for out-of-towners to get a sense of this place. But without more substantial safeguards in place, we run the risk of losing more of our community to investors instead of retaining community members that make this place special.
71.	L Hogie	Hood River, OR	This just makes sense.
72.	Colin Wood	Hood River, OR	We need more affordable housing!
73.	Elizabeth Bickford	Hood River, OR	I like our town to remain a small town.
74.	Joan Laurance	Parkdale, OR	
75.	Collin T.	Hood River, OR	
76.	Isaac Smith	Hood river, OR	
77.	Jen Parks	Hood River, OR	
78.	Lynn Lewis	Hood River, OR	
79.	Kayla Easton	Parkdale, OR	
80.	Michael Harris	Hood River, OR	
81.	Laurent Picard	Hood River, OR	County Commissioners: Please address the proliferation of investor-owned STRs, while allowing primary residents (not investors who stay at their vacation home for a few weeks a year) to rent their homes occasionally to help make ends meet. You have a template that has been proven to work in the City of Hood River's STR regulations and I recommend you adopt the City's model. Cities nationwide have recognized the Hood River's model as the best way to regulate STRs and tens of millions of Americans currently live with similar regulations. You need to be proactive and get ahead of this issue before it's too late.
82.	Larry Martin	Hood River, OR	

	<b>Name</b>	<b>From</b>	<b>Comments</b>
83.	Bonnie New	Hood River, OR	STRs are well known to adversely affect affordable housing, and that is most definitely a problem in Hood River County. The number should be capped, the limit enforced, the fees high, and above all, the residency requirement should be what most people think of as residency - permanent address, full-year occupancy, primary residence tax status, voter registration at that address. Without a REAL full-time residency requirement, we're hurting our own people in favor of out-of-town investors.
84.	Will Murray	Hood River, OR	Hood River needs more affordable rentals, less outside influence.
85.	Geri Murray	Hood River, OR	
86.	Mary LIVELY	Hood river, OR	
87.	Glenda Lovejoy	Lyle, WA	
88.	Lisa Wish	Hood River, OR	People who live and work here cannot find an affordable place to live any longer
89.	Jason Kahler	Mt Hood, OR	
90.	Mark Whittier	Hood River, OR	
91.	Ashley Streich	Parkdale, OR	
92.	Marieluise Macht	Hood River, OR	
93.	Rose Szapszewicz	Hood River, OR	
94.	Tracy Willett	Hood River, OR	
95.	Michael Mills	Mt. Hood-Parkdale, OR	
96.	Daniel Ball	Hood River, OR	
97.	mike mccarthy	parkdale, OR	
98.	Abby Capovilla	Hood River, OR	Maintain housing for hard working local people who keep our community going.
99.	Michael Stroud	Hood River, OR	
100.	Staci McCarthy	Hood River, OR	
101.	Suzette Gehring	Hood river, OR	
102.	Barb Berry	Hood River, OR	Please vote to ensure our beautiful community remains livable for those who work and contribute to its success. Value humanity above greed. Listen to your constituents and follow the common sense recommendations from your volunteer planning commission.
103.	Sandi Scheinberg	Hood River, OR	

	<b>Name</b>	<b>From</b>	<b>Comments</b>
104.	Jeremy Bishop	Hood River, OR	does any who's lived here for any length of time want it to become a total tourist town? Full of nothing but STR's and millionaires homes? Really? Working families are the heart of any community, if their kids can't afford rentals if they want to stay in town, let alone buy, the small town feel will die.
105.	Lucas McCarthy	Hood River, OR	
106.	Kathy McClure	Hood River, OR	
107.	Caitlin McCarthy	Hood River, OR	
108.	Judy Zimmerman	Parkdale, OR	I value a community where the citizens who work and live here year-round can afford a home to rent or buy. Citizens who live where they work are more likely to be the engaged citizens that make this area the special place that it is. Economic diversity is a strength. Let's not make Hood River County into a place that only the well to do, or those whose families have owned property here a long time can afford to live. Our teachers, police, firefighters and health care workers are among those who would benefit from a realistic residency requirement. The current situation with STRs has been a key factor in driving up housing costs to where few can afford to rent/buy, and it has restricted housing supply to record low levels. Let's make Hood River County a place where a wide range of citizens can thrive.
109.	Judith Charbonneau	Hood River, OR	Residency means you live here 365 days a year, to be a resident in the state of Oregon you must live here at least 6 months, there are not different types of residency. Just because you buy a house and visit it on occasion you are NOT A RESIDENT, and that should include Hood River. It amazes me as to how this county is now operating what appears against those that work, support and live here 365, pay county taxes, and NO special concerns for them are being made, I think you had better take a good look at the people that will support this town at any time, not those that come here and continually complaint that we owe them, whatever they want to do and when and where they want to do things and do not question them, tired of the BS going on here in this wonderful area. I moved here from an area that this has happened to before, and it is a shame that it is happening here. WE NEED AFFORDABLE HOUSING FOR THE PEOPLE THAT SUPPORT THIS TOWN. THE WAGES IN THIS GORGE AREA ARE DEPLORABLE FOR THE KIND OF RENT THAT IS BEING ASKED FOR. People with families are having to work more jobs now to afford to live here.
110.	LEV TSYPIN	Hood River, OR	

	Name	From	Comments
111.	Peggy Kelter	Hood River, OR	In our own neighborhood (residents on Cascade since 1986), we have witnessed how short term rentals are changing the climate of where we live, and preventing middle and lower class residents from finding affordable housing here.
112.	Marilyn Smith	Hood River, OR	I've lived in Hood River for 40 years, and it's important that our town preserves its sense of community. Already it is unaffordable for too many, and unchecked growth of short term rentals will make the problem worse. Please pass the residency requirement for short term rentals.
113.	Mariah Richards	Hood River, OR	Many families have lived here for generations, working to produce fruit for the rest of the country. I want their families to continue to be able to stay here. I also would like to purchase a house in HR someday, and invest in this interesting and beautiful city, but if housing prices continue to be driven up I will never be able to afford it.
114.	Pamela Newman	Hood River, OR	Local affordable housing for local working and retired people needs to be a priority for our community.
115.	Cecelia Hardman	Mt Hood Parkdale, OR	It is my opinion that there are too many of these vacation rentals in our area and the number just keeps growing. Hood River is touristy enough without encouraging more big city folks to turn our rural neighboring homes into short term rentals by using such a lenient requirement of only having to live in the home for 30 days. The home should be their primary home and should have to prove they live there for most of the year not just 30 days off and on.
116.	Maria Eby	Hood river, OR	I'm very much against the STR proposed policy and am angry the commissioners will not take a stand when it's obvious that residents are very much against STRs. Look at the turnout at the last two meetings... So many people speaking out against this and the commissioners still need "More time".
117.	Dean Hardman	Mt hood, OR	
118.	Tina Lassen	Hood River, OR	As commissioners, it's your job to look out for the needs and concerns of Hood River County residents (and voters) —NOT the financial interests of vacation/short-term rental owners. A residency rule puts residents first and will help with housing availability in the county for those who live here and contribute to our community. Please listen to your Planning Commission's recommendation and implement their stronger residency rule.
119.	Kristi Heck	Hood River, OR	I want Hood River's priorities to balance out: VISITOR (or second home owner) perks should come after RESIDENT rights. I love that tourism dollars give us incomes and vibrant businesses, but when most wages can't afford to buy one a home (and rentals with weird seasonal availability), I'd think say it's time for priorities to shift. Let our decisions always <i>(continues on next page)</i>

	<b>Name</b>	<b>From</b>	<b>Comments</b>
119.	Kristi Heck	Hood River, OR	<i>(continued from previous page)</i> first take care of the worker, the residents of Hood River, not the visitor. We've done plenty to make Hood River a destination. Let's take care of those who've been here and want to stay.
120.	Elizabeth Foster	Hood River, OR	Our growth trajectory is changing the nature of our community, we need to grow in a thoughtful way that protects our community and allows growth in a thoughtful and sustainable manner.
121.	Brendan Ramey	Hood River, OR	
122.	Joanna Holmes	Hood River, OR	
123.	Heather Clemons	Parkdale, OR	It's sucky the amount of rent charged around here
124.	ariana chavez	parkdale, OR	
125.	Kristen Godkin	Hood River, OR	
126.	Jillian Cadwell	Hood River, OR	
127.	Julie Belmore	Hood River, OR	
128.	Kalah Hanken-Follett	Hood River, OR	My family of four currently rents an old, dilapidated rental. We have tried many times to find affordable housing, but cannot. Either the landlord is asking an incredible monthly amount, or it's a short term rental because the house needs to be available for tourists in the summer. We own a small business and have considered moving to Washington or out of the area completely just to find an affordable, long-term rental. Something needs to be done about the STR's in Hood River. There is just not enough housing available to the current residents of this community.
129.	Rachel Tsu Hyde	Hood River, OR	
130.	Adam McCarthy	Hood River, OR	True county residents, even relative new comers are more likely to engage in the community and over time learn the basics of agricultural production in the county. Those who use the county as a destination often find agriculture and its related activities to be an interruption to their vacation.
131.	Vince Ready	Hood River, OR	
132.	Erika Doring	Hood River, OR	I am a long term renter, 20 years in Hood River. I am a contract worker for hood river county schools and dept of human services and other community services. My rent has doubled in the last three years. I and my family became homeless for 7 weeks recently when we were unable to secure a new rental home and ours was placed to sell and we were required to move despite looking for 7 months for a suitable home. I am forced to consider leaving the area and all of my employment and supports, solely due to the shortage of housing. More housing units means less pressure and less displacement.
133.	David Michalek	Hood River, OR	I want neighbors; not the 1% taking over our valley.

	Name	From	Comments
134.	Jessica Olson	Hood River, OR	
135.	Sheila Richmond	Hood River, OR	
136.	Benjamin Bromham	Hood River, OR	
137.	Tom Keffer	Hood River, OR	I lived on Cape Cod for 5 long years. The effect of short term rentals was devastating: darkened houses during winter, people who don't care about long-term investments like schools, an economy based on go-kart tracks and basket shops --- this will be our future if we don't change.
138.	Susan Elliott	White Salmon, WA	I work in Hood River and would love to buy a home but don't come close to being able to afford one.
139.	Shannon Perry	Hood River, OR	I'm a property owner who rents out my home long term. Whenever I have a vacancy I'm overwhelmed with desperate callers looking for availability. I'm passing up some lucrative income but am glad to be part of the solution.
140.	Mary Peters	Hood River, OR	I live, work, and own a house in Hood River and love it here, and love my neighborhood. But eventually I'll want to buy a different house. I won't be looking for anything fancy, or big. Just maybe a ranch style with 3 bedrooms. At this point I won't be able to, even with the sale of my current 3 BR, 2.5 Bath townhouse.
141.	Maira Gomez	Hood River, OR	Because locals should be able to find affordable housing.
142.	Becky Brun	Hood River, OR	I'm proud of the commissioners for deciding to regulate STRs in the county, and for taking leadership in mandating that one must be a full time resident in order to rent their home on a short term basis. But failing to actually verify someone's primary residence absolutely defeats the purpose of the law. The city of Hood River has achieved a very high compliance rate using a very affordable third-party vendor to monitor STR rental sites. I encourage you to make the same investment and enforce the law you took the time to create. Thank you for your service.
143.	Tony Sanchez	Hood River, OR	Locals should be able to find and afford housing. More and more the young locals are driven out of town.
144.	pam larsen	hood river, OR	
145.	Lee Fairchild	Mt Hood-Parkdale, OR	
146.	Karen Fairchild	Parkdale, OR	
147.	Linda McMahan	Hood River, OR	As an upper valley resident for 18 years, I saw firsthand the impact on a sense of neighborhood and community as at least four STRs began operating on our road. Without affordable and available housing for those who live and work in the valley, our sense of community and shared responsibility for this beautiful place will continue to erode. The county needs to effectively address this issue and (continues on next page)



	<b>Name</b>	<b>From</b>	<b>Comments</b>
147.	Linda McMahan	Hood River, OR	<i>(continued from previous page)</i> protect the livability of the Hood River Valley while there is still time.
148.	June H.	Mount Hood Parkdale, OR	It is in the best interest of our county that the Commission should require STRs to be the 'domicile' — real permanent home — of the STR operator. My husband's family has owned a home here since 1964. We are grandparents that are greatly saddened by the fact that our children cannot afford to buy a home here. It is even difficult to rent long term for young people starting their adult lives. Young professionals, semi-professionals, and non-professional workers find it nearly impossible to find a home. Teachers, nurses, medical and instructional assistants, service workers etc. can't afford housing. What does this mean for supporting the fabric of our communities? What about a sense of place? Belonging, hope for the future generations? These considerations are ever so much more important than the short term pleasures of a few.
149.	Tom Burns	Hood River, OR	
150.	Craig Nicholson	Mount Hood - Parkdale, OR	We need to limit STRs to those domiciled in the county, which in turn will eliminate absentee investor owned STRs and increase the quantity of residential units for Hood River residents.
151.	Joseph Sheahan	Hood River, OR	We need to have housing for our residents, the ones that come and the ones that live here already. We need housing for workforce and not mini hotels.
152.	Laura Castillo	Vancouver, WA	I have family there struggling to buy a home because of short term vacation rentals
153.	Tammie Johnson	Hood river, OR	
154.	Erin Roby	Hood River, OR	We need to support those that support our community by doing the jobs that keep Hood River County alive and thriving. It is evident that those at lower incomes are being pushed out due to the lack of affordable housing. Housing that was previously occupied by community members is now converted to part of the supply of hotel rooms. Housing availability goes down, rent goes up, and those at the bottom are pushed out. When they are gone, who will do those jobs? Our friends in Agriculture are working hard to supply housing for our local farmworkers. But who is working on behalf of those in other industries to secure affordable housing for them?
155.	Nancy Johanson Paul	Hood River, OR	Need affordable housing in Hood River, Oregon Children grow up in Hood River and then as adults cannot afford to live in Hood River County I don't want Hood River just be a home to rich people and absent residents.
156.	Melia Boroughts	Hood river, OR	

	<b>Name</b>	<b>From</b>	<b>Comments</b>
157.	Jennifer Killingsworth	Hood River, OR	It is important to keep housing affordable for all
158.	Mike Hendricks	Hood River, OR	My wife and I moved here about 10 years ago partly for the sense of local community. Let's not lose that. Please respect and accept the work and recommendation of your planning commission.
159.	Daniel Valois	Hood River, OR	I have lived here for 10 years. I want to buy a home at a reasonable price. I work at Insitu and I get paid well, but not well enough for these ridiculous prices. Please do something.
160.	Dan Ropek	Parkdale, OR	Non-local people are abusing the hospitality and beauty of the Hood River valley for profit. This practice deteriorates the quality of life in our community.
161.	Daniel Jacobs	Mt Hood, OR	The people that work in Hood River need affordable housing. Hood River businesses require employees but can't afford to pay enough that their employees can live in the area. Absentee landlords only renting for profit will drive them away, what will they do?
162.	Gregg Morris	Hood River, OR	
163.	Jennifer House	Hood River, OR	There is no housing stability for renters in this town. We've all seen or experienced our homes being turned from long term rentals into STRs. There is simply not enough housing for those of us that work in town and want to stay here and give back to our community...and there should be. HRC needs to put residents first if they want to keep this a strong community.
164.	Lisa Oeyen	Boulder city, NV	Hood river is my home town. I grew up here. To see my friends not be able to stay in a town we grew up in, a town we love, sickens me. We aren't able to stay to take care of our aging parents, to raise our kids with the beliefs and benefits we grew up with. STR's need to be limited and controlled. Affordable housing for long term, 365 days a year residents need to be a priority. Who will make your coffee, pump your gas, stock your grocery store shelves if you no longer welcome locals? Hood River needs to remember to take care of the ones that take care of it.
165.	Ashley May	Hood River, OR	I grew up in Hood River.
166.	Tonya Biehn	Clackamas, OR	
167.	Lindsay Gott	Hood River, OR	Do not let money dictate who lives in this town. Regulation Allows for rentals while still providing opportunities for our working class to have housing. We're talking housing/shelter for all!
168.	Aaron Baumhackl	Hood River, OR	

	<b>Name</b>	<b>From</b>	<b>Comments</b>
169.	Pamela Eineichner	HOOD RIVER, OR	I'm tired of non-residential investment property owners making it impossible to afford a place to live in this town as well as the negative impact they have on "sense of community".
170.	Alison McDONALD	Hood River, OR	Gentrification and outside developers are stealing our home town feel. Regular folk cannot afford to live here these days. County rules and fees should penalize McMansions. Mom and Pops rentals rock!
171.	Lisa Kosglow	Hood River, OR	I value affordable housing and common sense STR's in the county. I've jumped through all the hoops to get a STR permit as a homeowner (and paid the high fees to do so) Please follow the recommendation of your Planning Commission and help our community retain the small town feel and affordability for locals.
172.	Cassie Skelton	Hood river, OR	I live here and can't find a home to purchase because of all the rentals and vacation homes
173.	Jobani Torres	White salmon, WA	Because it's in the area I have lived my whole life and it's just ridiculous how expensive rent is
174.	Greg Palvisak	Hood River, OR	I am thankful for a secure place to live at the moment but it's scary to think about not having this house forever. I am single income and can't afford to purchase a house so therefore I have to rent a room. I know how hard it can be in this town to find housing from experience.
175.	Jeffrey Greenwood	Hood River, OR	
176.	Rae Ann Peil	Hood River, OR	
177.	Jennifer Murray	Hood River, OR	I live in this town and rent. Our family has resources and twice in 1 year we have had early termination of our lease and had to move. Housing for residents is a very real problem in Hood River Valley.
178.	Roberta Lapp	Hood River, OR	To keep Hood River County from being a "Sun Valley, Idaho destination, with "corporate" jets and flying cars cluttering the airport.
179.	Lawrence Jones	Hood River, OR	Short term rentals are destroying our sense of community, where people know and help each other. Please stop it!
180.	Matt Mesa	Hood River, OR	
181.	Kelsey Culbertson	Hood River, OR	As someone that has a family, works, and volunteers within this community, I have witnessed the increase in home and rental prices over the last 6 years. This is a beautiful area, and we need to protect the hard-working families and individuals who live here and support the tourist industry with jobs that don't pay 6 figures. This is a logical first step to take.
182.	Jadean Bailey	MtHoodParkdale, OR	

	<b>Name</b>	<b>From</b>	<b>Comments</b>
183.	Samuel Mertz	Hood River, OR	This is important to me because the cost of living in Hood River has exploded over the last couple of years. I think a lot of that has to do with the increase of short term vacation rentals. It is very tough for low-middle income folks to find a livable house or apartment in the area due to this. It is tough for people in the area to find housing in the area they work in.
184.	Kate McBride	Hood River, OR	Full time residents in their primary house should be able to make a few extra dollars renting their home, not investors turning a residential use into a commercial use.
185.	Silvia Flores	Hood river, OR	
186.	Cheryl Moore	Hood River, OR	My husband was born and raised in HR, so was his mother and grandfather. I've lived here 45 years. The changes and prices of housing have become ridiculous. Our children will not be able to afford to live here if we continue down this path.
187.	Melissa Chavez	Hood River, OR	
188.	Deborah Stander	Miami, FL	Protecting the character of neighborhoods from negative commercial impact is akin to protecting a clear stream from contamination by a polluting industry. Please help to preserve the quality of life of local residents!
189.	Arthur Babitz	Hood River, OR	We shouldn't be helping people finance their vacation homes. A strong residency requirement will preserve housing opportunities for people who live and work in our community. These rules work-- it's been demonstrated in hundreds of communities across the country.
190.	Natalie Speck	Hood River, OR	Housing affordability and maintaining Hood River as a welcoming place to live for all social demographics is critical to the balance of our community. I have personally experienced the struggle to find affordable housing, despite being a family physician with a reasonable salary. Every day at work, I hear stories from families that are working 12- 16 hours day, two different jobs, undergoing significant stress, just to make ends meet, and often with a real fear of ending up without a roof over their heads. Many families have been forced to move to distant locations and commute to work in Hood River--such as moving out to Goldendale. Meanwhile, wealthy investors from big cities like Seattle and San Francisco are buying up homes with cash and driving up home prices in locations that would otherwise be available to our true local residents. Without control of the housing and affordability issue in Hood River, the spirit of this town will be lost and we will become divided into the "haves" and "have-nots," a frightening trend that is emerging throughout our nation. We are called to preserve the well-being and quality of life of the true middle class. Changing the zoning code for STRs is a concrete way we as a community can (continues on next page)

	<b>Name</b>	<b>From</b>	<b>Comments</b>
190.	Natalie Speck	Hood River, OR	<i>(continued from previous page)</i> help ameliorate the housing issue. I support the movement to require STRs to be the actual domicile and permanent home of the STR operator.
191.	elizabeth gaar	Mount Hood Parkdale, OR	preserving affordability and rural life style for Hood River county residents
192.	Victor Roberge	Hood river, OR	Our valley needs housing to sustain our livability
193.	Hannah Hulett	Hood River, OR	As a Hood River native I have seen and experienced the struggles folks in my generation have coming back to their hometown and trying to cover the basics of shelter and work. This town has transformed and a huge part of this is STR's with outside investors. This would be a step in the right direction of leveling the playing field, and I really do hope this step is taken, because we need action now.
194.	Christina Casey	The Dalles, OR	
195.	Christa Giordano	Hood River, OR	
196.	Brooke Pauly	Hood River, Turkmenistan	
197.	Tom Hons	Hood River, OR	
198.	Luke Maddux	White Salmon, WA	The increasing tourist attraction of the town we live and/or work in is becoming unbearable. While outside investors and Air bnb and vacation rentals are sucking in loads of money and giving back very little to our town. Resident owners are more understanding of the current challenges and capacity of our town, and will be more sympathetic to the tourist overcrowding and keep the money more local.
199.	Megan Winn	Hood River, OR	I want to make sure the people living in Hood River have the opportunity to purchase and live in the valley vs. a bunch of people who see Hood River as a playground and not a community.
200.	Virginia Bock	Hood River, OR	
201.	david hupp	hood river, OR	
202.	Susie Tslbott	Lafayette, IN	My daughter & family live in Hood River and I think the housing is too expensive for us to purchase a home for our retirement. I love the community.
203.	Aaron Roots	Hood river, OR	
204.	Arnold Eugene Gade	The Dalles, OR	This proposal seems like a sensible compromise that allows persons who actually live in the community to earn income from their residences, but limits the influence of speculators who have no commitment to the community. Affordable housing is an issue locally, regionally and nationally. Tourism is an essential part of the economy, but the community will suffer if big money developers price locals and workers out of the housing market. I've seen it happen in many locales, <i>(continues on next page)</i>

	<b>Name</b>	<b>From</b>	<b>Comments</b>
204.	Arnold Eugene Gade	The Dalles, OR	<i>(continued from previous page)</i> most notably Jackson, WY, Moab, Utah and any number ski resorts.
205.	Michael Pauly	Hood River, OR	Local first
206.	Jessica Williams	Mosier, OR	
207.	Kenneth McCarty	Hood River, OR	
208.	bob Williams	Hood River, OR	To keep local things local. I want to spend my money with neighbors.
209.	Kara Morgan	Hood River, OR	It's costing us, the full time residents. Driving up our rent, forcing us into further debt and poverty. Traffic is already bad. More solution.
210.	Jonathan Terhaar	Hood River, OR	
211.	Maria Smith	Lafayette, IN	
212.	Peter Zurcher	Hood River, OR	
213.	Paul Lindberg	Hood River, OR	I believe we need to have smart, reasonable policies regarding housing policies in HR County.
214.	Phebe Annis	Hood River, OR	
215.	Chuck Haynie	Hood River, OR	
216.	Blayne Eineichner	Hood river, OR	Affordable housing is not availble in HR. In part due to STRs
217.	Jessica Apland	Hood River, OR	
218.	Anne Gehrig	Hood River, OR	It seems like a reasonable solution that would allow individual families to afford to live here without making the housing shortage worse. I share a road with 4 other houses—only one of which is occupied year round.
219.	Melinda Chavez	The Dalles, OR	I think it is important for locals to have more housing options. I know a few local people who put offers out on homes and some millionaire whoa has a permanent resident out of state, swoops in and offers more money in cash. It is not fair for locals who want to build their lives within their own community. The housing issue has gotten worse and this change will help locals live an a permanent home year-round.
220.	Jack Lerner	Mt Hood Parkdale, OR	Quality of life in our community.
221.	Kate Reid	Mosier, OR	I'm originally from Jackson Hole, and I saw the same thing happened there. There's no housing for the people that live here and what is here is either a slum or so expensive that you have to have six roommates. It's not sustainable
222.	Dylan Dawson	Hood River, OR	
223.	Chris DeBruler	Hood River, OR	
224.	Sarah Brown	Hood river, OR	There is no housing available in this county!

	<b>Name</b>	<b>From</b>	<b>Comments</b>
225.	Randy and Anne Holmstrom	Cascade Locks, OR	We have been priced out of Hood River/Mid and Upper County. Please require residency for short term rentals and don't allow a rental while the resident is on vacation....we know of owners that vacate to Toll Bridge park while they have renters in their home so the "vacation clause" would easily be abused.
226.	Laura Davidson	Mount Hood Parkdale, OR	Housing is expensive and difficult to find for local residents.
227.	Lauren Gray	Hood river, OR	I'm 23 and have my bachelors degree. If I ever wanted to move out of my parents house, I wouldn't be able to live in the same town as them because Hood River has no affordable housing. It's not fair that the people actually working in Hood River are being pushed out, or those that have been born and raised here can't find a place to live independently.
228.	Laura Larson	Bingen, WA	
229.	Debra Hendrickson	Hood River, OR	
230.	Tina Castanares	Hood River, OR	I want to live in a community with a diverse population, where tourism is an understandable and helpful feature but not our main signature, and where working people can afford housing. I came to the area in 1984, and was lucky to be able to stay. Second homes, a multitude of STRs, crazy local price inflation—these barriers to affordable and diverse community weren't present. I don't believe in winning a lottery, be it about birthplace, educational opportunity, or family, and being privileged enough to enter into yet more opportunity ....then locking the door behind me. We need to take steps like these to ensure welcome and reliability to those who make our community thrive every day.
231.	Jean Hunting	Mount Hood Parkdale, OR	Trying to protect our rural neighborhood
232.	Angela Stepina	Hood River, OR	
233.	Shannon Foster	Mount hood, OR	
234.	Kathleen Masek	Hood River, OR	Hood River is a community where its residents care about each other and invest in each other's past, present, and future. More and more, I see that use of our residences and land by vacationers and recreationists is crumbling our precious community in several ways. First, it is increasing the purchase price of property here so that residents can't afford to buy homes. Second, it is crumbling our neighborhoods. Residents are less likely to be able to form bonds with their neighbors if neighboring properties are short-term rentals. Third, for now, the traffic has become heavier, and the traffic the drivers there are, if they are from <i>(continues on next page)</i>

	<b>Name</b>	<b>From</b>	<b>Comments</b>
234.	Kathleen Masek	Hood River, OR	<i>(continued from previous page)</i> out of the area, show less care for fellow motorists and pedestrians.
235.	Jana Castañares	Mount Hood Parkdale, OR	
236.	Harold Hunting	Mount Hood Parkdale, OR	Keep the rural life we live here for
237.	Robert Bird	Hood River, OR	Because I live in Hood River
238.	Lauren Bryan	Hood River, OR	
239.	Scott Bryan	Hood River, OR	
240.	Bob Danko	Parkdale, OR	
241.	Caroline MacPherson	Hood river, OR	Keeping community intact
242.	Petrina Pedry	Mt. Hood Parkdale, OR	There is a need for more permanent, available and affordable housing for people who live, work, and raise their families in the Gorge.
243.	Karen Mooney	Hood River, OR	I want Hood River to be a vibrant community for families.
244.	Jessica Trevino	Hood river, OR	
245.	Alyson Castonguay	Carson, WA	Both me and my husband work in Hood River. I have worked in HR for over a decade and have lived there in the past. Now we can't even dream of affording to buy a modest home there.
246.	Frédéric Villepontoux	Nice, France	
247.	Kerry Mikkelsen	Hood River, OR	
248.	Jea-Michel Bock	Hood River, OR	
249.	Theresa North	Hood River, OR	I'm a local.
250.	John Hitt	Parkdale, OR	
251.	jeffery killingsworth	Hood River, OR	
252.	Victoria Reed	Hood River, OR	I would like to see our county adopt a residency requirement for Short Term Rentals.
253.	Lee Christie	Hood River, OR	Most of us moved here for the very reasons that some self-serving interests are trying to destroy. Please help in the effort to Envision Hood River for future generations.
254.	Carrie Thomas	HOOD RIVER, OR	I think that if someone has the privilege of owning a house in Hood River county, and is capitalizing on income from that home, they should be a full-time, voting resident of our community. Out of town home owners are not connected to our local issues. If there is money to be made in STR's, let's make sure it goes to our friends and neighbors who live <i>(continues on next page)</i>



	<b>Name</b>	<b>From</b>	<b>Comments</b>
254.	Carrie Thomas	HOOD RIVER, OR	<i>(continued from previous page)</i> here, not to non-locals who only show up once in awhile to play without the responsibility the rest of us have to make Hood River valley an affordable, safe and welcoming community in which to live.
255.	Mike Scroggs	Hood River, OR	
256.	Melody Acosta	Hood River, OR	Too many people with "median" incomes who are homeless. Local families should come first for housing.
257.	Marie Louise Penchoen	Hood River, OR	I want Hood River to take care of its local population first and foremost allowing us to maintain our sense of community
258.	Cassandra Estes	Hood river, OR	
259.	Paul Woolery	Hood River, OR	Hood River has been my home town for most of my life. I've watched it change from the early 70's through the boom time of the 80's up to the present day. I love this community and want to see its unique beauty and livability preserved for all to share and enjoy.
260.	Terrance Finstad	Hood River, OR	
261.	Tina Ontiveros	Hood River, OR	Year-round residents have trouble finding stable housing in Hood River
262.	Wendy Burrow	Portland, OR	I'm related to several fruit growing families living in the valley that have been active in their community for 100 years so I feel like I have an understanding of the issue.
263.	Sarah Keller	Hood River, OR	
264.	Robert Kovacich	MOUNT HOOD PARKDALE, OR	I don't want to see people with large sums of money pricing middle and low wage earners out of Hood River.
265.	Nicole Keim	Hood river, OR	I live in Hood river and we own our house because we bought it a few years ago, but we would never be able to buy anything right now. So many of my friends have to rent in this town because they can't afford to buy - some can barely afford to live here.
266.	Meg Dueber	Mt Hood, OR	
267.	Sherry Dell	Hood River, OR	
268.	Lillian Ontiveros	Hood River, OR	
269.	Debbie Dennis	Hood River, OR	
270.	Garrett Apland	Hood River, OR	Hood River is a wondrous place that thrives because of the diversity and composition of its people. By allowing the growth of STRs in varying formats, we will continue to strangle the fabric of a welcoming and successful community and leave behind a false shell of a town with just enough of a shimmer to remind us how much the town no longer represents its people and how much was taken from people who have lived here and were forced to move away. I want to live in Mr. Roger's neighborhood, not a Disneyland <i>(continues on next page)</i>

	<b>Name</b>	<b>From</b>	<b>Comments</b>
270.	Garrett Aplan	Hood River, OR	<i>(continued from previous page)</i> parking lot. We want people to be here living with us full time and being part of our community, not visiting a couple of days and robbing someone of a great opportunity to be a great neighbor and contributing member of our community. We would basically be welcoming thieves to take advantage of our greatest commodity whilst letting them destroy it. Let's make a stand. Say no to county STRs.
271.	Jennifer Wilde	Hood River, OR	Hood River needs affordable housing more than out of town investors need exorbitant rental income.
272.	Melanie Moran	Beaverton, OR	
273.	Tracie Hornung	Parkdale, OR	I lived in a tourism-based place for 20 years that had once been a well balanced community with a diversified economy. That all changed when it became focused primarily on tourism. We don't want that in Hood River County.
274.	Caree DeBorde	Hood River, OR	
275.	Colleen MannellyJones	Hood River, OR	
276.	Claire O'Neill	Hood River, OR	Yes! We need to keep our housing affordable for the next generation.
277.	Ryan Campbell	Hood River, OR	
278.	George Pantely	Mt Hood Parkdale, OR	
279.	L. Sprager	Hood River, OR	We need more affordable housing in this community, now more than ever. Many are being priced out and can no longer afford to live here.
280.	Julia Norman	Hood River, OR	
281.	Nancy Roach	Hood River, OR	Lack of rental housing.
282.	Christina Mcghee	Mount Hood Parkdale, OR	I want to maintain housing and livability for locals. Also keep our rural Parkdale school at capacity.
283.	Bets Stover	Hood River, OR	I want the people who work in this community to be able to buy or rent a home here for an affordable price.
284.	Pamela Newman	Hood River, OR	As a lifelong resident of Hood River, I am appalled at the number of people I know, and their children and grandchildren, who can no longer afford to live here. Please require Hood River to be the full time domicile of STR operators.
285.	Douglas Grissom	Hood River, OR	
286.	Andrea Golts	Hood River, OR	
287.	Richard Withers	Hood River, OR	Short-term rentals by out-of-area owners in our destination valley has a high risk of ill effects to the local economy, environment and social fabric. Careful and comprehensive regulation of these activities can help reduce harmful exploitation of our resources and residents.

	<b>Name</b>	<b>From</b>	<b>Comments</b>
288.	Eileen Garvin	Hood River, OR	As a resident of Hood River, I have seen firsthand, the benefits of limiting short term rentals in town: more long term housing for residents, more houses for sale to locals, and protecting the peace and quiet of our neighborhoods. The county would do well to follow suit. We appreciate our visitors, but need to ensure we place limits on their impact to our community. Thanks for your time and attention.
289.	Tom Penchoen	Hood River, OR	We can't allow people to just use our "market" for their self-enrichment without being a resident and living here at least half the year. The consequences are foreseeably negative for those who do live here..
290.	lynn Orr	Hood River, OR	
291.	Ronnie Ontiveros	Hood river, OR	
292.	Brandy Loihl	Hood River, OR	
293.	Larry Spellman	Hood River, OR	
294.	Jane Camero	Hood River, OR	
295.	Cory Jubitz	Portland, OR	My family is from Hood River (my grandfather owned Franz Hardware downtown) and I've watched as the liveability of the town I love has decreased and home and rental prices have increased to the point where they're out of reach for locals, including me and my brother. Please limit short-term rentals to domiciles of their operators. Thank you.
296.	Linda Colmer	Parkdale, OR	Number 1, I presently have a STR next door to me. I live in the country because I enjoy the solitude and I no longer have that. The STR
297.	Nashira Reisch	Hood River, OR	
298.	Dani Correa	Hood River, OR	I would like to see our county board vote for a future that protects housing and livability for it's own local, resident constituency.
299.	Sue Gay	Hood River, OR	When individuals and investment groups buy up properties in communities to profit from Short term rentals, it undermines the affordability and livability of housing for the people who actually live and work in that community.
300.	Isabella Correa	Hood River, OR	
301.	Ann Harris	Hood River, OR	
302.	Nicole Goldman	Hood river, OR	
303.	Joe Correa	Hood river, OR	
304.	Chuck Gehling	Hood River, OR	
305.	Krista Cushman	Hood river, OR	
306.	Maddi Perry	Parkdale, OR	I should be able to live in the town/county that I work in and support.
307.	Kathleen Korwin	Hood River, OR	

	<b>Name</b>	<b>From</b>	<b>Comments</b>
308.	William Colmer	Parkdale, OR	We live next to a home that has become a STR and the people who stay there are sometimes noisy and disturb our tranquility.
309.	Elizabeth Hukari	Parkdale, OR	I care about those people who work here but cannot afford to live here- rent or buying. I care that the young people who grow up here are forced to move away-
310.	Ellen Tannenbaum	Mount Hood Parkdale, OR	Real estate prices-to purchase or rent one's primary residence - are out of reach of the average person in Hood River. Lack of affordable housing is causing a shortage of employees for farms as well as other seasonal workers, service and retail workers to keep our local economy healthy.
311.	Christine Sherrell	Hood River, OR	As a Hood River resident I believe that we need to continue to support our community, those of us that live and work here. I encourage a vote to require STRs to be the 'domicile' - real permanent home - of the STR operator. That all homes are available for local residents, especially in this time of shortage/inflation of prices, for rental, or for the subsistence of the resident.
312.	Beth Hartwell	Hood River, OR	
313.	Lacey Spray	Hood river, OR	Keep hr local
314.	Susan Crowley	Hood River, OR	As long as this remains a highly desirable resort community, I don't think there is anything that will guarantee affordable housing in this free-market economy, but at least limiting STR operators to genuine full-time residents keeps them in the "family" of real local neighbors. It will help create a better sense of community, even if that community is no more affordable.
315.	Mark Orton	Hood River, OR	For the reasons already stated by Heather Staten.
316.	Rosita Hegge	Hood River, OR	
317.	Cindy Moore	Parkdale, OR	
318.	Rhonda Starling	Mosier, OR	We need affordable long term rentals for the hard working folks who live here!!
319.	Cecelia Goodnight	Hood River, OR	
320.	Rebecca Rawson	Hood River, OR	
			maintaining the integrity of our valley is critical as well as ensuring people who work here can afford to live here. We are unable to recruit people in education and health care fields due to exorbitant pressures on the housing supply.
321.	Jo Ann Harris	Hood River, OR	I prefer to live in a diverse community, with housing options for people of different income levels.
322.	Frida Svedberg	Byron, MI	

	<b>Name</b>	<b>From</b>	<b>Comments</b>
323.	Ramona Ropek	Parkdale, OR	We moved here 31 years ago to be part of a small town community that welcomed diversity and sense of community. We will lose these important attributes if we allow housing to become a commodity only reachable by the 1%.
324.	Janice Bell	Hood River, OR	Affordable housing
325.	Jay Sherrerd	Hood River, OR	
326.	Sarah Kellems	Hood River, OR	
327.	Jovita Robledo	Hood River, OR	
328.	Calley Lovett	The Dalles, OR	
329.	Russell Noe	Mount Hood Parkdale, OR	Short term rentals have been causing troubles in our neighbor hood, some related to our personal safety. A Residency requirement will alleviate many of the problems.
330.	Jon D	Hillsboro, OR	The irony is that probably 80% of the people that have signed this petition believe in/voted for open borders
331.	Ashley Gath-Cardon	Hood River, OR	As a life-long Hood River resident, I'm increasingly concerned by the lack of options for people who actually LIVE here, and work to make it a functioning community.
332.	Andrew Kraus	Hood River, OR	
333.	Trudy Klantchnek	Hood River, OR	
334.	Davinne McKeown-Ellis	Hood River, OR	
335.	Anthony Villagomez	White Salmon, WA	Our region has outpriced our working families. STR & vacation rentals have ruined our communities. Why are the wealthy so greedy & self absorbed?
336.	Eileen Utroske	Hood River, OR	I feel we need to provide our current residents with the best possible opportunity to available housing and a stronger residency requirement for STR permits is one measure that will help in this process.
337.	Dale Hill	Mt. Hood Parkdale, OR	
338.	Jon Schlecht	Hood River, OR	I want to find an affordable house so I can stay in the town I love .
339.	Anne Snelling	Hood River, OR	It's very difficult when a neighborhood is disrupted by guests in an STR with no one on site to guide parking, noise and other issues that affect those who get up in the morning to go to work or school. We live here, this is our real life. We are not on vacation. Our quality of life should matter to county officials. Get on board with a residency requirement.
340.	Lori Roberts	Mosier, OR	This is a very reasonable policy that given our relatively small city limits, should be extended to the county.
341.	Stacey Campbell	Hood River, OR	
342.	Martha Buffington	Hood River, OR	
343.	Liz Terhaar	Hood River, OR	

	<b>Name</b>	<b>From</b>	<b>Comments</b>
344.	Judy Judd	Hood River, OR	I am a local if 52 years & I think local registered voters should have a say in what happens to our City & County
345.	Karl Golts	Hood River, OR	
346.	Kathleen Welland	Parkdale, OR	The subject of housing affordability really hit home when I learned that professionals such as teachers qualify for low income housing! Housing is eating away at budgets at an alarming rate in our region and there is evidence that STRs are one cause of the high cost of living.
347.	Tim Annala	Hood River, OR	
348.	elizabeth palenick	hood river, OR	
349.	Dawn Fitchen	Hood River, OR	keep HR affordable for locals
350.	Matthew Fitchen	Hood River, OR	
351.	Anna Giles	Hood River, OR	This is important to me because I would like to not have to move out of the town I live in on account of there being nowhere to live because the tourist have taken up so much housing.
352.	MariRuth Petzing	Hood River, OR	Access to affordable housing, and especially rental housing, is essential for our community.
353.	Robert Teskey	Hood River, OR	"it'll boom, just as long as the boom has room" Greg Brown's Boomtown.
354.	Richard McBee	Hood River, OR	We don't need another tourist-run town
355.	Larry Beach	Parkdale, OR	
356.	Russ Kirkpatrick	Tigard, OR	
357.	Lana Beach	Parkdale, OR	If you do not live in Hood River County, you should not be able rent out a piece of property.
358.	Inga Herneisen	Hood River, OR	
359.	Molly Jacobson	My Hood, OR	
360.	Victor Pavlenko	Hood River, OR	
361.	Seth Hart	Hood river, OR	I work in the service industry and see how difficult it is for friends and coworkers. I have a good situation and am lucky for that, but i don't feel it should be luck for someone to be able affordable housing so they can live in this county and service all the people who visit this lovely county.

**For the Planning Commission to Consider before voting to recommend to the City Council the removal of the current BBV permit:**

p. 3 - "This ordinance amendment is the first step in a legislative process **necessary** to implement a(n) STR License for T.D...."

Who determined that completely eliminating a large section of code provisions before having determined the merits of the replacement is a logical, reasonable, professional, or **necessary** step? Who does not believe that it is logical, reasonable, professional, and **necessary** to evaluate the replacement before removing what is currently in the City Code? Leaving nothing – for how long? – to be replaced by what? Is this considered a responsible recommendation that protects the citizens of The Dalles in something so important as City Code provisions?

Use of the word **necessary** is particularly troubling. I present the Hood River code provisions representing short term rentals, that provision 10 pages long and containing many of the items The Dalles is proposing to remove, items that are deemed necessary to protect citizens, that city having gone through extensive efforts in recent years related to short term rentals. **I urge the Commission members not to rush to judgment as to the merits of the recommendation presented by the CDD tonight. *It is trusted Commission members will consider the city code important enough to take time to review Hood River's code provisions related to short term rentals, compare those to what the CDD is proposing for elimination from The Dalles City Code, and THEN determine the merits of ZOA99-19.*** The Dalles is in a position to learn from a neighboring city which has had years of recent experience related to STRs.

The STR license has not been seen, Hood River's STR licensing information 20+ pages, that also advisable to be seen and evaluated before striking present code provisions, their licensing information added to code provisions that protect citizens. **Present code provisions that must remain as protections will become obvious when proposed code provisions are addressed. Provisions that must remain as protections, contained in both T.D. and Hood River code provisions, are reasonable, professional, and necessary, seen nowhere in the proposed code. The present recommendation removing the current BBV permit puts the cart before the horse – compromising local residents and homeowners in the process.**

Just one example: 10.6.040.040 on p. 8 lists:

"A. Requirements for Both Bed and Breakfast and Vacation Rentals.

1. The facility is proposed for an existing detached single-family residential dwelling.
2. The structure containing the facility retains the characteristics of a single-family dwelling...

B. The dwelling containing the bed and breakfast is owner or manager occupied..."

these provisions, as well as many others, are to be removed from the city code per the strike-out sections, these and many other **provisions important to residents in all parts of town and retained in the Hood River city code provisions for STLs. Why remove them here in T.D.?**

Another very compromising strike-out is section 10.6.040.060 on Complaints, the process being struck having a procedure which involves a number of persons, offering more objectivity than a process in which one individual decides what to rule related to a complaint. Can the objectivity of one person be trusted? What if that person rules in favor of a known associate, etc.? What is the recourse in those cases? Striking this section is removing a more objective standard for a very subjective one...compromising.

**These are only 2 examples of reasons why the current BBV permit should not be vacated before a replacement is vetted, protections retained, citizens able to trust the process.**

***I urge Commission members to take time to research ZOA99-19 as suggested, using Hood River's city code, honoring the integrity of the city code and citizens of T.D. who depend on it.***



## CHAPTER 5.10      SHORT-TERM RENTAL OPERATING LICENSE

Legislative History:    *Ord. 2028 (2016)*

### SECTIONS:

- 5.10.010 Title.
- 5.10.020 Purpose and Scope.
- 5.10.030 Definitions.
- 5.10.040 Annual Short-term Rental Operating License Required.
- 5.10.050 Application and Fee.
- 5.10.060 Term of Annual License and Transferability.
- 5.10.070 Operating License and License Renewal.
- 5.10.080 Criteria for Approval of an Operating License and Operating License Renewal.
- 5.10.090 Additional Operational Requirements.
- 5.10.100 Violations.
- 5.10.110 Penalties.
- 5.10.120 Appeals of Short-term Rental Operating License Determinations.
- 5.10.130 Discontinuance of Short-term Rental Occupancy.
- 5.10.140 Remedies Not Exclusive.

5.10.010 Title. The provisions of this chapter are intended to authorize and regulate the short-term rental of residential dwelling units on all property within the City of Hood River. To that purpose, there is added to the Hood River Municipal Code Chapter 5.10 entitled "Short-Term Rental Operating License," and those sections and subsections set forth below.

### 5.10.020 Purpose and Scope.

A. This ordinance provides reasonable and necessary regulations for the licensing of short-term rental of residential dwelling units in order to:

1. Ensure the safety, welfare and convenience of renters, owners and neighboring property owners throughout Hood River.
2. Balance the legitimate livability concerns with the rights of property owners to use their property as they choose.
3. Recognize the need to limit short-term rental options within the neighborhoods to ensure compatibility, while recognizing the benefits of short-term rentals in providing recreation and employment opportunities, as well as transitional housing and business or hospital related short stays.
4. Help maintain the City's needed housing supply for residential use.
5. Protect the character of the City's neighborhoods by limiting the number and concentration of full-time short-term rentals in residential zones. In the adoption of these regulations, the City finds that the transient rental of dwelling units has the potential to be incompatible with surrounding residential uses. Therefore, special regulation of dwellings listed for transient occupancy is necessary to ensure that these uses will be compatible with surrounding residential uses and will not materially alter the neighborhoods in which they are located.



B. A short-term rental license is a permission to operate a short-term rental in accordance with this chapter. An operating license may be terminated or revoked if the standards of this chapter are not met or the dwelling is sold or otherwise transferred as defined in this chapter. This chapter provides an administrative framework for licensing the annual operation of a short-term rental.

C. The regulations of this code are not intended to permit any violation of the provisions of any other law or regulation.

D. Exemption of a use from the provisions of this chapter shall not exempt the use from other applicable provisions of this Code.

#### 5.07.030 Definitions.

A. Applicant(s) means an owner(s) of a dwelling unit who applies to the City for a short-term rental operating license.

B. Authorized agent is a property management company or other entity or person who has been designated by the applicant or licensee, in writing, to act on their behalf. The authorized agent may or may not be the designated representative for purposes of contact for complaints.

C. City Manager means the City Manager or his or her designee.

D. Hosted homeshare means the transient rental of a portion of a dwelling while the homeowner is present. For the purposes of this Title, “present” means the homeowner is staying in the dwelling overnight.

E. Licensee means the owner(s) of a dwelling unit who holds a short-term rental operating license.

F. Non-transient rental means to rent a dwelling unit or room(s) for compensation on a month-to-month basis, or for a longer period.

G. Owner(s) means the natural person(s) or legal entity that owns and holds legal or equitable title to the property. If the owner is a business entity such as a partnership, corporation, limited liability company, limited partnership, limited liability partnership or similar entity, all persons who own an interest in that business entity may be considered an owner.

H. Short-term rental means a Hosted Homeshare or Vacation Home Rental.

I. Short-term rental operating license means the regulatory license required by HRMC 5.10.030 and described in this chapter. It will be referenced as an “operating license.”

J. Transfer means the addition or substitution of owners not included on the original license application, whether or not there is consideration. If multiple owners exist on a license, individual owners may be removed from the license without constituting a transfer.

K. Transient rental means to rent a dwelling unit or room(s) for compensation on less than a month-to-month basis.

L. Vacation home rental means the transient rental of an entire dwelling unit.

M. Daytime means between the hours of 7:00am to 10:00pm

N. Overnight means between the hours of 10:00 pm to 7:00 am the following day

5.10.040 Annual Short-Term Rental Operating License Required. No owner of property within the Hood River City limits may advertise, offer, operate, rent, or otherwise make available or allow any other person to make available for occupancy or use a short-term rental without a short-term rental operating license. Advertise or offer includes through any media, whether written, electronic, web-based, digital, mobile or otherwise.

5.10.050 Application and Fee.

A. Application Required. Applications for an operating license shall be on forms provided by the City, demonstrating the application meets the standards required by this chapter. The applicant or authorized agent shall certify the following information to be true and correct:

1. Owner/Applicant Information. Applicant's name, permanent residence address, telephone number, and the short-term rental address and telephone number.

2. Proof of Residential Use (for conforming short-term rentals within the R-1, R-2 or R-3 zones only). The residential use of a dwelling unit shall be established through its continued use as the primary residence of the property owner. The applicant shall provide at least two of the following items as evidence that the dwelling is the primary residence of the owner:

- A copy of the voter registration.
- A copy of an Oregon Driver's License or Identification Card.
- A copy of federal income tax return from last tax year (page 1 only financial data should be redacted).

3. Representative Information. The applicant shall provide the name, telephone number, address and email of a local representative (which can be a person or company) who can be contacted concerning use of the property or complaints related to the short-term rental, as set forth in HRMC 5.10.080. For the purposes of this requirement, local means the representative's address is within a 30 minute travel time of the subject property.

4. Parking. Statement that required parking spaces are available, with a dated photo(s) submitted of interior and exterior parking spaces. A site plan including a parking diagram of these parking spaces shall also be submitted.

5. Occupancy. Occupancy limits and number of bedrooms.

6. Good Neighbor Guidelines. Acknowledgment of receipt and review of a copy of the City's good neighbor guidelines. In addition, evidence that the City's good neighbor guidelines has been effectively relayed to short-term rental tenants, by incorporating it into the rental contract, including it in the rental booklet, posting it online, providing it in a conspicuous place in the dwelling unit, or a similar method.

7. Listing Number. If they advertise, the listing numbers or website addresses of where the short-term rental advertises (such as the VRBO/Airbnb/rental website number, account number, URL, etc.).

8. A completed checklist for fire safety as required by HRMC 5.10.080.C.2.

9. Proof of garbage service as required by HRMC 5.10.080.C.3.

10. Such other information as the City Manager or designee deems reasonably necessary to administer this chapter.

B. Incomplete Application. If a license application does not include all required materials, the application will be considered incomplete and the City will notify the applicant, in writing, explaining the information required. If the applicant provides the missing required information within 30 calendar days of the date of the notice, the application will be reviewed. If the applicant does not provide the required information, the application will be deemed withdrawn and the City may refund all or a portion of the application fee.

C. License Fee. The fee for application for a short-term rental operating license or license renewal shall be as established by resolution of the City Council.

#### 5.10.060 Term of Annual License and Transferability.

A. Term. A short-term rental operating license shall be renewable annually on or before January 15th, the license may be renewed annually for up to four years by the licensee or authorized agent provided all applicable standards of this chapter are met. If an authorized agent changes during the operating license period, the licensee shall timely notify the City in writing of the change.

B. Transferability. The operating license shall be issued in the name of the licensee(s) and is not transferable.

#### 5.10.070 Operating License and License Renewal.

A. License Must Be Obtained.

1. An operating license shall be obtained and renewed as required in this section. The permission to operate a short-term rental in the City of Hood River shall be revoked for failure to obtain or renew a license to operate as provided in this chapter.

2. The maximum number of nights per year which a short-term rental may be operated shall be in accordance with HRMC 17.04.115 and as specified below. The license shall specify whether the short-term rental will be operated as a hosted homeshare or a vacation home rental; however, the number of nights allowed is the maximum number for all short-term rental use of the subject property. The maximum number of nights shall be indicated on the license and shall not be exceeded.

Short-term rentals in C-1 and C-2 zones:	365 nights /year
Conforming short-term rentals in R-1, R-2 and R-3 zones:	90 nights /year
Existing non-conforming short-term rentals in R-1, R-2 and R-3 zones:	See HRMC 5.10.070.A.3

3. Existing Nonconforming Short-term Rentals within the R-1, R-2 and R-3 zones. For the purposes of this section, an existing non-conforming short-term rental is one which meets all of the standards and criteria in HRMC 17.04.115.D. The extent of the non-conformity shall be limited to the maximum number of nights of transient rental which previously occurred in any one calendar year, 2013 through October 13<sup>th</sup>, 2016. The applicant has the burden of proving by a preponderance of credible evidence all of the elements of a nonconforming hosted homeshare or vacation home rental.

**B. Application and Renewal Application Process.**

1. Existing Short-term Rentals. Existing short-term rentals may continue to operate until such time as the City has approved or denied the application. If approved, the license may be renewed annually thereafter in accordance with subsection C, below. If denied, operation of the short-term rental must cease within 30 days. Failure to submit an application as required by this section shall result in the loss of all non-conforming use status.

2. New Short-term Rentals. A license shall be obtained before beginning operations. A completed operating license application and fee may be submitted and issued at any time. The license may be renewed annually thereafter in accordance with subsection C, below.

**C. Renewal Standards.**

1. Operating licenses may be renewed by the licensee annually for up to four years after the year of issuance.

2. The City will review an application for operating license renewal and issue a renewal provided all the standards in this chapter continue to be met. If not met, the City will not renew the operating license and the property shall not be used as a short-term rental.

D. A decision on an operating license application or renewal may be appealed as provided in HRMC 5.10.120.

**5.10.080 Criteria for Approval of an Operating License and Operating License Renewal.**

A. The applicant has the burden of proof to demonstrate compliance with each applicable criterion for approval or renewal of the operating license. The approval criteria also operate as continuing code compliance obligations of the owner. Staff may verify evidence submitted and the applicant shall cooperate fully in any investigation.

B. To receive approval, an applicant must demonstrate that all approval criteria listed below has been satisfied:

1. Zoning. The property is in compliance with requirements of HRMC Title 17 (Zoning).

2. Contact Information. The applicant or authorized agent has provided information sufficient to verify a qualified person will be available to be contacted about use of the short-term rental during and after business hours. The licensee or representative shall be available to be contacted by telephone to ensure a response to the short-term rental address at all hours (24 hours a day, seven days a week) while the dwelling unit is occupied for rent. Response must be within 30 minutes. The designated

representative may be changed from time to time throughout the term of the license. To do so, the license information shall be revised with the City at least 14 days prior to the date the change takes effect, except when the failure to do so is beyond the licensee's control. In an emergency or absence, contact forwarding information to a qualified person may be provided for the licensee or representative. In the case of Hosted Homeshares, the contact person shall be the permanent resident who will be hosting the transient accommodations.

3. Notice to Neighbors. For Vacation Home Rentals, the licensee or authorized agent shall either: (a) provide an annual mailing or otherwise distribute by hand, a flier to neighbors within a 250-foot radius of the short-term rental property address containing the operating license number and owner or representative contact information, or (b) post a small placard or sign as specified by the City on the property in proximity to the adjacent street advising neighbors and tenants of the same information where it can be seen from the public right-of-way.

The purpose of this notice is so that adjacent property owners and residents can contact a responsible person to report and request resolution of problems associated with the operation of the short-term rental. If the permanent contact information changes during the license period, the new information must be mailed or distributed again, or changed on the placard or sign.

#### C. Health and Safety.

1. Responsibility. It is the licensee's responsibility to assure that the short-term rental is and remains in substantial compliance with all applicable codes regarding fire, building and safety, health and safety, and other relevant laws.

2. Fire and Emergency Safety. A completed checklist for fire safety (fire extinguishers, smoke alarms, carbon monoxide detectors, etc.) shall be required with each annual operating license application and renewal. The licensee shall be responsible for completing the fire safety checklist and ensuring continued compliance. Verification by the City shall be required prior to issuance of a license and may be required for each renewal at the City Manager's discretion.

3. Solid Waste Collection – minimum service requirements. During all months that the dwelling is available for transient accommodation, Vacation Home Rentals shall have weekly solid waste collection service with assisted pick-up provided by the solid waste provider, if available. For the purposes of this section, assisted pick-up means the collection driver retrieves the cart from the driveway, rolls it out for service, and then places it back in its original location.

D. Mandatory Postings. The short-term rental license issued by the City (or a copy thereof) shall be displayed in a prominent location within the interior of the dwelling adjacent to the front door. The license will contain the following information:

1. A number or other identifying mark unique to the short-term rental operating license which indicates the license is issued by the City of Hood River, with the date of expiration;
2. The name of the licensee or representative and a telephone number where the licensee or representative may be contacted;
3. The number of approved parking spaces;
4. The maximum occupancy permitted for the short-term rental;
5. Any required information and conditions specific to the operating license;
6. Day of week of trash pickup;
7. The property address; and

8. The City of Hood River official logo.

E. The licensee shall be in compliance with the Hotel Tax Code pursuant to HRMC Chapter 5.09, and subject to the Tax Administrator's authority under that chapter.

F. Parking.

1. One (1) hard surfaced off-street parking space shall be provided for every two bedrooms. In calculating the number of spaces required, the total shall be rounded up. Parking areas shall not be located in the front yard. If the garage is to be utilized to meet the parking requirement, a photo of the interior of the garage shall be submitted to show the garage is available for parking. Required parking may be permitted on another lot within 250 feet of the subject property with a shared parking agreement or proof of legal parking access.

2. A parking diagram of the approved parking spaces shall be provided to tenants and be available in a prominent location within the short-term rental dwelling.

5.10.090 Additional Operational Requirements.

A. Advertising and License Number. The licensee or authorized agent shall put the annual operating license number on all advertisements for the specific property, if legally possible.

B. Complaints.

1. Response to Complaints. The licensee or representative shall respond to neighborhood questions, concerns, or complaints in a reasonably timely manner depending on the circumstances.

2. Record of Response. The licensee or representative shall maintain a record of complaints and the actions taken in response to the complaint, if relevant, in an electronic or written manner deemed reasonable to document the interaction. If kept, this record can then be made available for City inspection upon request to investigate a complaint.

C. Inspection. Upon application for an operating license all short-term rentals shall be subject to inspection by the City for compliance with this section.

1. The City Manager may conduct a site visit upon an application for a short-term rental to confirm the number of bedrooms (as defined by the International Building Code) stated on the application and the number, location and availability of on-site parking spaces. The site visit will be coordinated with the applicant and be conducted during the City's normal business hours, and with reasonable notice.

2. The City Manager may visit and inspect the site of a short-term rental to ensure compliance with all applicable regulations, during the City's normal business hours, and with reasonable notice and other procedural safeguards as necessary. Code violations shall be processed in accordance with HRMC Title 1.

D. Specific Prohibitions. The following activities are prohibited on the premises of a Short-term Rental during periods of transient rental:

1. Events. Examples of events include, but are not limited to, company retreats, weddings, rehearsal dinners, etc.

2. Unattended barking dogs.

3. Activities that exceed noise limitations set by HRMC Title 8.09.

E. The maximum overnight occupancy for the dwelling shall be limited to two persons per bedroom (as defined by the International Building Code) and two additional persons (e.g., a two-bedroom dwelling is permitted a maximum overnight occupancy of six persons). The maximum daytime occupancy shall be limited to the overnight occupancy plus six additional persons (e.g., a two-bedroom dwelling is permitted a maximum daytime occupancy of twelve).

F. Administrative Rules. The City Manager shall have the authority to establish administrative rules and regulations consistent with the provisions of this chapter for the purpose of interpreting, clarifying, carrying out, furthering, and enforcing the provisions of this chapter. A copy of such administrative rules and regulations shall be on file in the Office of the City Recorder and be posted on the City website.

#### 5.10.100 Violations.

In addition to complaints related to nuisance and noise and other violations of the HRMC, the following conduct also constitutes a violation of this chapter and is a civil infraction:

A. The discovery of material misstatements or providing of false information in the application or renewal process.

B. Representing a dwelling as available for occupancy or rent as a short-term rental where the owner does not hold a valid operating license issued under this chapter, or making a short-term rental available for use, occupancy or rent without first obtaining a valid operating license.

C. Advertising or renting a short-term rental in a manner that does not comply with the standards of this chapter.

D. Failure to comply with the substantive standards of HRMC 5.10.080 and HRMC 5.10.090.

#### 5.10.110 Penalties.

A. In addition to the fines and revocation procedures described below, any person or owner who uses, or allows the use of, or advertises, property in violation of this chapter is subject to the enforcement authority of HRMC Title 1.

B. Each twenty-four hour period in which a dwelling is used, or advertised, in violation of this chapter or any other chapter of the HRMC shall be considered an occurrence for calculation of the following fines:

1. The first occurrence of one or more violation(s) will incur a warning or other fine amount otherwise specified in HRMC, whichever is greater.

2. A second occurrence of one or more violation(s) within a 12-month period is subject to a \$250 fine or other fine amount otherwise specified in HRMC, whichever is greater.
3. A third occurrence and all subsequent occurrences of violation(s) within a 12-month period is subject to a \$500 fine or other fine amount otherwise specified in HRMC, whichever is greater.

C. Revocation. The following actions are grounds for immediate revocation of an operating license:

1. Failure to renew an operating license as set forth in HRMC 5.10.070 while continuing to operate a short-term rental.
2. The occurrence of three or more violations within a 12-month period resulting in fines pursuant to 5.10.110.B3.
3. The discovery of material misstatements or providing of false information in the application or renewal process is grounds for immediate revocation of the operating license.
4. Such other violations of this chapter of sufficient severity in the reasonable judgment of the City Manager, so as to provide reasonable grounds for immediate revocation of the operating license.

D. Notice of Decision/Appeal/Stay. If the operating license is revoked as provided in this section, the City Manager shall send written notice of revocation to the licensee stating the basis for the decision. The notice shall include information about the right to appeal the decision and the procedure for filing an appeal. The licensee may appeal the City Manager's decision to revoke the operating license under the procedures set forth in HRMC 5.10.120. Upon receipt of an appeal, the City Manager shall stay the revocation decision until the appeal has been finally determined by the Hearing Officer.

#### 5.10.120 Appeals of Short-term Rental Operating License Determinations.

A. Filing Requirements – Notice. The licensee or authorized agent may appeal a short-term rental operating license decision to deny or revoke an operating license under HRMC 5.10.100.

B. Authority to Decide Appeal. The Hearings Officer shall be responsible for determining an appeal of a decision approving or denying an application or renewal application for an operating license, or revoking or suspending an operating license, in any zone.



C. Time for Filing. An appellant is required to file a written notice of appeal including the basis for the appeal within 14 calendar days of the license determination being appealed. This requirement is jurisdictional and late filings shall not be allowed.

D. Fee for Appeal. The City Council may establish by resolution a fee for filing an appeal, which shall be jurisdictional.

E. Procedures. The City Manager may establish administrative procedures to implement the appeal procedures provided in this section, including any required forms. The Council may adopt procedures for hearings not in conflict with this section, including but not limited to time limits on oral testimony and limitations on written argument.

F. Hearing. Within 35 days of receiving the notice of appeal, the City Manager shall schedule a hearing on the appeal before the Hearings Officer. At the hearing, the appellant shall have the opportunity to present evidence and arguments as may be relevant. The Hearings Officer may direct the City Attorney to draft findings of fact and interpretations of code or law to be considered at a later meeting.

G. Standard of Review and Decision. The Hearings Officer shall determine whether the City's decision was based on a preponderance of the evidence. A decision of the Hearings Officer shall be based on the evidence received, in writing and signed by the chair, no later than 30 days after the close of the hearing. The Hearings Officer may determine not to suspend or revoke the license, or to revoke or suspend the license. If the Hearings Officer upholds the decision to revoke the operating license, the Hearings Officer shall order the licensee to discontinue use as a short-term rental. If the Hearings Officer reverses the decision to revoke the operating license, the operating license shall be continued.

H. Finality. The Hearings Officer's decision shall be final on the date of mailing the decision to the appellant. The Hearings Officer's decision is the final decision of the City and is appealable only by writ of review to Circuit Court.

#### 5.10.130 Discontinuance of Short-term Rental Occupancy.

A. After Revocation. After a short-term rental operating license has been revoked, the dwelling unit may not be used or occupied as a short-term rental unless a subsequent license is granted, and the licensee whose license has been revoked shall not be eligible to reapply for a short-term rental license for short-term rental occupancy of the same property for a period of two years.

B. After Expiration. If a short-term rental operating license expires, the dwelling unit may not be used or occupied as a short-term rental until such time as a subsequent license has been granted for that property.

5.10.140 Remedies Not Exclusive.

The remedies provided in this chapter are in addition to, and not in lieu of, all other legal remedies, criminal and civil, which may be pursued by the City to address any violation of this code, the Development Code, or other public nuisance.