

## Summary STR Surveys for Cape Meares Community

The unincorporated community of Cape Meares was invited to participate in the ONA short term rental regulation survey. As Cape Meares has somewhat different concerns than Oceanside and Netarts, it was decided to present the Cape Meares' survey results separately. This report will consider only the responses from Cape Meares residents, and not the information gathered at the ONA town meeting.

### **The Numbers:**

23 People responded to the survey, 15 were full-time residents, 7 part-time, 5 own undeveloped land, 2 own property rented out on a long-term basis, and 5 own property with STR licenses.

Of the survey responses 8 had no particular concerns or issues, 10 had occasional issues or concerns, and 5 had significant concerns.

### **Major identified issues in Cape Meares:**

- Noise
- Unsafe activities
- Pets
- Trash
- Septic tank overloads - and resultant pollution
- Ineffectual or unresponsive complaint process
- Lack of posted contact information.
- Unlicensed houses being used as STR's

### **STR Positive Narrative comments:**

Limiting the number or % of STRs in residential zone is in the courts now and seems to be headed for a declaration that it is unconstitutional.

Leave it be! Taxes and permits already enforced and there is a strong demand by tourists.

Tillamook County is putting a lot of effort and cost into increasing tourism. If we reduce the number of places people can stay, we are going to reduce tourism. This is called "shooting yourself in the foot." For Tillamook County, it will be shooting ourselves in the wallet!

I have seen no lack of enforcement with my permit. It is regulated already.

Any home owner should be able to do with her or his property as she or he sees fit. Limiting the number of short-term rentals in a community is wrong, too. Who gets to have one and who gets left out? Any decision on this "who qualifies" matter is arbitrary and thus is clearly unconstitutional and is a clear violation of the takings clause. The ensuing litigation would be extremely costly for the County.

I own a STR in Oceanside and live in Cape Meares. It is profitable and provides me with important income. I would prefer to have a full-time renter but have been unsuccessful in finding one.

### **STR Narrative Comments: Areas of concern**

We have homes advertising they sleep 10-12 people. These all become party houses. The homes that advertise they sleep 6 or less, we have had no problems with.

Overloading septic systems is a major concern in Cape Meares, Tierra Del Mar, and Nedonna Beach. This concern should restrict the number of occupants in a STR in these communities. In Tillamook county, on the assumption that number of bedrooms will restrict the number of occupants in the home, the maximum capacity that can be designed into a septic system will determine the maximum number of bedrooms. And yet, on multiple occasions in Cape Meares, I see 5 and more vehicles parked outside a two bedroom home and other evidence that the home is occupied by far more persons than the septic system is able to handle. So what happens when all those people use the bathroom in the morning? In Cape Meares the topsoil is under-laid by layer of impervious clay. So, as the toilet is flushed and reflushed, the effluent in the overloaded drain fields flows out of the field, then flows on top of the clay layer downhill, and eventually into the ocean. When some of my neighbors were growing up here, the constant parental caution was to not play in the water where Shit Creek flows across the beach. This is the west end of Pacific Ave. It may be only slightly better now that the number of failed systems is reduced, but is certainly worse than the old days on busy weekends when the STR's are loaded with too many occupants.

This is a problem unique to these communities on the beach and on septic. It is real. The county sanitarian has said that water samples taken offshore at these communities will show a rate of contamination higher than other beaches in the county. An Oceanside Water District employee became seriously infected a few years ago while digging in the soil adjacent to this creek. These communities require additional restrictions on, and strict enforcement of occupancy limits.

I hope the county can look at the economics that currently make it more profitable to create an STR versus a long-term rental. STR's are exacerbating the long-term rental problem in this county. How can long-term rentals be encouraged over STRs?

Renters set out garbage and racoons tip over cans and scatter it everywhere. No one is there to clean up the mess. Speed is also a problem as well as late-night noise.

No tsunami awareness, no "go bags" provided.

I am 82 years old. We moved here in 1991 after having a weekend cabin across the street. We built a new home here on a nice quiet street. Then, one by one, the STR's started up on our street (which is a one-lane gravel road). We have had 7 car loads of college kids in one house, and lots of kids having parties, with fireworks in front of our house at 2am. We have a bad racoon problem and they scatter garbage up and down the street. Four of the closest homes (out of 8) are now STR's."

Too many people and cars in STR's that are not designed or able to handle the numbers.

Some visitors are clueless regarding community respect and treat our neighborhood like a giant party. For example: a young man firing a handgun toward the wetlands.

**Analysis/Take Away**

One of the major concerns that the Cape Meares community has that does not impact Oceanside or Netarts is the fact that Cape Meares does not have a sewer system - each home is responsible for maintaining its own septic system. When STR's are rented out to larger groups than the home is able to accommodate, there is the strong possibility of overloading the septic system, and eventually having run-off that finds its way into the ocean. a number of people reported large groups in certain STR's - as many as 15-20 people occupying a 2 bedroom home for example. Often times this will happen without the knowledge of the homeowner, but in other cases the home has been advertised to sleep more people than is appropriate.

Other than the above, survey respondents generally agreed with the concerns expressed by Oceanside and Netarts respondents. More enforcement and inspection of STR's was very important to most all respondents, as well as having proper signage on all units. The need to be able to locate owners or responsible parties quickly is also seen as important.

The other major concern among Cape Meares residents was about unlicensed operations. People who rent their homes out as STR's but don't register them, and receive payment "under the table." Sometimes this situation occurs under the guise of letting "family and friends" friends stay in the home.

As always, there is a mix of feelings about the issue. It seems clear that those who own or operate STR's think that the current regulations are all that is needed and the process is working well. Those who do not own STR's and are often impacted by the noise and disruptions that come along with having short term renters constantly moving in and out are understandably wanting more regulation and more enforcement of existing regulations.