



# Skamania County

## Community Development Department

**Building/Fire Marshal ♦ Environmental Health ♦ Planning**

Skamania County Courthouse Annex

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### MEMO

**TO:** Board of County Commissioners  
**FROM:** Alan Peters, Assistant Planning Director  
**DATE:** June 2, 2020  
**RE:** Short-term Vacation Rentals Survey Discussion

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#### Introduction

The Community Development Department solicited responses to an online survey on short-term vacation rentals (STVR) during the month of April 2020. The purpose of the survey was to collect information needed to shape decisions associated with short-term rental policies and regulations.

#### Survey Design

The survey consisted of 29 questions about various issues related to vacation rentals, though most users saw fewer questions. All survey takers were asked to respond to 15 general questions.

Respondents who indicated that they live near a STVR were asked to answer four additional questions about their experiences. Those who said they operate a STVR were given eight additional questions to respond to. Those who said they might consider operating one were given two additional questions.

The survey was available from April 1<sup>st</sup> through April 30<sup>th</sup>. The survey was advertised in the Skamania County Pioneer on April 1<sup>st</sup>, April 8<sup>th</sup>, and April 29<sup>th</sup>. It was published as a news story on the county website on April 1<sup>st</sup>. The survey was advertised on April 1<sup>st</sup> on the Skamania County Community Events and Recreation Department and Skamania County Pioneer Facebook pages.

#### Survey Responses

A total of 159 survey responses were received. The complete survey results are attached to this memo, including individual written responses submitted for several questions.

Staff will be discussing these responses with the Board of County Commissioners and the Planning Commission, and hopes to identify guiding principles and key issues to consider as drafting of new STVR policies begin.



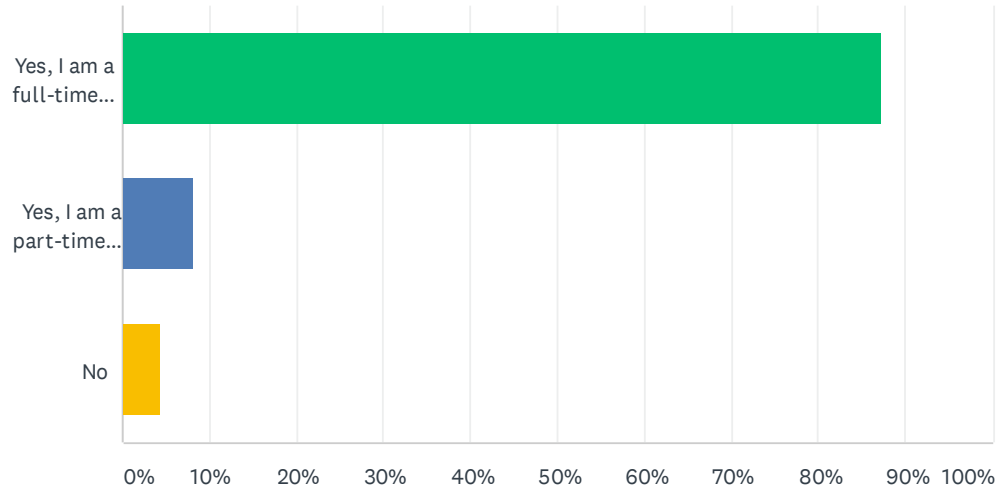
# **Skamania County**

## **Short-Term Vacation Rental Survey**

April 1 – April 30, 2020

## Q1 Are you a resident of Skamania County?

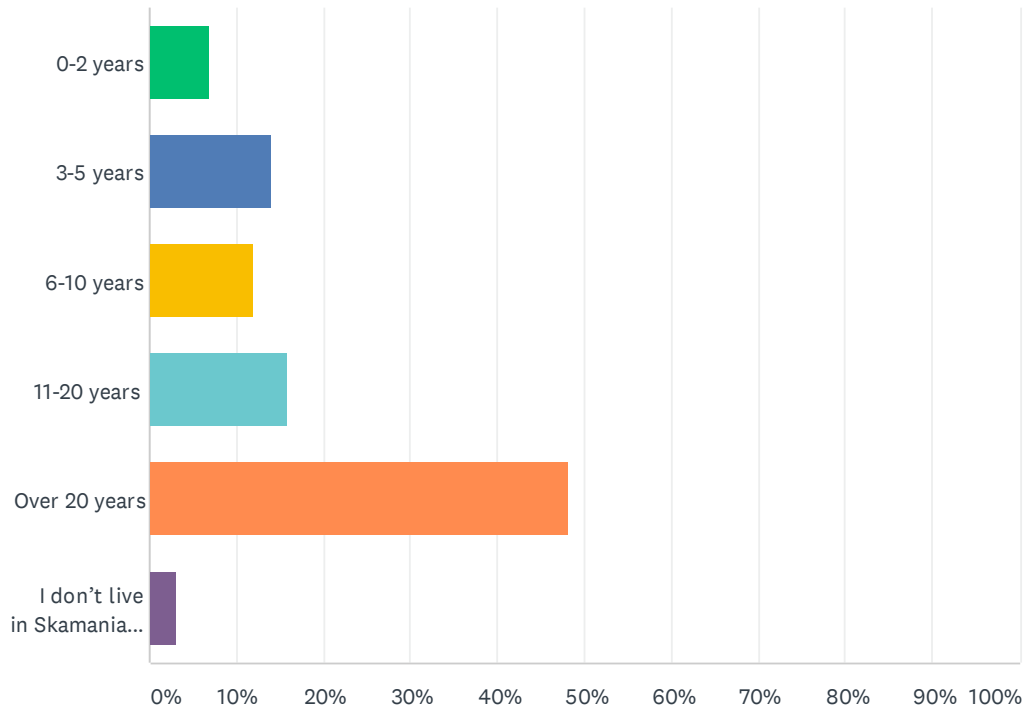
Answered: 158 Skipped: 1



| ANSWER CHOICES                 | RESPONSES |            |
|--------------------------------|-----------|------------|
| Yes, I am a full-time resident | 87.34%    | 138        |
| Yes, I am a part-time resident | 8.23%     | 13         |
| No                             | 4.43%     | 7          |
| <b>TOTAL</b>                   |           | <b>158</b> |

## Q2 How long have you lived in Skamania County?

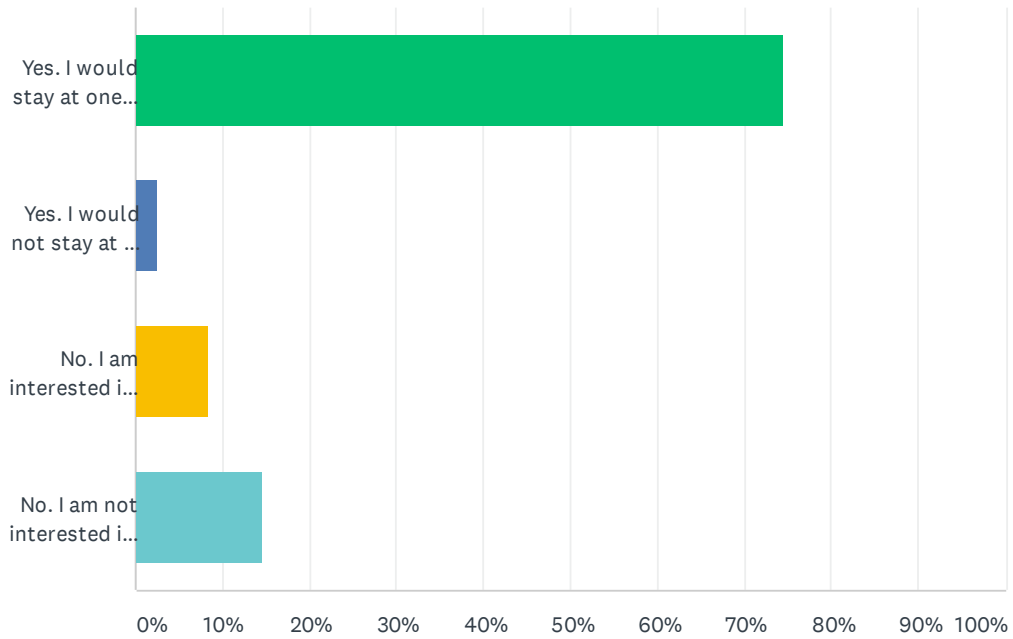
Answered: 158 Skipped: 1



| ANSWER CHOICES                  | RESPONSES |            |
|---------------------------------|-----------|------------|
| 0-2 years                       | 6.96%     | 11         |
| 3-5 years                       | 13.92%    | 22         |
| 6-10 years                      | 12.03%    | 19         |
| 11-20 years                     | 15.82%    | 25         |
| Over 20 years                   | 48.10%    | 76         |
| I don't live in Skamania County | 3.16%     | 5          |
| <b>TOTAL</b>                    |           | <b>158</b> |

### Q3 Have you ever stayed at a short-term vacation rental (STVR)?

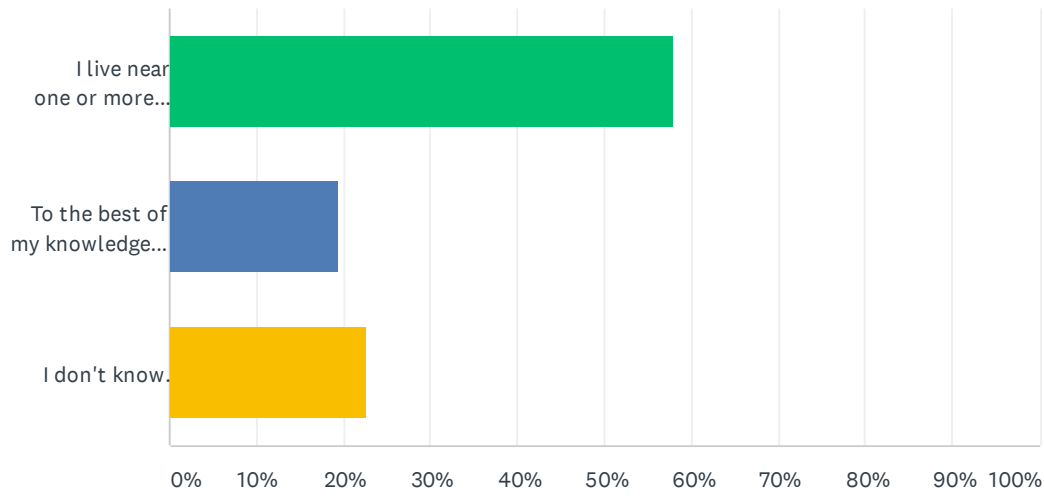
Answered: 157 Skipped: 2



| ANSWER CHOICES                             | RESPONSES |            |
|--|-----------|------------|
| Yes. I would stay at one again.            | 74.52%    | 117        |
| Yes. I would not stay at one again.        | 2.55%     | 4          |
| No. I am interested in staying in one.     | 8.28%     | 13         |
| No. I am not interested in staying in one. | 14.65%    | 23         |
| <b>TOTAL</b>                               |           | <b>157</b> |

### Q4 Are you aware of any STVRs located near your home? (Not including any you personally own or operate)

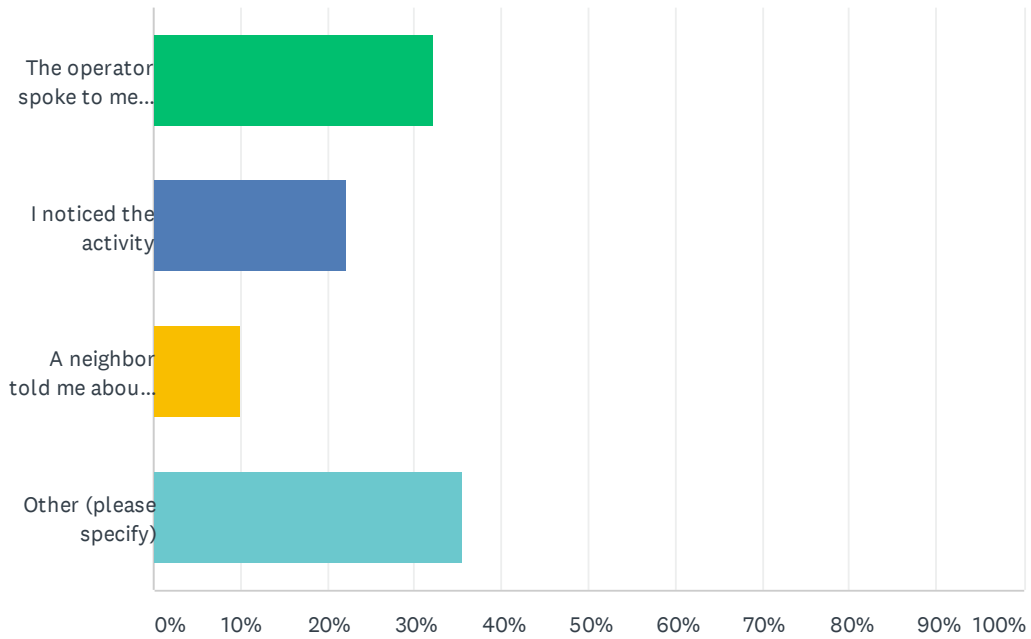
Answered: 159 Skipped: 0



| ANSWER CHOICES   | RESPONSES |            |
|--|-----------|------------|
| I live near one or more STVRs.                             | 57.86%    | 92         |
| To the best of my knowledge, I do not live near any STVRs. | 19.50%    | 31         |
| I don't know.  | 22.64%    | 36         |
| <b>TOTAL</b>   |           | <b>159</b> |

### Q5 How did you become aware that there is a STVR near your home?

Answered: 90 Skipped: 69



| ANSWER CHOICES                    | RESPONSES |           |
|-----------------------------------|-----------|-----------|
| The operator spoke to me about it | 32.22%    | 29        |
| I noticed the activity            | 22.22%    | 20        |
| A neighbor told me about it       | 10.00%    | 9         |
| Other (please specify)            | 35.56%    | 32        |
| <b>TOTAL</b>                      |           | <b>90</b> |

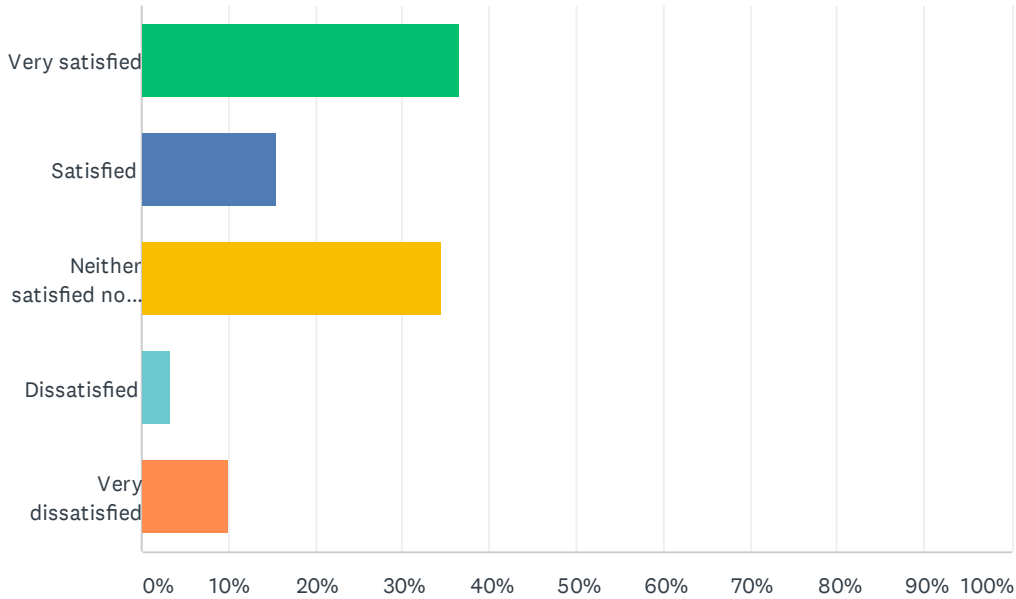
## Short-term Vacation Rentals in Skamania County

| #  | OTHER (PLEASE SPECIFY)   | DATE               |
|----|--|--------------------|
| 1  | showed up on Google Maps   | 4/30/2020 3:46 PM  |
| 2  | sign   | 4/30/2020 8:34 AM  |
| 3  | I actually live within the City limits of Stevenson where there are at least 10 STVRs. Unfortunately, not many have an Official Rental Permit nor do they pay the \$200/fee, etc. I recommend that any County Admins/regulations do a better job of "enforcing" your STVR regs | 4/29/2020 12:36 PM |
| 4  | I think the owner told me  | 4/24/2020 4:18 PM  |
| 5  | Online search  | 4/23/2020 9:16 AM  |
| 6  | We operate one   | 4/21/2020 4:57 PM  |
| 7  | evicted so the county could create some  | 4/14/2020 10:10 PM |
| 8  | I know the owner   | 4/9/2020 1:23 PM   |
| 9  | Advertising on VRBO and Signs posted at there place  | 4/3/2020 11:11 AM  |
| 10 | Church   | 4/2/2020 4:48 PM   |
| 11 | I saw it on a website  | 4/2/2020 4:59 AM   |
| 12 | One is a wedding site and the other is an Air B&B and some guests one weekend did have a very crazy party and the Sheriff's Office got called.   | 4/1/2020 10:42 PM  |
| 13 | County website   | 4/1/2020 10:33 PM  |
| 14 | Searched on AirBnB and similar sites to see what near me   | 4/1/2020 9:39 PM   |
| 15 | Airbnb   | 4/1/2020 8:51 PM   |
| 16 | Wind River Business Park   | 4/1/2020 8:47 PM   |
| 17 | It is owned by the county  | 4/1/2020 8:04 PM   |
| 18 | I live near the Carson luxury cabins   | 4/1/2020 7:37 PM   |
| 19 | I know the renter  | 4/1/2020 6:56 PM   |
| 20 | I saw the ads.   | 4/1/2020 5:52 PM   |
| 21 | I know all the owners of STVRs in my area.   | 4/1/2020 3:21 PM   |
| 22 | Search online for Rentals near me to find prices being charged   | 4/1/2020 3:11 PM   |
| 23 | Saw on AirBNB  | 4/1/2020 3:06 PM   |
| 24 | I have been on the website   | 4/1/2020 2:35 PM   |
| 25 | Searched on line once, just curious  | 4/1/2020 2:30 PM   |
| 26 | Search result  | 4/1/2020 2:09 PM   |
| 27 | The place of business is advertised as such.   | 4/1/2020 1:43 PM   |
| 28 | Saw listing on airbnb  | 4/1/2020 1:21 PM   |
| 29 | Searched platforms   | 4/1/2020 1:17 PM   |
| 30 | I own three  | 4/1/2020 11:20 AM  |
| 31 | Friends have mentioned they operate them or live near one.   | 4/1/2020 11:14 AM  |
| 32 | owner of one   | 4/1/2020 11:04 AM  |



### Q6 Which of the following statements best describes your personal experience with the operators (not renters) of STVRs located near you?

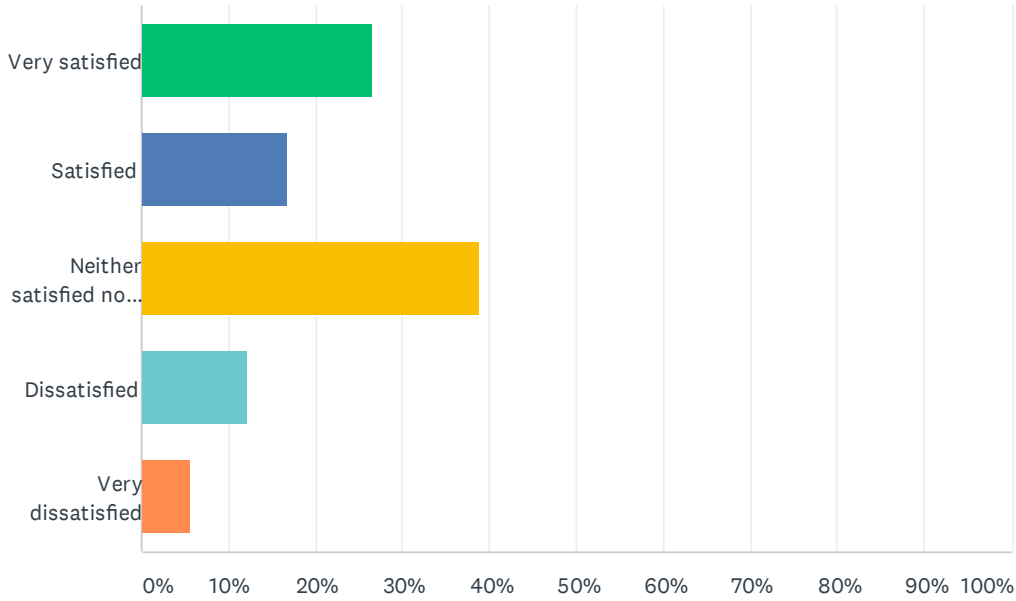
Answered: 90 Skipped: 69



| ANSWER CHOICES                     | RESPONSES |           |
|------------------------------------|-----------|-----------|
| Very satisfied                     | 36.67%    | 33        |
| Satisfied                          | 15.56%    | 14        |
| Neither satisfied nor dissatisfied | 34.44%    | 31        |
| Dissatisfied                       | 3.33%     | 3         |
| Very dissatisfied                  | 10.00%    | 9         |
| <b>TOTAL</b>                       |           | <b>90</b> |

### Q7 Which of the following statements best describes your personal experience with the renters (not operators) of STVRs located near you?

Answered: 90 Skipped: 69



| ANSWER CHOICES                     | RESPONSES |           |
|------------------------------------|-----------|-----------|
| Very satisfied                     | 26.67%    | 24        |
| Satisfied                          | 16.67%    | 15        |
| Neither satisfied nor dissatisfied | 38.89%    | 35        |
| Dissatisfied                       | 12.22%    | 11        |
| Very dissatisfied                  | 5.56%     | 5         |
| <b>TOTAL</b>                       |           | <b>90</b> |

**Q8 Is there any particular positive or negative experiences about living near a STVR that you would like the County to be aware of?**

Answered: 63 Skipped: 96

## Short-term Vacation Rentals in Skamania County

| #  | RESPONSES  | DATE               |
|----|--|--------------------|
| 1  | Increased traffic and noise, decreased privacy, disrespect for the local area (beer, pop cans, trash).   | 4/30/2020 10:33 PM |
| 2  | Generally, the renters are low income and don't care about keeping up the property or cleaning up trash.   | 4/30/2020 8:03 PM  |
| 3  | not knowing short term renters, traffic,decreasing long term rental properties in the county for low income & young people, potential problems if owner is not on site such as noise, drinking etc.  | 4/30/2020 7:48 PM  |
| 4  | A neighbor has stated that they need to find a way to make money from their property. They have discussed cabins and hipcamp.com. Having strangers about on private land and private roads is not appealing. Most moved to this region to be free of that.   | 4/30/2020 3:46 PM  |
| 5  | Negative - People accessing the STVR must use our private road to get to the STVR.   | 4/30/2020 1:58 PM  |
| 6  | STVRs bring a lot of consumers to the community, from wine tasting to eating at restaurants, activities (such as renting paddle boards) and shopping at small local shops. Occupancy standards should be regulated and adhered to.   | 4/30/2020 12:53 PM |
| 7  | Renters are not given good directions to the property. They end up driving on private driveways and around the neighborhood before either they stop and ask someone or someone (like me) stops them and asks them if they need assistance.   | 4/30/2020 12:33 PM |
| 8  | none   | 4/30/2020 11:11 AM |
| 9  | I believe it's likely that short term renters are likely better neighbors than long term renters because they're probably on vacation - people on vacation are usually pleasant. Long term renters are more likely to be living stressful lives short on funds. It's counterintuitive to regulate short term rentals more strictly than long term rentals. When I use an STVR on the oregon coast for example, I am an excellent neighbor and contribute to their local economies.                                 | 4/30/2020 10:55 AM |
| 10 | None.  | 4/30/2020 9:41 AM  |
| 11 | More people more money for local business. They are going to come and spend their money somewhere in The Gorge, might as well be here.   | 4/30/2020 8:34 AM  |
| 12 | It's their property let them do what is best for them  | 4/29/2020 12:51 PM |
| 13 | I feel that the "economic" benefits (lodging/sales tax, \$ spent in community - tourism \$\$\$/per night per visitor etc.) outweigh the "potential" negatives, please read my comment above about most important being "enforcement" by County officials/admins. The most frequent complaints in most locations (Stevenson is small so it is rare?) have to do with noise, parties, parking, etc. So, occupancy max (2 per br + 2 max), max cars based on specific rental, no boats, trailers, etc. allowed.       | 4/29/2020 12:36 PM |
| 14 | No. Nothing specific except I don't like the transient nature in a stable neighborhood. Does not contribute to sense of community.   | 4/24/2020 4:18 PM  |
| 15 | Too little management presence. Vacation rentals do not contribute to community. Short term renters are not vested in our community even though they use our resources. Our community doesn't get back as much as we put in.   | 4/24/2020 11:30 AM |
| 16 | The one near my home has lots of property so noise and activities have not been an issue.  | 4/23/2020 3:01 PM  |
| 17 | None. When managed appropriately, they bring good people who love nature and are looking for peaceful place to go outdoors from - golf, hiking, biking, horseback riding. The area needs economic activity and opportunities. STVRs provide for this. A county tax and permit would be a great revenue stream for Skamania. Partnerships for management, marketing, are wonderful biz development for the county as well as improved property values. Please don't limit what owners can do with their properties. | 4/23/2020 9:16 AM  |
| 18 | No adverse impact.   | 4/22/2020 12:07 PM |
| 19 | A good source of income for both county and homeowners.  | 4/16/2020 5:49 PM  |
| 20 | The operator has provided part time maintenance employment on the STVR.  | 4/16/2020 8:24 AM  |
| 21 | Because this particular home is a second home for it's owner, I like that it is occupied more of   | 4/15/2020 1:09 PM  |

## Short-term Vacation Rentals in Skamania County

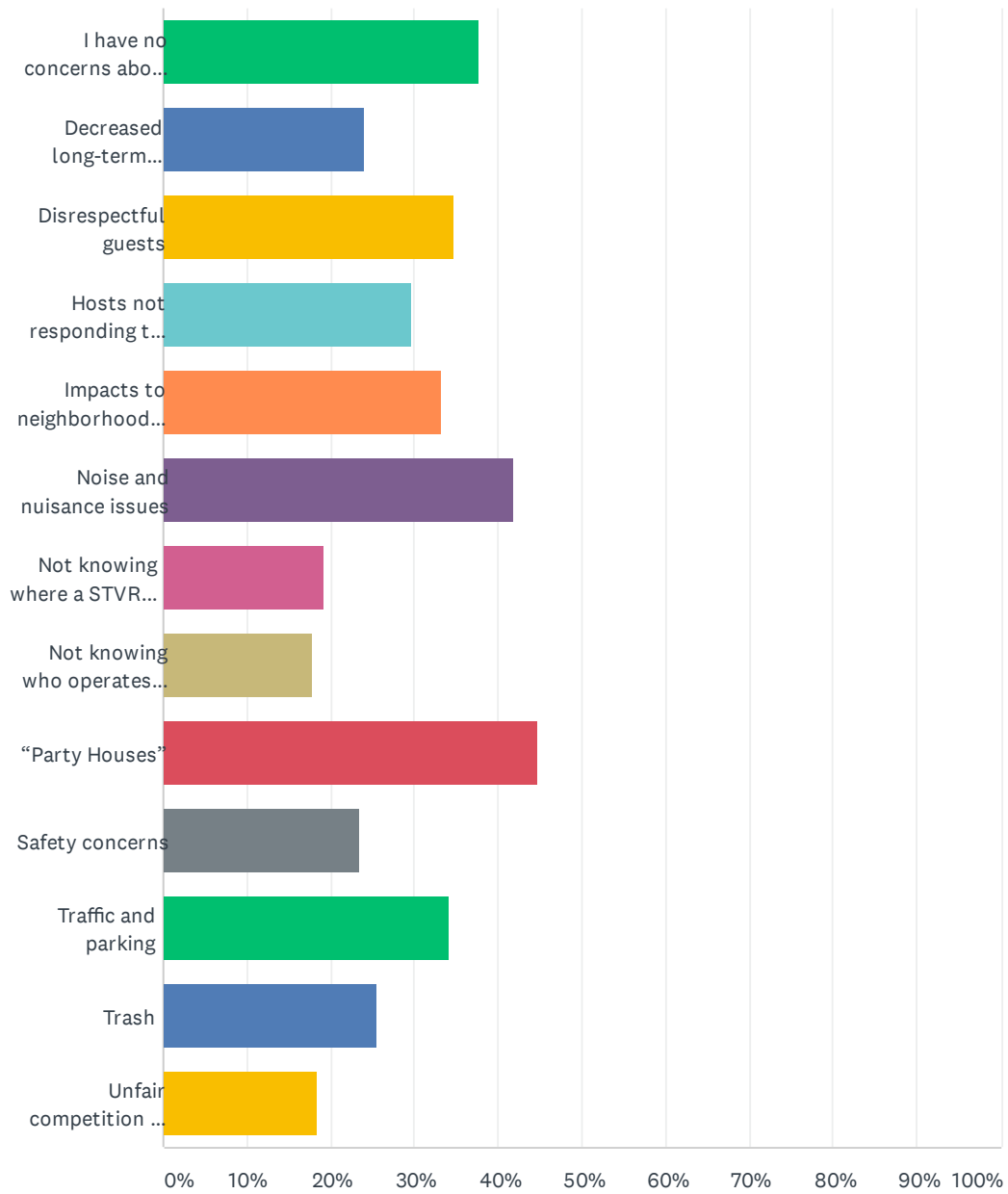
|    |  |                    |
|----|--|--------------------|
|    | the time as opposed to sitting vacant.   |                    |
| 22 | the eviction of residents of the residences on the wind river nursery was cruel and not cost effective   | 4/14/2020 10:10 PM |
| 23 | constant traffic all hours and large numbers of people coming and going next door. And this includes a significant increase in law enforcement being there!  | 4/11/2020 6:29 PM  |
| 24 | We live across the street from STVR. The owner has disregarded every attempt by ourselves and county officials to stop this B@B from continuing, all to no avail!  | 4/9/2020 12:36 PM  |
| 25 | Renters stopping at our houses at all hours of the night because of faulty information.  | 4/9/2020 11:57 AM  |
| 26 | None to my knowledge   | 4/3/2020 11:11 AM  |
| 27 | My numerous experiences have always been positive with the hosts and the guests.   | 4/2/2020 5:24 PM   |
| 28 | No   | 4/2/2020 4:48 PM   |
| 29 | I didn't realize I was buying a home next to a hostel. Hostel was the way the operator described parcel # 03082600051800. Negative experiences: heavy traffic on private road & the added maintenance to the shared private drive.   | 4/2/2020 7:44 AM   |
| 30 | The only issue I've had is the renters are asked to take the garbage out and then it sits for a week awaiting pick up. Gorge winds and unattended garbage can equals blown litter.   | 4/2/2020 7:25 AM   |
| 31 | to much traffic on private road, traffic (vehicle and foot) during all times of day and night, guests coming to the wrong house (my house) late at night. operator very disrespectful.   | 4/2/2020 7:02 AM   |
| 32 | It keeps property in good conditions and adds income to the area   | 4/2/2020 4:59 AM   |
| 33 | Nope! Owners seem to be handling them quite well, I don't think the County Government needs to get involved at this time.  | 4/1/2020 10:42 PM  |
| 34 | Walking their dogs off leash down our road (Martha Creek Rd) and their dogs entered our property and killed two of our chickens  | 4/1/2020 10:33 PM  |
| 35 | Private roads should not allow them unless ALL residents agree, and price share figured in for maintenance   | 4/1/2020 9:39 PM   |
| 36 | There are very few renters.  | 4/1/2020 8:47 PM   |
| 37 | Generally speaking operators are not very good at sharing information about adjacent lands and their ownership. This makes it very difficult and if addressed can solve a lot of problems.   | 4/1/2020 8:04 PM   |
| 38 | Traffic, sewage issues, parking  | 4/1/2020 7:45 PM   |
| 39 | Very pleased with any interactions I've had  | 4/1/2020 7:37 PM   |
| 40 | No   | 4/1/2020 6:56 PM   |
| 41 | None either way.?  | 4/1/2020 5:52 PM   |
| 42 | I would not have a problem with this rental if the owners of the property were there. But, the guy specifically built this house to be a vacation rental. They don't use it at all. They are also turning a detached shop into what is permitted as as "music room", but I don't trust him to not turn it into a residence for rental or either someone to rent long term. I am also sick of the CONSTANT construction noise. The house has been under construction for at LEAST 5 years. We work from home and it is incredibly disruptive. | 4/1/2020 5:52 PM   |
| 43 | More noise and parking issues than non-STVRs. Trash put out overflowing and often out not on pick up days.   | 4/1/2020 5:19 PM   |
| 44 | They have had larger groups at the rentals than the rental was designed to accommodate.  | 4/1/2020 3:38 PM   |
| 45 | No.  | 4/1/2020 3:11 PM   |
| 46 | No, but I wish I could have one in my ADU. I was hoping to use it to make income, as well as having a place for my adult children and partners stay when they visit.   | 4/1/2020 3:06 PM   |
| 47 | No as long as they don't disrupt me I have no problem with them and I assume they will help our economy by bringing tourists into our area.  | 4/1/2020 2:35 PM   |

## Short-term Vacation Rentals in Skamania County

|    |   |                   |
|----|---|-------------------|
| 48 | I have noticed that they tend to create more noise. I only notice on my walks because we are well spaced. This is because unlike most of my neighbors they are outside on there decks having a good time since that would be why they are here. If this were a more densely populated area this might cause issues. As it is, I am happy they are having a good time. Hurts me not one bit.   | 4/1/2020 2:30 PM  |
| 49 | Nuetral   | 4/1/2020 2:25 PM  |
| 50 | We have had an influx of car traffic and foot traffic in our quiet small neighborhood. There has been issues with people coming and going at all hours of the day and night, we have had multiple cars come onto our property, and other neighbors have had problems with renters knocking on their doors late at night looking for the Airbnb. There are transient people coming in and out of our neighborhood, we have had packages stolen from our mailbox since this Airbnb started operating. I don't like have people come in and out of our neighborhood daily and feel it brings problems into our neighborhood. I'm not a fan of Airbnb's unless there are strict guidelines and enforcement to prevent problems, otherwise, people should stay at a hotel. Most Neighborhoods are for single family homes and they shouldn't be turned into high occupancy rental situations. Thank-You! | 4/1/2020 2:25 PM  |
| 51 | I am a strong believer that property owners should be able to do what they wish with their property so the idea of opening up Skamania County to more STVRs doesn't bother me. I do have concern that we are already short on housing for residents and opening up STVRs could further hurt housing availability.   | 4/1/2020 2:24 PM  |
| 52 | I enjoy our area and it thrills me that we can share it with others. I don't enjoy motels myself so this is a better option   | 4/1/2020 2:22 PM  |
| 53 | They are a valuable vacation housing commodity.   | 4/1/2020 2:14 PM  |
| 54 | Anything that brings revenue to our community is a positive.  | 4/1/2020 2:10 PM  |
| 55 | while some might be afraid of large parties or nuisance neighbors, even temporary ones, as long a civility is maintained and laws are abided there is no concern from myself.   | 4/1/2020 1:39 PM  |
| 56 | No  | 4/1/2020 1:25 PM  |
| 57 | Properties are usually very well maintained.  | 4/1/2020 1:21 PM  |
| 58 | STVRs are a great addition to bring tourism to our county. It is more and more becoming the preferred way to stay while traveling.  | 4/1/2020 1:17 PM  |
| 59 | Nothing specific, assuming all prior screening is done then their shouldn't be an issue.  | 4/1/2020 1:08 PM  |
| 60 | Lack if respect for noise and the property itself. Causing damage to the property   | 4/1/2020 12:55 PM |
| 61 | None at this time   | 4/1/2020 11:20 AM |
| 62 | We want to make sure they're paying their fare share of fees and taxes.   | 4/1/2020 11:14 AM |
| 63 | no out of control partys  | 4/1/2020 11:04 AM |

### Q9 What concerns do you have about STVRs in Skamania County? (Select all that apply)

Answered: 141 Skipped: 18



## Short-term Vacation Rentals in Skamania County

| ANSWER CHOICES   | RESPONSES |    |
|--|-----------|----|
| I have no concerns about STVRs in Skamania County                  | 37.59%    | 53 |
| Decreased long-term rental options                                 | 24.11%    | 34 |
| Disrespectful guests   | 34.75%    | 49 |
| Hosts not responding to concerns                                   | 29.79%    | 42 |
| Impacts to neighborhood character or the look and feel of the area | 33.33%    | 47 |
| Noise and nuisance issues  | 41.84%    | 59 |
| Not knowing where a STVR is operating                              | 19.15%    | 27 |
| Not knowing who operates a STVR                                    | 17.73%    | 25 |
| “Party Houses”   | 44.68%    | 63 |
| Safety concerns  | 23.40%    | 33 |
| Traffic and parking  | 34.04%    | 48 |
| Trash  | 25.53%    | 36 |
| Unfair competition to traditional lodging establishments           | 18.44%    | 26 |
| Total Respondents: 141   |           |    |



## Short-term Vacation Rentals in Skamania County

| #  | OTHER (PLEASE SPECIFY)  | DATE               |
|----|---|--------------------|
| 1  | STVRs add additional wear and tear on the county infrastructure. The county should recoup costs from owners of STVRs via taxes on occupancy.  | 4/30/2020 12:43 PM |
| 2  | I understand that each of these concerns can be harsh realities but other than the competition issue, they're not usually a problem and if they are, you've already got a plethora of laws available to address them. My personal experience has been bad with long term rentals due to the socio-economic situation often experienced by renters. Ultimately I believe private property rights trump the concerns mentioned above. Government should not be picking winners and losers. If I want to control what happens at my neighbor's house, I should buy that house.   | 4/30/2020 11:22 AM |
| 3  | People using them as long term rentals without proper regulation. County will never have the ability or manpower to regulate this.  | 4/30/2020 8:27 AM  |
| 4  | I have indicated "concerns" above IF the County does NOT do a good job of enforcing their rental regulations. Most STVRs are actually much better maintained interior/exterior than the majority of long-term rental homes so they typically "improve the neighborhood". "Competition" is always good for every business. If a hotel/lodge has no vacancy, the additional guests can stay in a nearby STVR and add more \$\$\$/night each to Skamania County and local businesses. It's a win-win-win. Think positive people and have "confidence" in what "your" lodging business has to offer visitors, which is "different" than an STVR/private or shared "home" offers. Competition is "Good". | 4/29/2020 12:51 PM |
| 5  | Stars decrease the availability of housing stock for long term residents and do not contribute to the long term functions of a community, such as schools, businesses, volunteers, churches, etc.   | 4/24/2020 11:38 AM |
| 6  | There is no such thing as "unfair" competition - that's a one sided "concern". More guests to our area is a good thing for everyone. Create standards, make it good for the county. Create thoughtful well rounded policy.  | 4/23/2020 9:28 AM  |
| 7  | Preemptive laws are over reach. They will hinder the good STRV operators. County focus should be on repeat offenders. Market forces should take care of the rest.   | 4/16/2020 6:29 PM  |
| 8  | in underwood i have a noise problem from the weddings held near by, plus speeding drivers   | 4/8/2020 7:39 PM   |
| 9  | The county not knowing about the STVR and not taking advantage of lodging tax that might be owed.   | 4/3/2020 11:32 AM  |
| 10 | This is a tourist hot spot in summer. The lodge is very \$\$ the only other traditional place is Roadway inn So there is a need for alternatives. Cabins, small apartments etc. when we travel I often use these options as they suit us much better due to local people knowing area, privacy. We are changing as a culture and this sort of accommodation option is needed. That said. Party houses, big groups, noise and trespassing are not ok. People who do not live on their property and are unable to monitor such activity is another issue. These places due reduce long term rental options.   | 4/2/2020 5:05 PM   |
| 11 | Long Term Residents looking for Long Term Rentals are Extremely Hard to find if not Impossible. Very discouraging to see ALL of these Vacant Homes that are rarely used for Short Term Out of Town Occupants.   | 4/2/2020 5:04 PM   |
| 12 | i was told we have a special issue with the operator of the STVRs he also had built a Hostile in his back yard of the STVR.   | 4/2/2020 7:12 AM   |
| 13 | Limited regulation at city level.   | 4/1/2020 7:50 PM   |
| 14 | Infrastructure over use   | 4/1/2020 7:06 PM   |
| 15 | Excess of dark houses in a neighborhood; kills neighborhood vibe.   | 4/1/2020 5:27 PM   |
| 16 | It is great to have more resources to bring in tourism. Only concern is for the people who currently reside here that can not find a home when looking to rent. :)  | 4/1/2020 2:58 PM   |
| 17 | Overall effect on property values   | 4/1/2020 2:53 PM   |
| 18 | Affect on affordability of long term rentals.   | 4/1/2020 2:49 PM   |
| 19 | This has yet to be an issue but I know communities where it is. Temporary renters tend to be less respectful. It is human nature, people on vacation are more focused on having a good time than caring about their effect on people they will never see again.   | 4/1/2020 2:41 PM   |

## Short-term Vacation Rentals in Skamania County

20

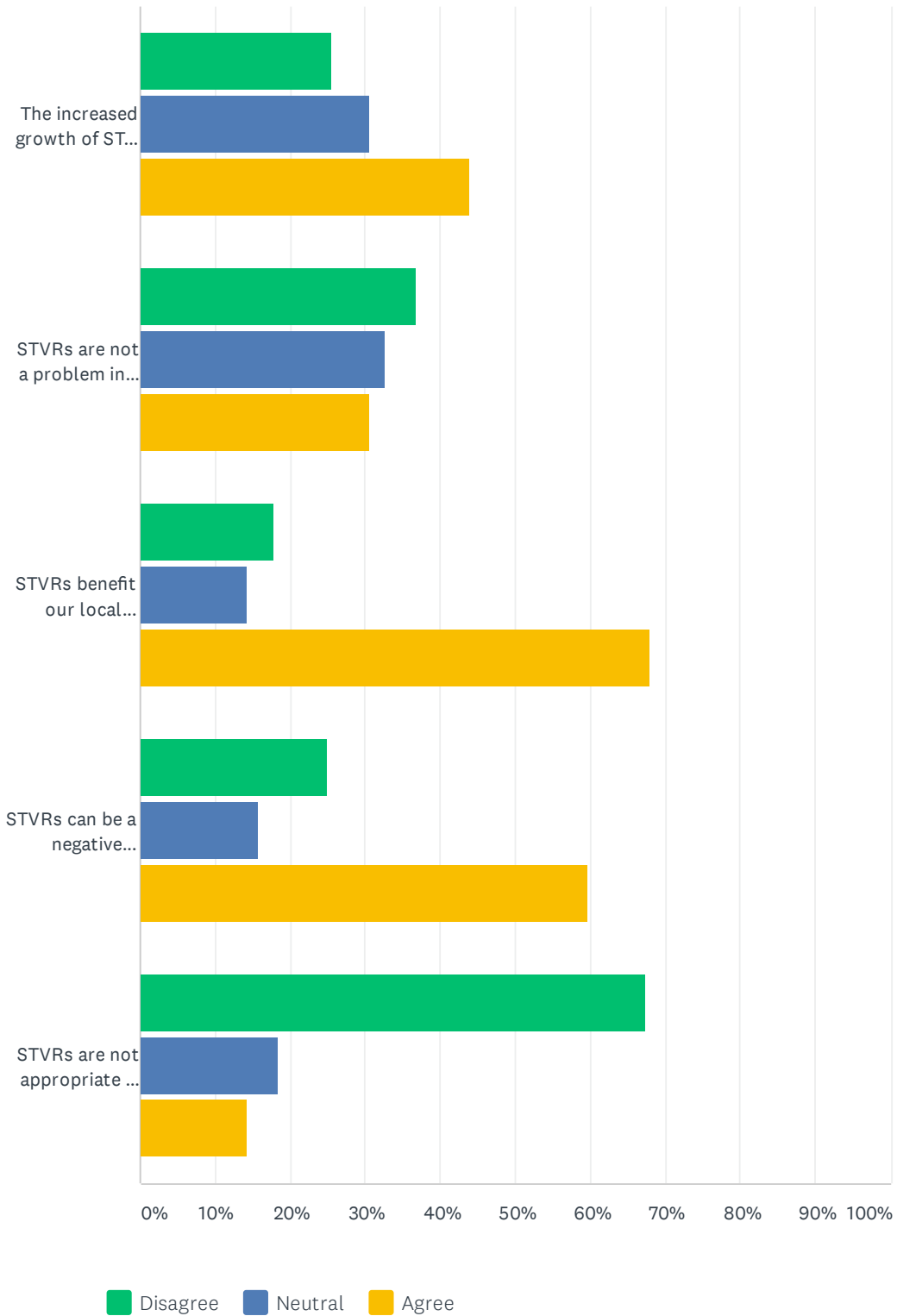
Decreased affordable housing options is a big deal, both for renters and people seeking to purchase a home. Prioritize residents, not speculators.

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4/1/2020 2:33 PM

### Q10 Do you agree or disagree with each of the following statements?

Answered: 141 Skipped: 18

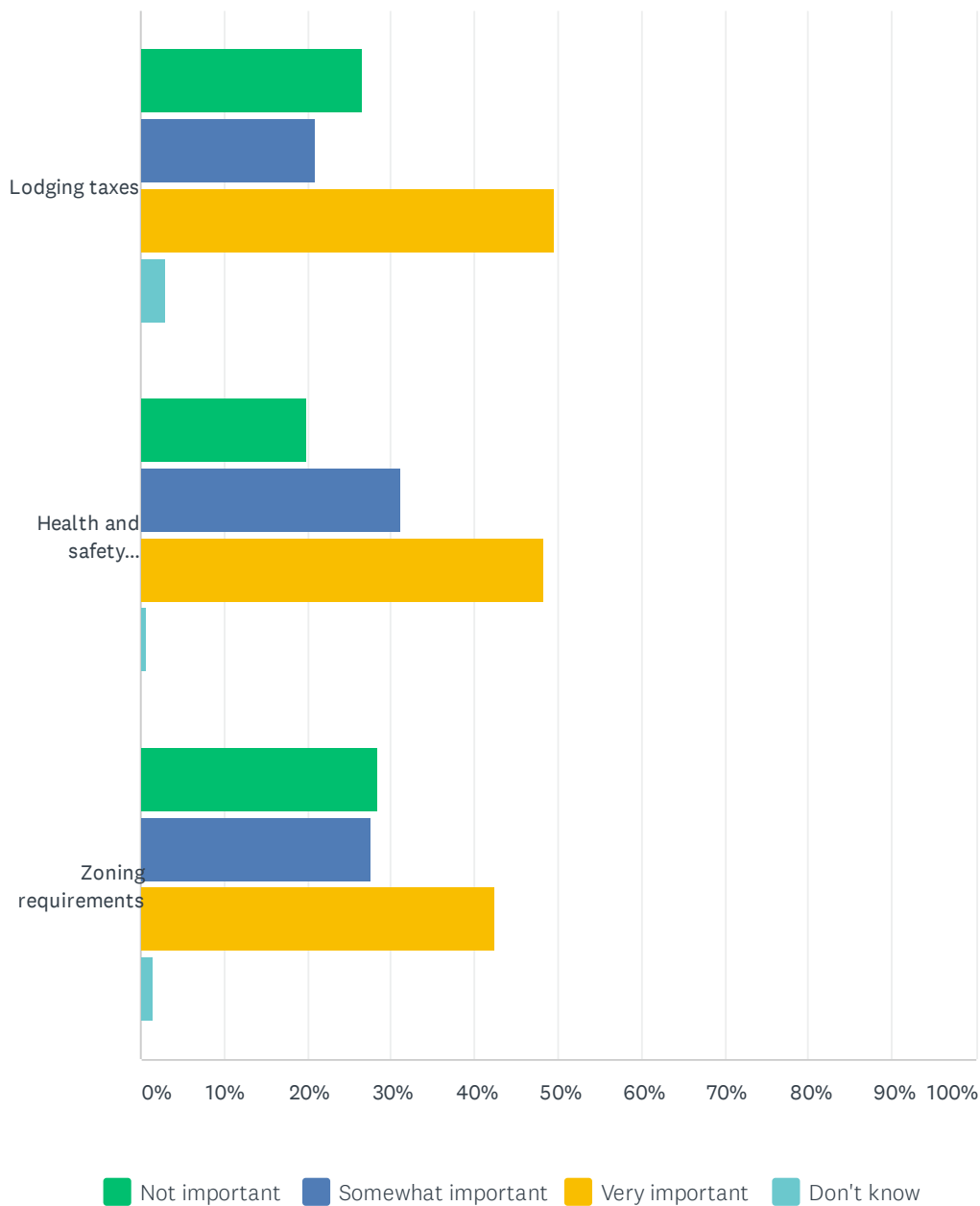


## Short-term Vacation Rentals in Skamania County

|   | DISAGREE     | NEUTRAL      | AGREE        | TOTAL |
|---|--------------|--------------|--------------|-------|
| The increased growth of STVRs in Skamania County requires attention.                            | 25.53%<br>36 | 30.50%<br>43 | 43.97%<br>62 | 141   |
| STVRs are not a problem in our community and no new restrictions or regulation is necessary.    | 36.88%<br>52 | 32.62%<br>46 | 30.50%<br>43 | 141   |
| STVRs benefit our local economy (i.e. offers additional lodging options and an economic boost). | 17.73%<br>25 | 14.18%<br>20 | 68.09%<br>96 | 141   |
| STVRs can be a negative community impact if not addressed effectively.                          | 24.82%<br>35 | 15.60%<br>22 | 59.57%<br>84 | 141   |
| STVRs are not appropriate in Skamania County.   | 67.38%<br>95 | 18.44%<br>26 | 14.18%<br>20 | 141   |

Q11 Traditional operators of bed & breakfasts, motels, and hotels in Washington State are required to follow certain rules as it relates to safety inspections, taxes, and zoning. How important is it to "level the playing field" between STVRs and traditional lodging options when it comes to the following issues?

Answered: 141 Skipped: 18

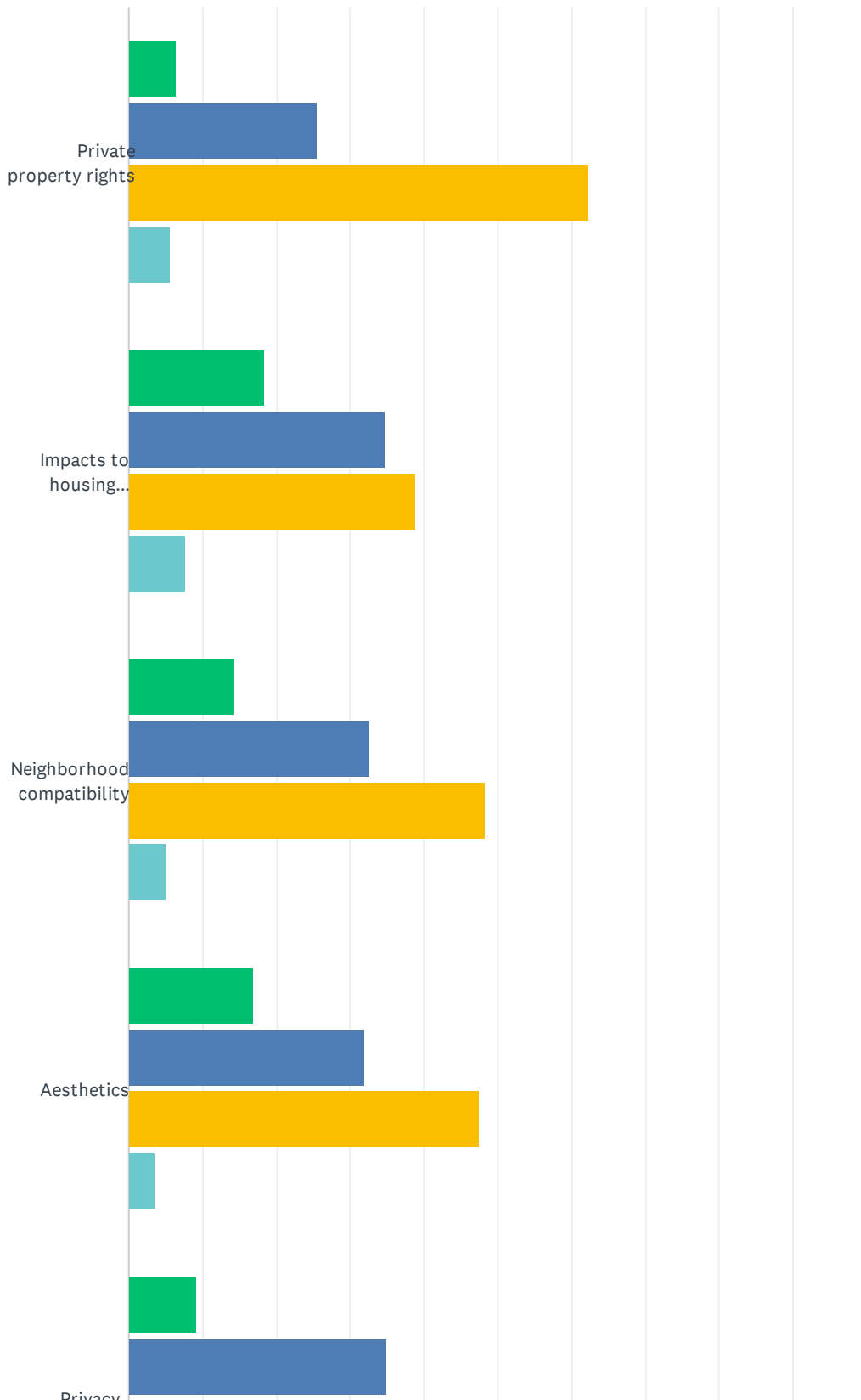


## Short-term Vacation Rentals in Skamania County

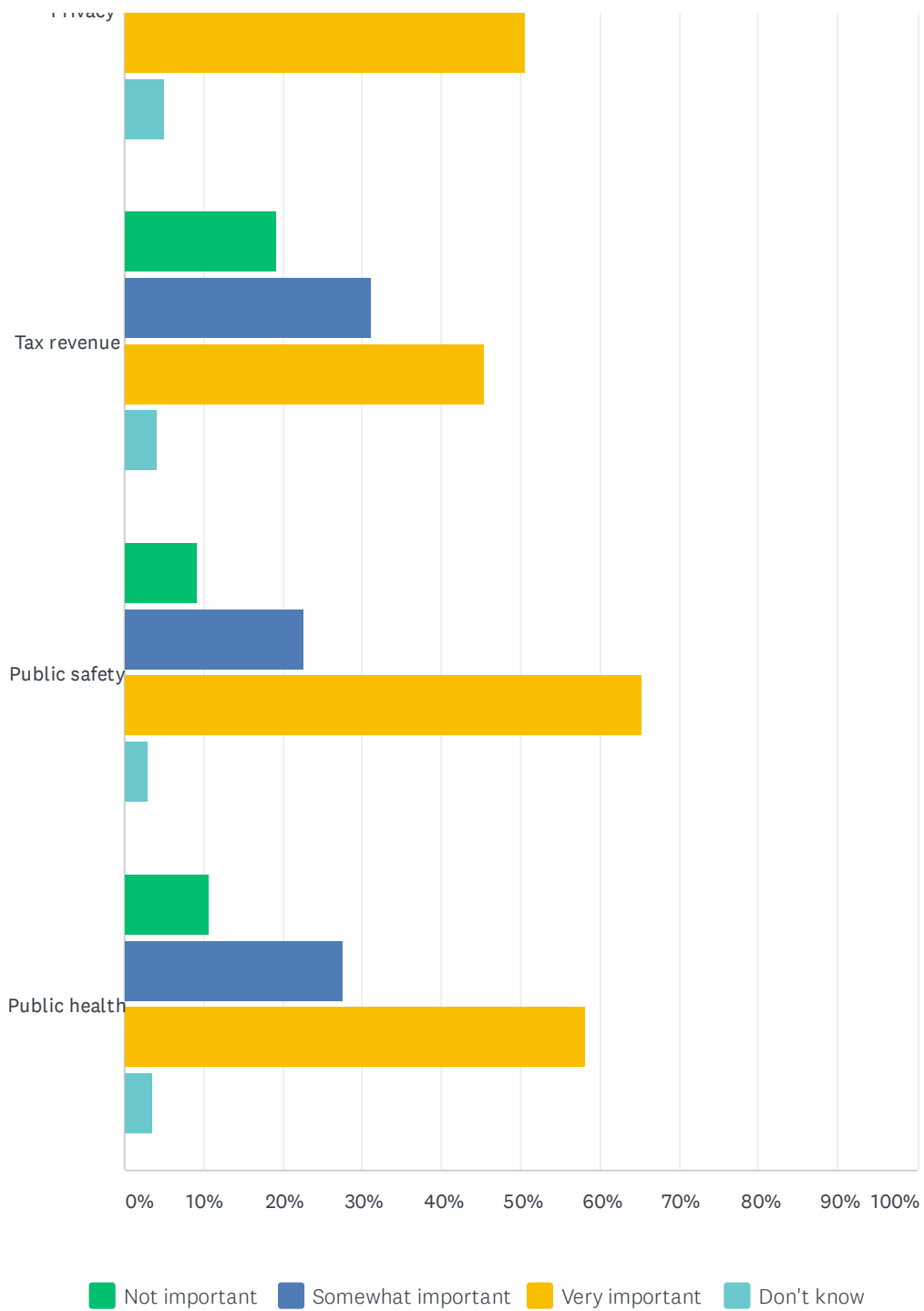
|                               | NOT IMPORTANT | SOMEWHAT IMPORTANT | VERY IMPORTANT | DON'T KNOW | TOTAL |
|-------------------------------|---------------|--------------------|----------------|------------|-------|
| Lodging taxes                 | 26.62%<br>37  | 20.86%<br>29       | 49.64%<br>69   | 2.88%<br>4 | 139   |
| Health and safety inspections | 19.86%<br>28  | 31.21%<br>44       | 48.23%<br>68   | 0.71%<br>1 | 141   |
| Zoning requirements           | 28.37%<br>40  | 27.66%<br>39       | 42.55%<br>60   | 1.42%<br>2 | 141   |

### Q12 How important are the following issues to you with respect to any new regulations regarding STVRs?

Answered: 141 Skipped: 18



# Short-term Vacation Rentals in Skamania County



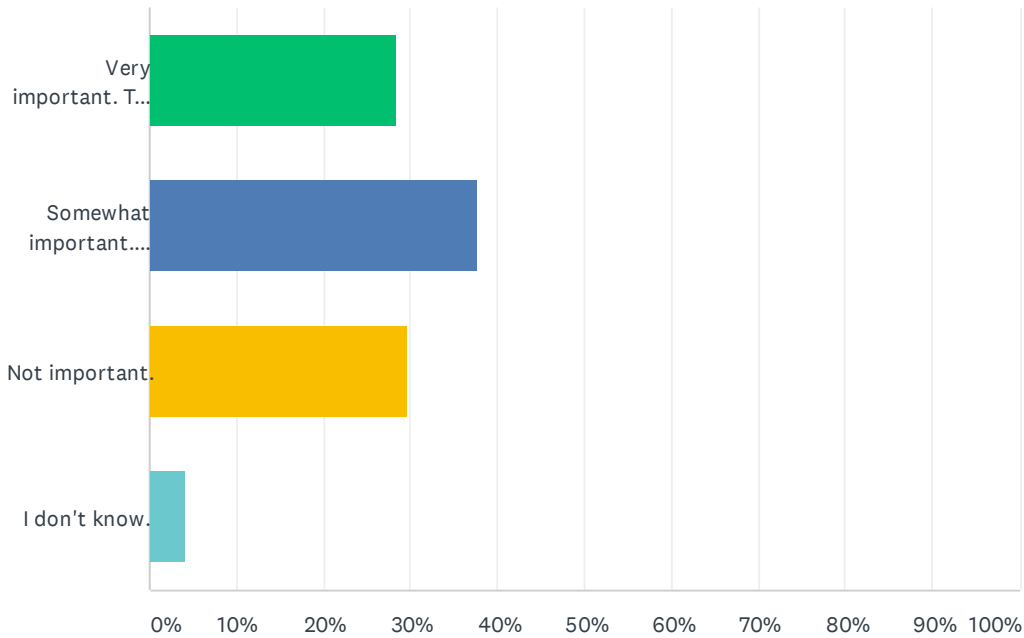


## Short-term Vacation Rentals in Skamania County

|                                  | NOT IMPORTANT | SOMEWHAT IMPORTANT | VERY IMPORTANT | DON'T KNOW  | TOTAL |
|----------------------------------|---------------|--------------------|----------------|-------------|-------|
| Private property rights          | 6.38%<br>9    | 25.53%<br>36       | 62.41%<br>88   | 5.67%<br>8  | 141   |
| Impacts to housing affordability | 18.44%<br>26  | 34.75%<br>49       | 39.01%<br>55   | 7.80%<br>11 | 141   |
| Neighborhood compatibility       | 14.18%<br>20  | 32.62%<br>46       | 48.23%<br>68   | 4.96%<br>7  | 141   |
| Aesthetics                       | 17.02%<br>24  | 31.91%<br>45       | 47.52%<br>67   | 3.55%<br>5  | 141   |
| Privacy                          | 9.29%<br>13   | 35.00%<br>49       | 50.71%<br>71   | 5.00%<br>7  | 140   |
| Tax revenue                      | 19.15%<br>27  | 31.21%<br>44       | 45.39%<br>64   | 4.26%<br>6  | 141   |
| Public safety                    | 9.22%<br>13   | 22.70%<br>32       | 65.25%<br>92   | 2.84%<br>4  | 141   |
| Public health                    | 10.64%<br>15  | 27.66%<br>39       | 58.16%<br>82   | 3.55%<br>5  | 141   |

### Q13 Some communities are concerned that STVRs may affect the availability of affordable housing by converting long-term rentals into short-term rentals. How important is this issue to you?

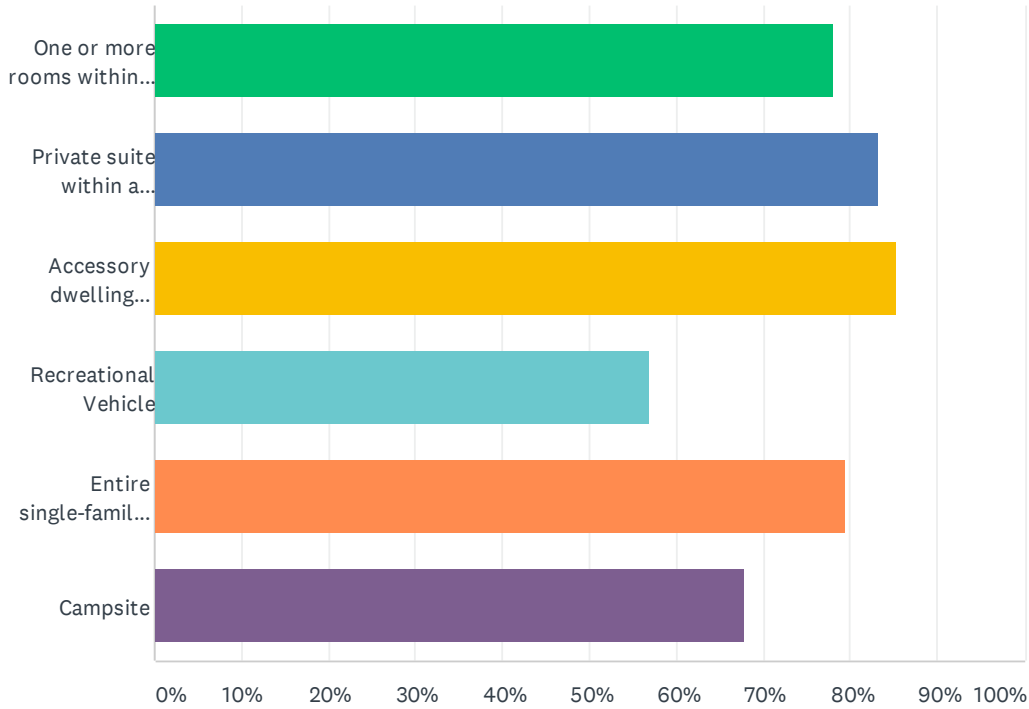
Answered: 141 Skipped: 18



| ANSWER CHOICES   | RESPONSES |            |
|--|-----------|------------|
| Very important. The effect of STVRs on the housing market is the prime concern of our community.                         | 28.37%    | 40         |
| Somewhat important. Long-term housing availability is important, but not necessarily more important than other concerns. | 37.59%    | 53         |
| Not important.   | 29.79%    | 42         |
| I don't know.  | 4.26%     | 6          |
| <b>TOTAL</b>   |           | <b>141</b> |

### Q14 In your opinion, which of the following types of STVRs are appropriate in Skamania County? (Select all that apply)

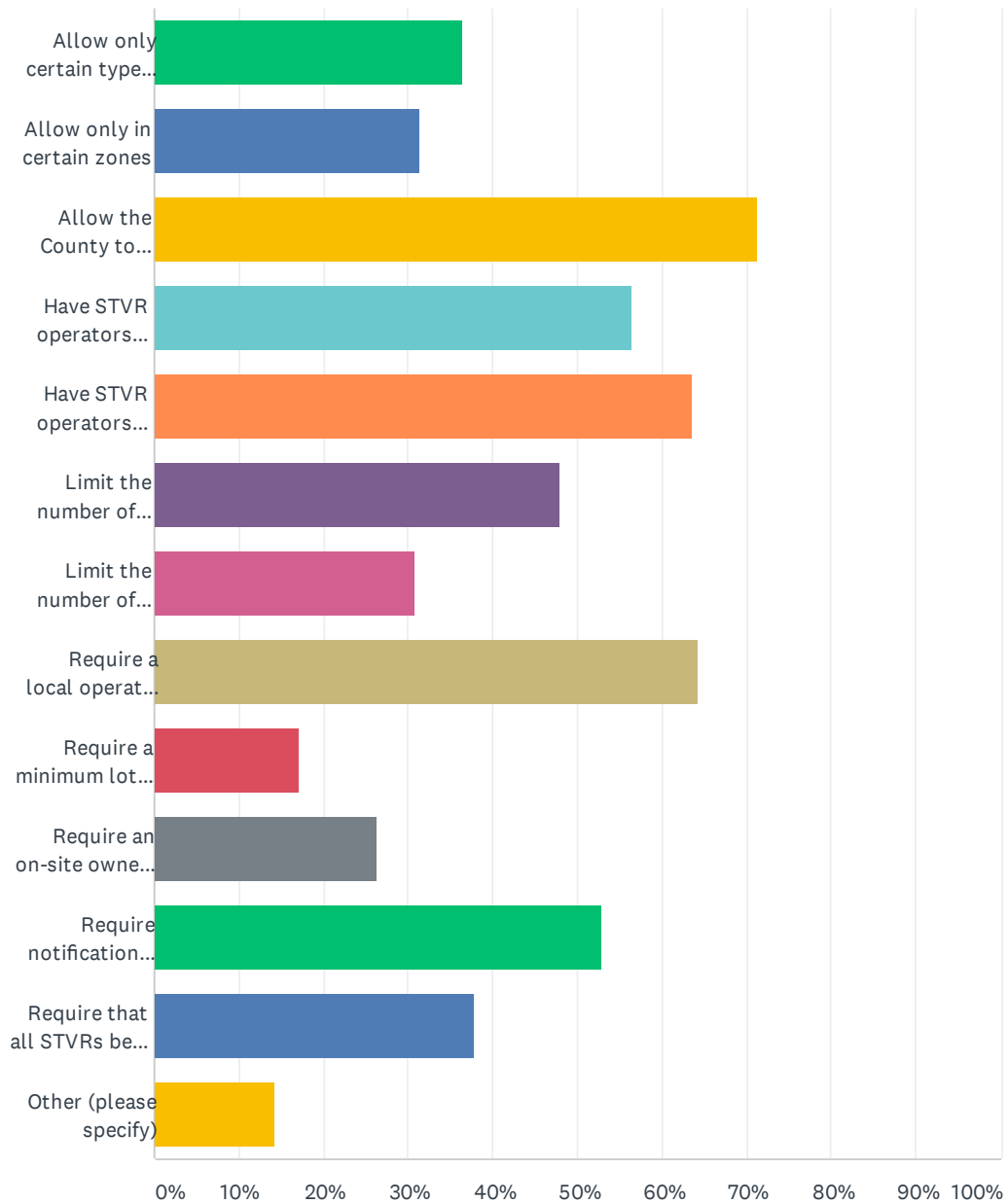
Answered: 137 Skipped: 22



| ANSWER CHOICES                      | RESPONSES  |
|-------------------------------------|------------|
| One or more rooms within a dwelling | 78.10% 107 |
| Private suite within a dwelling     | 83.21% 114 |
| Accessory dwelling unit/guest house | 85.40% 117 |
| Recreational Vehicle                | 56.93% 78  |
| Entire single-family dwelling       | 79.56% 109 |
| Campsite                            | 67.88% 93  |
| Total Respondents: 137              |            |

Q15 If the County adopts an ordinance to regulate STVRs, which of the following policies would you like to be considered? (Select all that apply)

Answered: 140 Skipped: 19



## Short-term Vacation Rentals in Skamania County

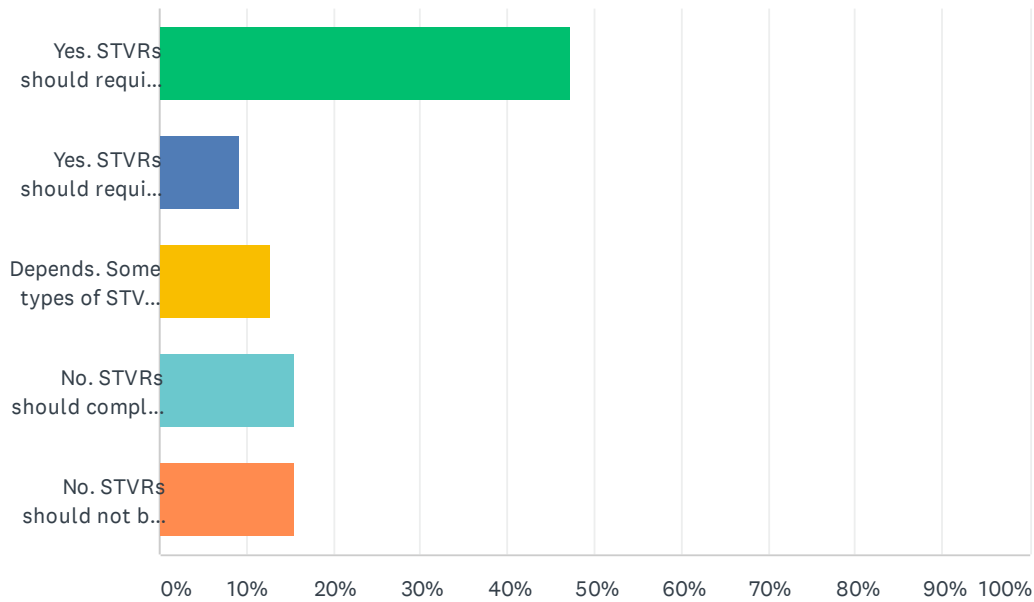
| ANSWER CHOICES   | RESPONSES |     |
|--|-----------|-----|
| Allow only certain types of STVRs  | 36.43%    | 51  |
| Allow only in certain zones  | 31.43%    | 44  |
| Allow the County to revoke a STVR permit if the County receives more than certain number of complaints | 71.43%    | 100 |
| Have STVR operators demonstrate compliance with lodging tax requirements                               | 56.43%    | 79  |
| Have STVR operators self-certify that their STVR meets safety standards (smoke alarms, etc)            | 63.57%    | 89  |
| Limit the number of nightly occupants in a STVR  | 47.86%    | 67  |
| Limit the number of nights STVRs can be rented   | 30.71%    | 43  |
| Require a local operator or manager that can respond to nuisances or other concerns                    | 64.29%    | 90  |
| Require a minimum lot size   | 17.14%    | 24  |
| Require an on-site owner occupant  | 26.43%    | 37  |
| Require notification to neighbors of new STVRs in their neighborhood                                   | 52.86%    | 74  |
| Require that all STVRs be inspected by the county  | 37.86%    | 53  |
| Other (please specify)   | 14.29%    | 20  |
| Total Respondents: 140   |           |     |

## Short-term Vacation Rentals in Skamania County

| #  | OTHER (PLEASE SPECIFY)   | DATE               |
|----|--|--------------------|
| 1  | Do not allow them!   | 4/30/2020 10:41 PM |
| 2  | None. Our county has too much bureaucracy already.   | 4/30/2020 11:22 AM |
| 3  | Parking/cars max, regular garbage pickup. Please keep in mind that the property owner's "Property Right" are extremely important as you "draft" your regulations. Zoning is the area of most concern. I don't know Skamania County Zoning Code, but the only area of concern for allowing STVRs might be "density" of STVRs in a particular location. If that is of concern to you, you might consider putting a "cap" on the total # of stvr's in a particular neighborhood, ex: 20% max? | 4/29/2020 12:51 PM |
| 4  | No new ordinances should be passed. Why add more laws requiring more employees?  | 4/28/2020 8:28 AM  |
| 5  | monitor and report on the impacts of stvrs local business and community  | 4/24/2020 11:38 AM |
| 6  | Single rooms compete directly with local hotels. For larger families on a budget, renting an entire home with a kitchen makes a lot of sense and doesn't "compete" with current lodging.   | 4/23/2020 9:28 AM  |
| 7  | The STVR in question is on property zoned Single Family Only.  | 4/9/2020 12:57 PM  |
| 8  | i do not want any str's in our county  | 4/8/2020 7:39 PM   |
| 9  | I think a cost "tiered" regulation system will be important. One/two rooms within a house would be different than an entire lg. house.   | 4/2/2020 5:32 PM   |
| 10 | Background check as you would for a regular renter.  | 4/2/2020 6:56 AM   |
| 11 | I don't think the county should regulate.  | 4/1/2020 8:59 PM   |
| 12 | Do you want tax revenue and consistent income in Skamania County, or a seasonal spike only? Have we not learned that Skamania County will not be financially stable based on tourism? Let it go and learn to manage money.   | 4/1/2020 8:55 PM   |
| 13 | Require a permit and cap the total number of permits. Consider making permits by lottery and not transferring permit to new owner if property is sold.   | 4/1/2020 5:27 PM   |
| 14 | Leave them the fuck alone  | 4/1/2020 4:10 PM   |
| 15 | #10 I agree with all to an extent. Obviously I do not want to see trashy RVs   | 4/1/2020 2:58 PM   |
| 16 | Stay out of private property business  | 4/1/2020 2:57 PM   |
| 17 | Allow a number of applicants to have a STVR  | 4/1/2020 2:21 PM   |
| 18 | No new regulations, please!  | 4/1/2020 2:06 PM   |
| 19 | no limits other than what property owners might permit.  | 4/1/2020 1:45 PM   |
| 20 | Must be able to park on the property offering the STVR   | 4/1/2020 11:21 AM  |

## Q16 Should the County require owners of STVRs to obtain a permit in order to operate a STVR?

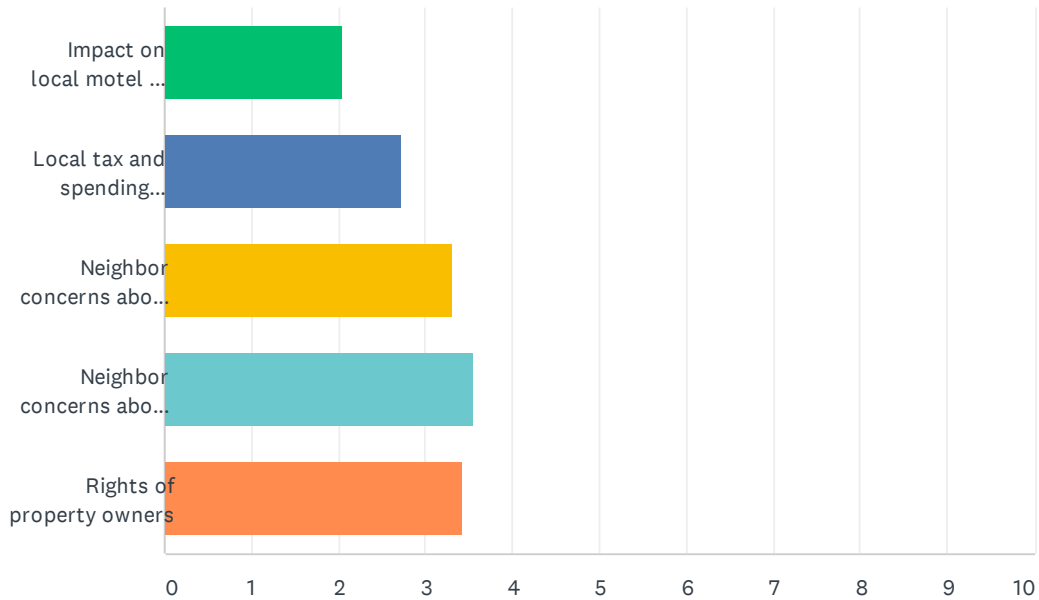
Answered: 142 Skipped: 17



| ANSWER CHOICES  | RESPONSES |            |
|---|-----------|------------|
| Yes. STVRs should require a permit renewed annually.                              | 47.18%    | 67         |
| Yes. STVRs should require a one-time permit with no annual renewals.              | 9.15%     | 13         |
| Depends. Some types of STVRs should require permits, but not all.                 | 12.68%    | 18         |
| No. STVRs should comply with County regulations, but should not require a permit. | 15.49%    | 22         |
| No. STVRs should not be regulated by the County.                                  | 15.49%    | 22         |
| <b>TOTAL</b>  |           | <b>142</b> |

**Q17 Please rank the following priorities that you feel the County should consider in developing STVR regulations. (#1 is most important, #5 is least important)**

Answered: 140 Skipped: 19

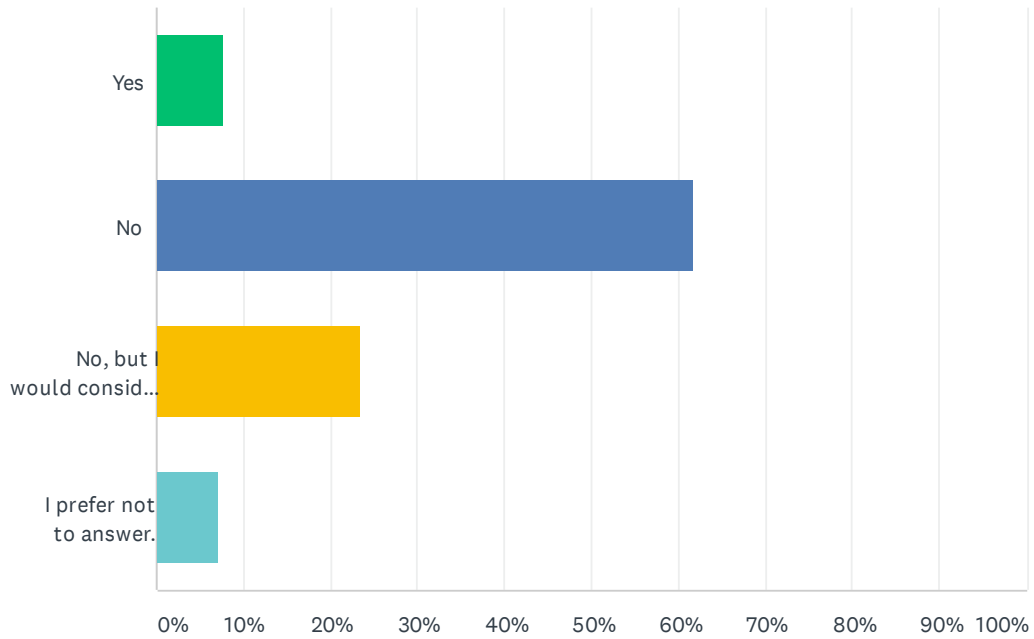


|  | 1            | 2            | 3            | 4            | 5            | TOTAL | SCORE |
|--|--------------|--------------|--------------|--------------|--------------|-------|-------|
| Impact on local motel and hotel business           | 6.25%<br>8   | 7.81%<br>10  | 13.28%<br>17 | 30.47%<br>39 | 42.19%<br>54 | 128   | 2.05  |
| Local tax and spending revenues generated by STVRs | 15.87%<br>20 | 13.49%<br>17 | 19.05%<br>24 | 30.16%<br>38 | 21.43%<br>27 | 126   | 2.72  |
| Neighbor concerns about rowdy behavior             | 15.97%<br>19 | 32.77%<br>39 | 26.89%<br>32 | 15.13%<br>18 | 9.24%<br>11  | 119   | 3.31  |
| Neighbor concerns about safety, traffic, and noise | 22.22%<br>30 | 34.07%<br>46 | 26.67%<br>36 | 11.85%<br>16 | 5.19%<br>7   | 135   | 3.56  |
| Rights of property owners                          | 43.17%<br>60 | 10.07%<br>14 | 16.55%<br>23 | 7.91%<br>11  | 22.30%<br>31 | 139   | 3.44  |



## Q18 Do you own or operate a STVR?

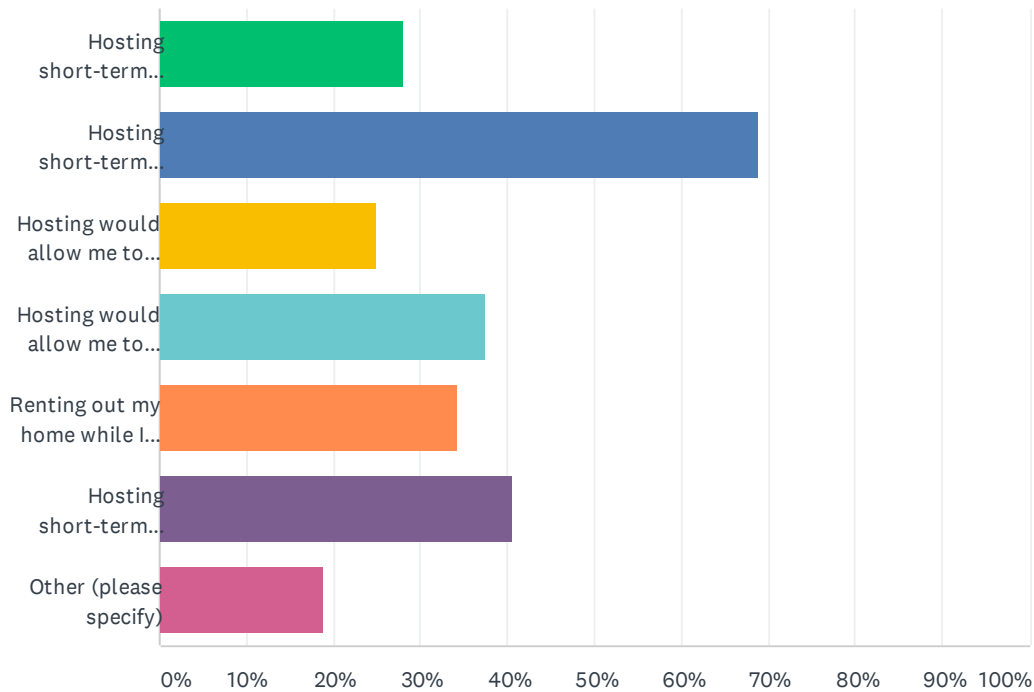
Answered: 141 Skipped: 18



| ANSWER CHOICES   | RESPONSES |            |
|--|-----------|------------|
| Yes  | 7.80%     | 11         |
| No   | 61.70%    | 87         |
| No, but I would consider operating a STVR in the future. | 23.40%    | 33         |
| I prefer not to answer.                                  | 7.09%     | 10         |
| <b>TOTAL</b>   |           | <b>141</b> |

### Q19 Which of the following statements best describes why you are interested in operating a STVR? (Select all that apply)

Answered: 32 Skipped: 127



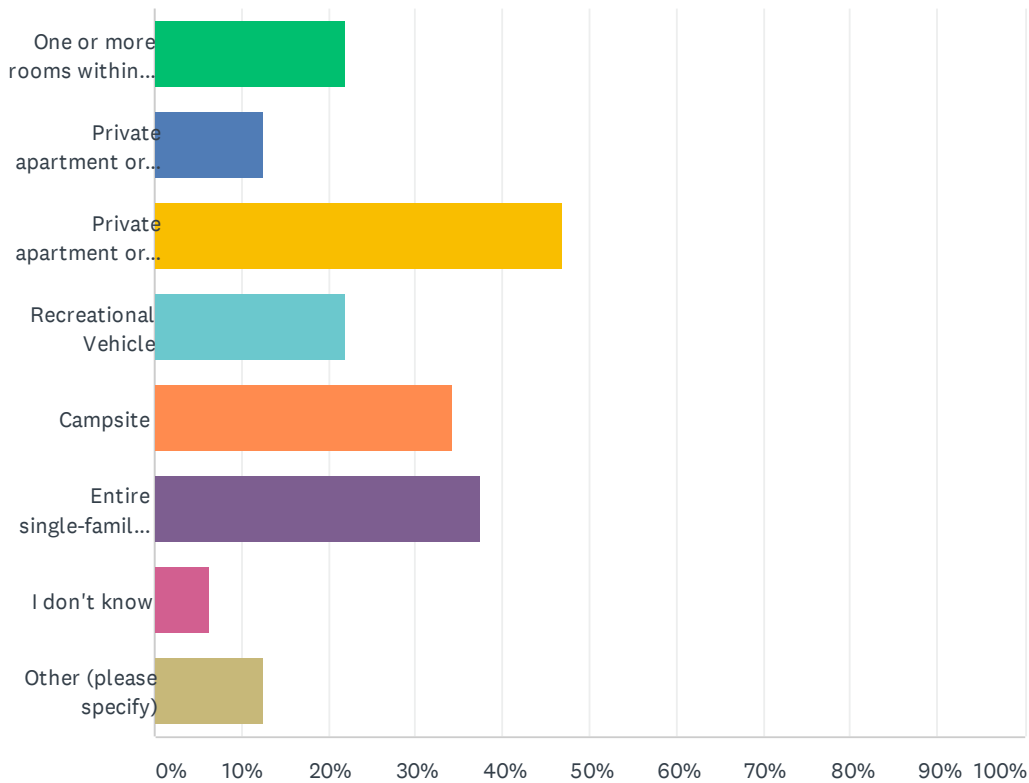
| ANSWER CHOICES  | RESPONSES |    |
|---|-----------|----|
| Hosting short-term renters would allow me to make more money from my property than if it were rented on a long-term basis         | 28.13%    | 9  |
| Hosting short-term renters would help me pay my bills so I can more easily afford to live in Skamania County                      | 68.75%    | 22 |
| Hosting would allow me to meet and socialize with new people  | 25.00%    | 8  |
| Hosting would allow me to share our county with people who might not otherwise visit Skamania County                              | 37.50%    | 12 |
| Renting out my home while I am away would allow me to travel more   | 34.38%    | 11 |
| Hosting short-term renters would allow me to utilize a spare-room that I would not otherwise use or rent out on a long-term basis | 40.63%    | 13 |
| Other (please specify)  | 18.75%    | 6  |
| Total Respondents: 32   |           |    |

## Short-term Vacation Rentals in Skamania County

| # | OTHER (PLEASE SPECIFY)   | DATE               |
|---|--|--------------------|
| 1 | I value freedom and property rights. <a href="https://proprights.org/">https://proprights.org/</a>   | 4/30/2020 11:22 AM |
| 2 | I built and bought my home here to rent out part time so I can eventually retire here. I spend as much time as I can here, but have to go to Vancouver to work. I came here because of the freedom to create and use my land and home how I please. My neighbor can shoot his gun and play loud music anytime he wants without limit, but I can't rent out my house? The idea is upsetting given how folks do pretty much what they like around here. Food for thought. Don't limit my rights after buying, and building my home here. Make this a win-win. It's possible to create and appreciate the survey. | 4/23/2020 9:37 AM  |
| 3 | Hosting fold nicely into our farm lifestyle and generates revenue for both our county and us as residents.   | 4/15/2020 1:16 PM  |
| 4 | Tbd  | 4/1/2020 8:12 PM   |
| 5 | Flexibility of generating income while having a place family members can visit.  | 4/1/2020 3:11 PM   |
| 6 | I have a year round rental now and it would make it easier to let family and friends use it when visiting  | 4/1/2020 2:10 PM   |

## Q20 Which of the following best describes the type of STVR you would be interested in operating? (Select all that apply)

Answered: 32 Skipped: 127



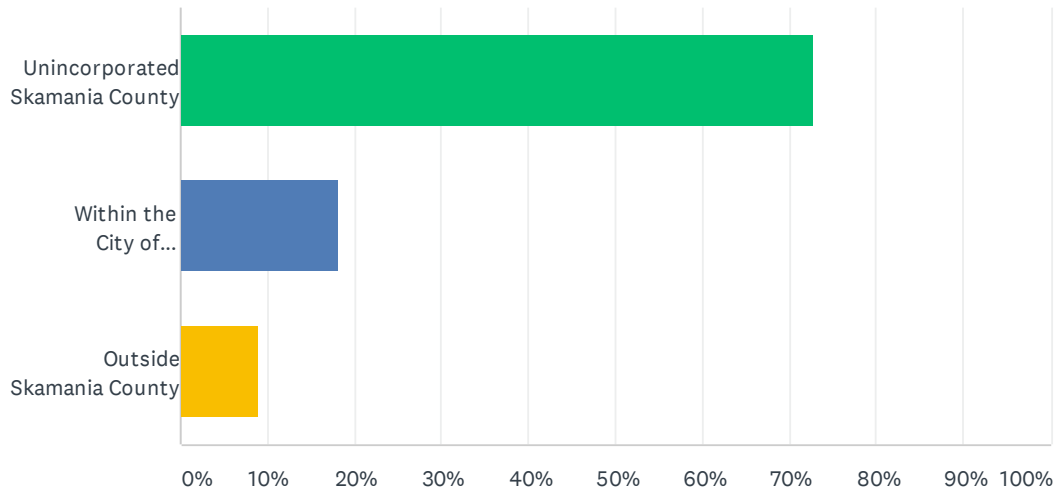
| ANSWER CHOICES   | RESPONSES |    |
|--|-----------|----|
| One or more rooms within a dwelling  | 21.88%    | 7  |
| Private apartment or suite attached to a dwelling (e.g., basement or separate entrance)          | 12.50%    | 4  |
| Private apartment or suite in an accessory building (e.g., accessory dwelling unit, guest house) | 46.88%    | 15 |
| Recreational Vehicle   | 21.88%    | 7  |
| Campsite   | 34.38%    | 11 |
| Entire single-family dwelling  | 37.50%    | 12 |
| I don't know   | 6.25%     | 2  |
| Other (please specify)   | 12.50%    | 4  |
| Total Respondents: 32  |           |    |

## Short-term Vacation Rentals in Skamania County

| # | OTHER (PLEASE SPECIFY)                         | DATE               |
|---|--|--------------------|
| 1 | Whatever might make sense to me in the future. | 4/30/2020 11:22 AM |
| 2 | Single room and bath( cottage)                 | 4/29/2020 1:04 PM  |
| 3 | ADU  | 4/23/2020 9:37 AM  |
| 4 | Tiny house                                     | 4/1/2020 2:30 PM   |

## Q21 Where is your STVR located? (Select all that apply)

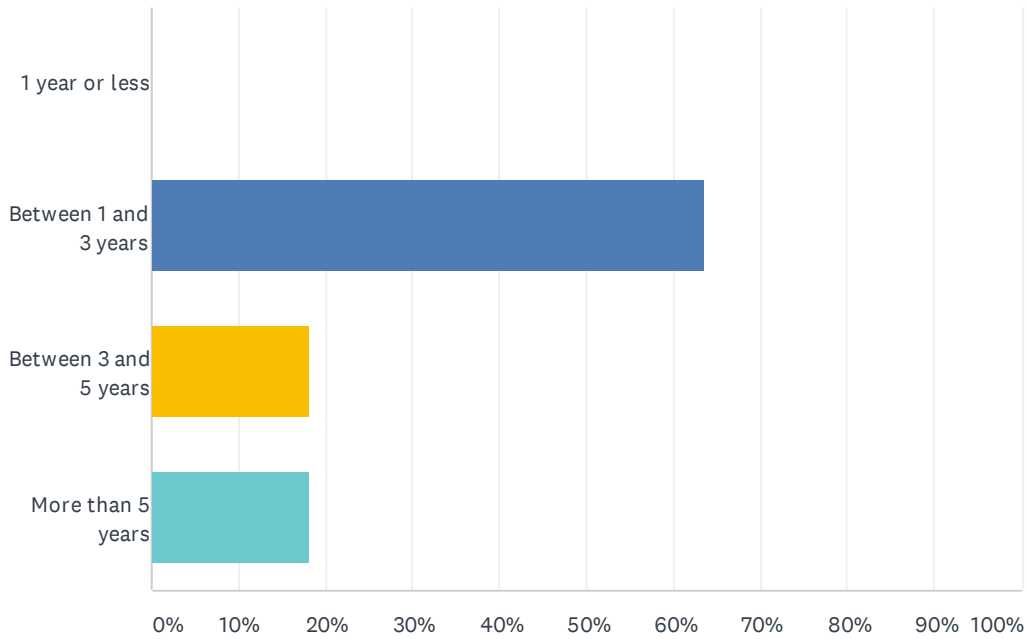
Answered: 11 Skipped: 148



| ANSWER CHOICES   | RESPONSES |   |
|--|-----------|---|
| Unincorporated Skamania County                           | 72.73%    | 8 |
| Within the City of Stevenson or City of North Bonneville | 18.18%    | 2 |
| Outside Skamania County                                  | 9.09%     | 1 |
| Total Respondents: 11                                    |           |   |

## Q22 How long have you operated your STVR?

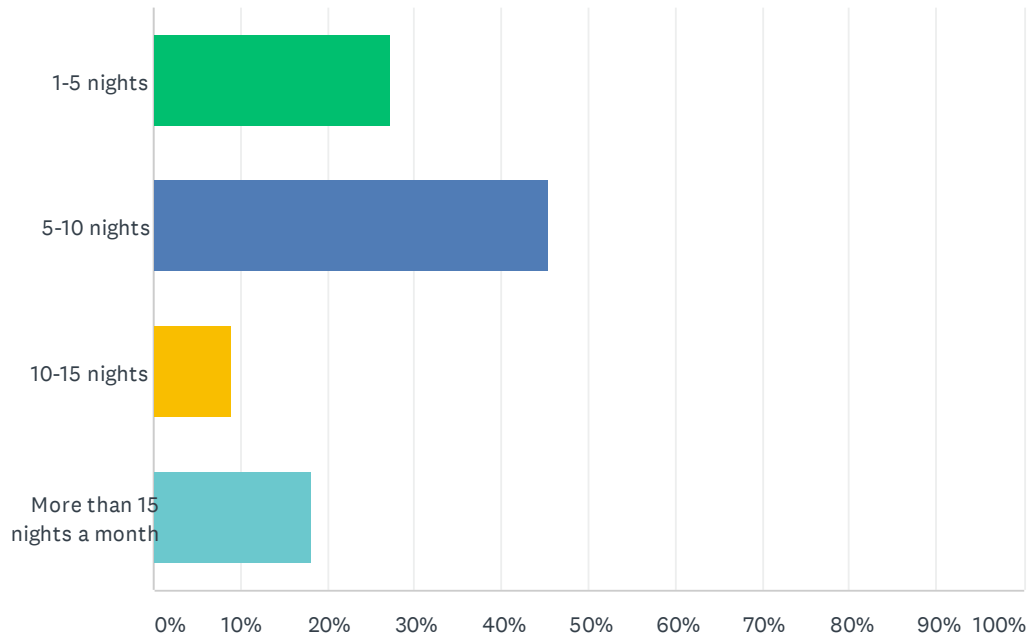
Answered: 11 Skipped: 148



| ANSWER CHOICES        | RESPONSES |           |
|-----------------------|-----------|-----------|
| 1 year or less        | 0.00%     | 0         |
| Between 1 and 3 years | 63.64%    | 7         |
| Between 3 and 5 years | 18.18%    | 2         |
| More than 5 years     | 18.18%    | 2         |
| <b>TOTAL</b>          |           | <b>11</b> |

### Q23 On average, how many nights per month is your STVR occupied?

Answered: 11 Skipped: 148

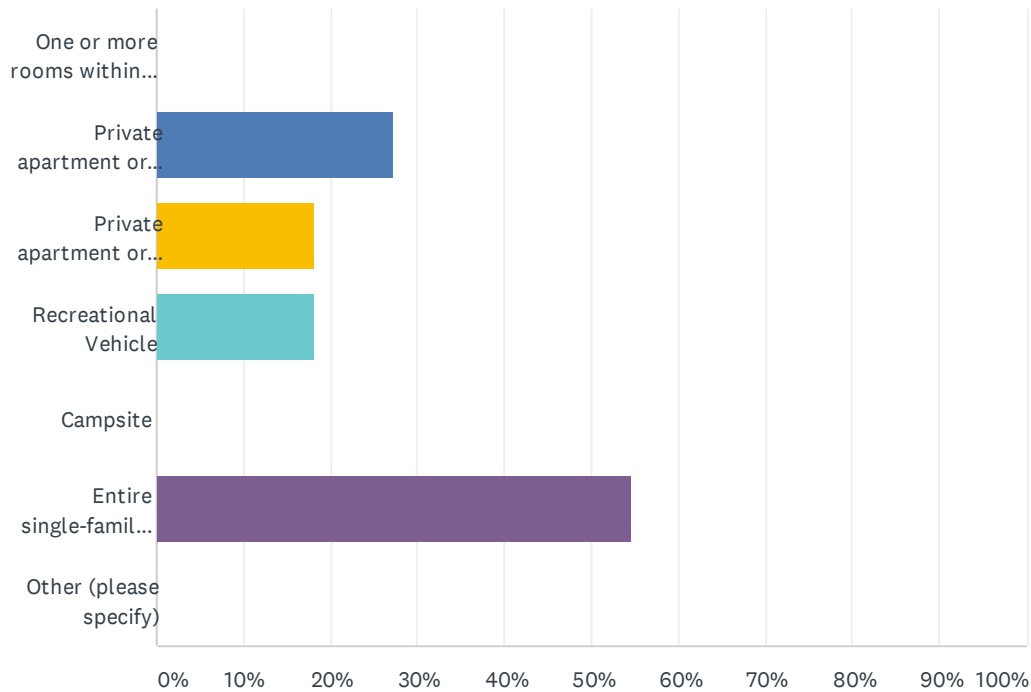


| ANSWER CHOICES              | RESPONSES |           |
|-----------------------------|-----------|-----------|
| 1-5 nights                  | 27.27%    | 3         |
| 5-10 nights                 | 45.45%    | 5         |
| 10-15 nights                | 9.09%     | 1         |
| More than 15 nights a month | 18.18%    | 2         |
| <b>TOTAL</b>                |           | <b>11</b> |



## Q24 Which of the following best describes your STVR? (Select all that apply if you own multiple STVRs)

Answered: 11 Skipped: 148

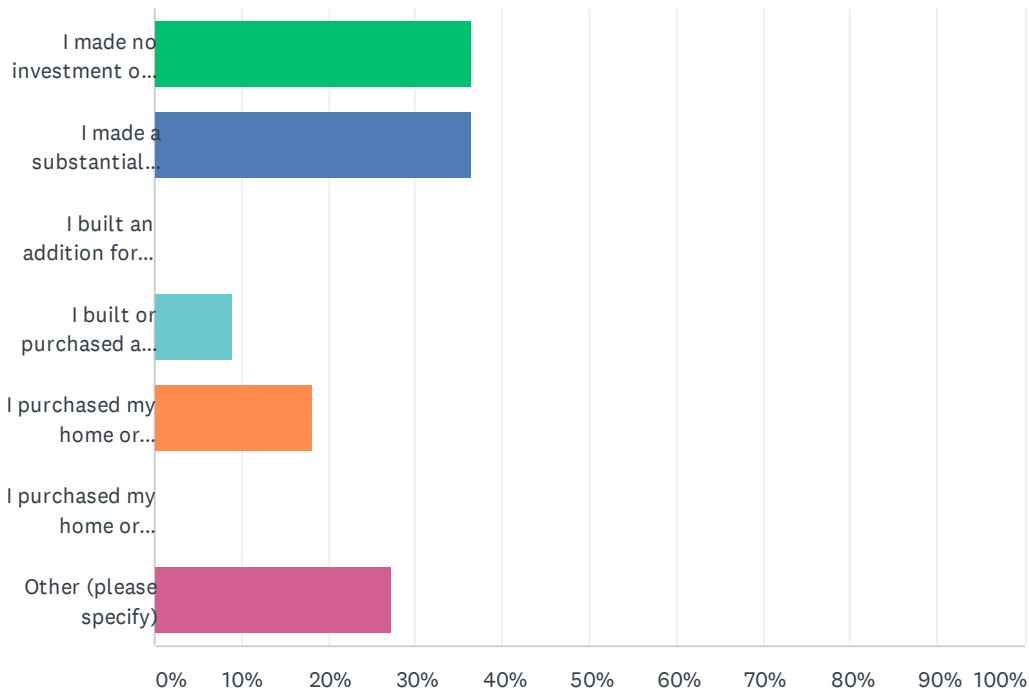


| ANSWER CHOICES   | RESPONSES |   |
|--|-----------|---|
| One or more rooms within a dwelling  | 0.00%     | 0 |
| Private apartment or suite attached to a dwelling (e.g., basement or separate entrance)          | 27.27%    | 3 |
| Private apartment or suite in an accessory building (e.g., accessory dwelling unit, guest house) | 18.18%    | 2 |
| Recreational Vehicle   | 18.18%    | 2 |
| Campsite   | 0.00%     | 0 |
| Entire single-family dwelling  | 54.55%    | 6 |
| Other (please specify)   | 0.00%     | 0 |
| Total Respondents: 11  |           |   |

| # | OTHER (PLEASE SPECIFY)  | DATE |
|---|-------------------------|------|
|   | There are no responses. |      |

## Q25 Which of the following best describes the investment made to create your STVR?

Answered: 11 Skipped: 148

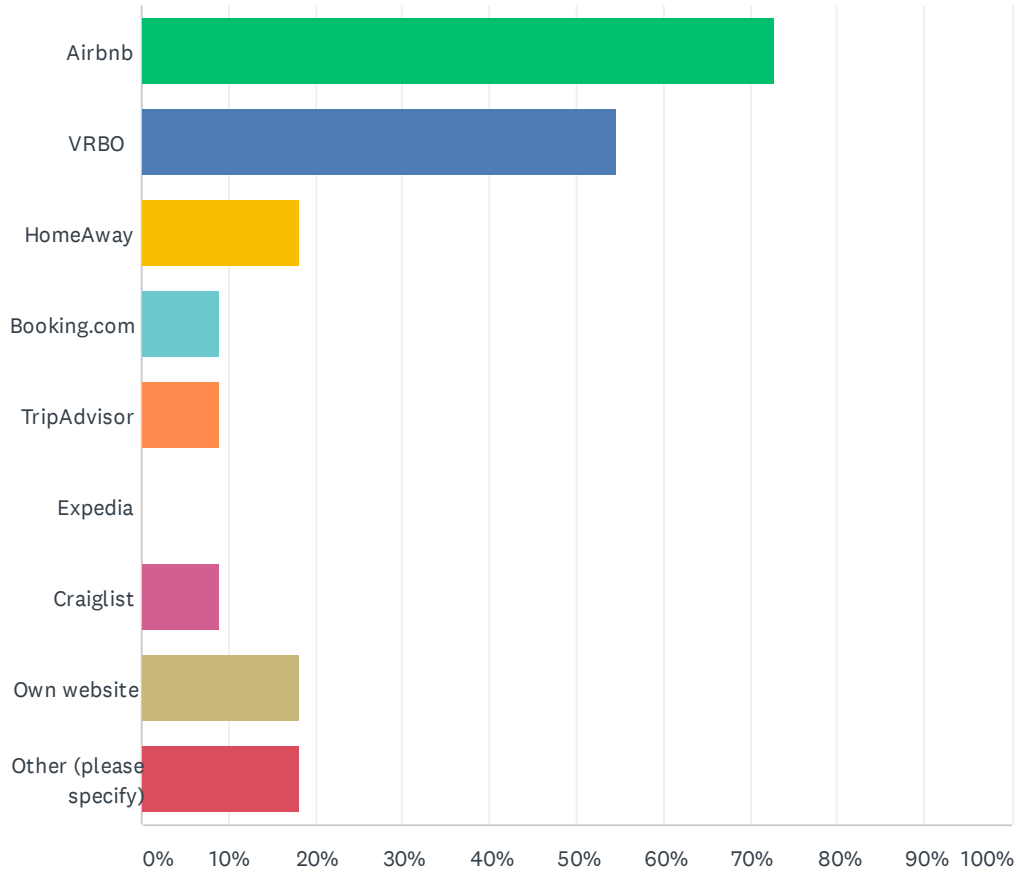


| ANSWER CHOICES   | RESPONSES |
|--|-----------|
| I made no investment or minimal investment to convert a preexisting space into a STVR. | 36.36% 4  |
| I made a substantial investment to convert a preexisting space into a STVR.            | 36.36% 4  |
| I built an addition for the sole purpose of creating a STVR.                           | 0.00% 0   |
| I built or purchased a standalone structure for the sole purpose of creating a STVR.   | 9.09% 1   |
| I purchased my home or property because it would allow me to create a STVR.            | 18.18% 2  |
| I purchased my home or property to function exclusively as a STVR.                     | 0.00% 0   |
| Other (please specify)   | 27.27% 3  |
| Total Respondents: 11  |           |

| # | OTHER (PLEASE SPECIFY)  | DATE              |
|---|---|-------------------|
| 1 | Retirement home but my husband died   | 4/22/2020 1:33 PM |
| 2 | Purchased existing STVR Property  | 4/3/2020 11:44 AM |
| 3 | The property is my primary residence and I converted to a STVR when I was relocated from the area for work. I plan on returning to the area and property to reoccupy myself in future | 4/1/2020 5:34 PM  |

## Q26 What platform(s) do you use to market your STVR?

Answered: 11 Skipped: 148



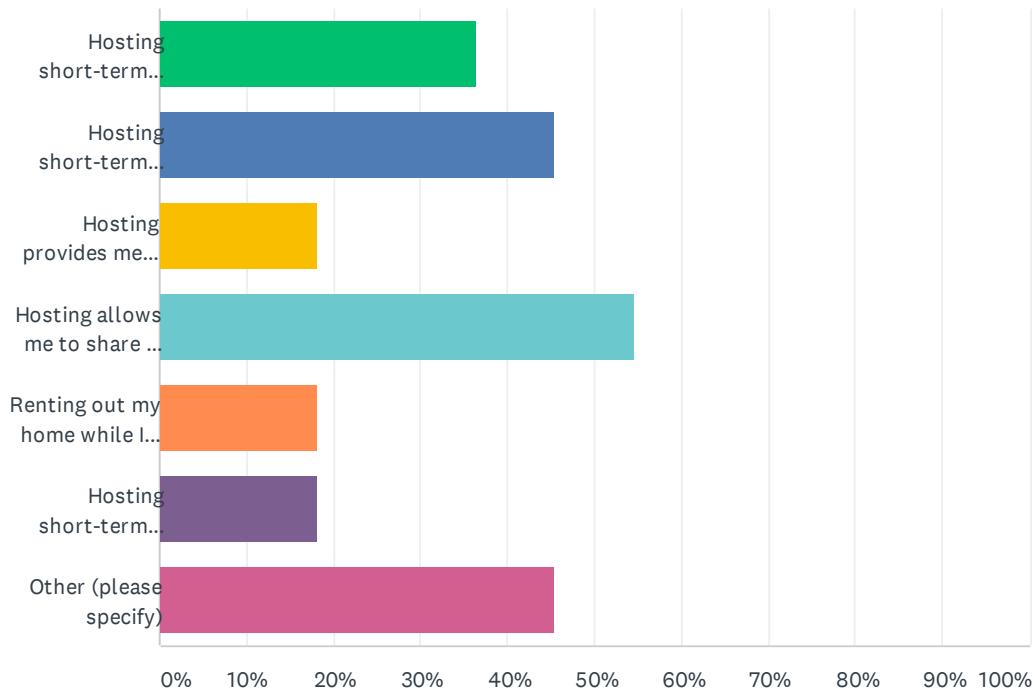
| ANSWER CHOICES         | RESPONSES |   |
|------------------------|-----------|---|
| Airbnb                 | 72.73%    | 8 |
| VRBO                   | 54.55%    | 6 |
| HomeAway               | 18.18%    | 2 |
| Booking.com            | 9.09%     | 1 |
| TripAdvisor            | 9.09%     | 1 |
| Expedia                | 0.00%     | 0 |
| Craigslist             | 9.09%     | 1 |
| Own website            | 18.18%    | 2 |
| Other (please specify) | 18.18%    | 2 |
| Total Respondents: 11  |           |   |

Short-term Vacation Rentals in Skamania County

| # | OTHER (PLEASE SPECIFY) | DATE              |
|---|------------------------|-------------------|
| 1 | Vacasa                 | 4/22/2020 1:33 PM |
| 2 | Prop mgr's website     | 4/1/2020 5:34 PM  |

### Q27 Which of the following statements best describes why you have chosen to operate a STVR? (Select all that apply)

Answered: 11 Skipped: 148



| ANSWER CHOICES   | RESPONSES |   |
|--|-----------|---|
| Hosting short-term renters allows me to make more money from my property than if it were rented on a long-term basis         | 36.36%    | 4 |
| Hosting short-term renters helps me pay my bills so I can more easily afford to live in Skamania County                      | 45.45%    | 5 |
| Hosting provides me with an opportunity to meet and socialize with new people  | 18.18%    | 2 |
| Hosting allows me to share our county with people who might not otherwise visit Skamania County                              | 54.55%    | 6 |
| Renting out my home while I am away allows me to travel more   | 18.18%    | 2 |
| Hosting short-term renters allows me to utilize a spare-room that I would not otherwise use or rent out on a long-term basis | 18.18%    | 2 |
| Other (please specify)   | 45.45%    | 5 |
| Total Respondents: 11  |           |   |

## Short-term Vacation Rentals in Skamania County

| # | OTHER (PLEASE SPECIFY)  | DATE              |
|---|---|-------------------|
| 1 | Allows me to keep house and have control over it  | 4/22/2020 1:33 PM |
| 2 | Allows us to keep a second home close to our family. We grew up in Skamania and Klickitat County. We spend as much time as we can at the home and only rent it enough to cover costs. | 4/21/2020 5:02 PM |
| 3 | Extra income allows us to have an extra vacation or two....   | 4/3/2020 3:41 PM  |
| 4 | Helps pay mortgage while I am living outside the area for work  | 4/1/2020 5:34 PM  |
| 5 | I can keep the space available for family and friends when they visit, and then make some extra money when it is empty  | 4/1/2020 2:23 PM  |

## Q28 Do you have any concerns about how other STVR operators manage their rentals?

Answered: 8 Skipped: 151

| # | RESPONSES   | DATE              |
|---|---|-------------------|
| 1 | I've never heard anyone complain about an STVR in Skamania. Main concern would be occupancy limits, safety concerns, and not allowing large events (weddings etc.).   | 4/30/2020 1:18 PM |
| 2 | I just expect all STVR operators to follow state and county laws.   | 4/27/2020 9:17 AM |
| 3 | No  | 4/22/2020 1:33 PM |
| 4 | I see some that are breaking current zoning rules. I agree that there should be some zoning rules as it relates to multiple dwelling units.   | 4/21/2020 5:02 PM |
| 5 | My biggest concern is.....are background checks done on all hosts? I think they should be. Does the county have a way of doing this IF the different platforms don't? I think guests should know if a person has been arrested for say assault, shoplifting, sex crimes etc.....just a thought..... | 4/3/2020 3:41 PM  |
| 6 | No  | 4/3/2020 11:44 AM |
| 7 | Yes. Too many are not vested in their impact on neighborhood and community. Absent owners are too easily excused from social and compliance responsibilities.   | 4/1/2020 5:34 PM  |
| 8 | No  | 4/1/2020 2:30 PM  |

**Q29 Please share any additional thoughts you have about STVRs in Skamania County.**

Answered: 67 Skipped: 92



## Short-term Vacation Rentals in Skamania County

| #  | RESPONSES  | DATE               |
|----|--|--------------------|
| 1  | Please don't allow this additional commercialization of our natural community! STVRs have no place in Skamania County.   | 4/30/2020 10:42 PM |
| 2  | It would change the character of the county. Hood River is having problems with their STVRs at this time. If the nonresident owners of short term rentals register to vote here then passing a levy for schools & ambulance emergency services would be difficult.   | 4/30/2020 8:12 PM  |
| 3  | It should be obvious that generally, these kinds of rental units in Skamania County would degrade the quality of living for long term residents. These are primarily a way for some scrupulous landowners to obtain a short term financial gain without caring about longer term negative impacts.   | 4/30/2020 8:08 PM  |
| 4  | I know people who live very near to a Stvr and they complained the renters partied too late in the eve, outside, loud music very late, drunkenness outside. Generally very disruptive  | 4/30/2020 6:54 PM  |
| 5  | The Planning Division of Skamania County has been completely non responsive to my emailed and phoned concerns regarding a neighbor who has expressed intent of adding cabins and or campsites on their property. The have felled trees, graded a potential camping spot all while the County has not responded to my concerns. So how could I come to the conclusion that the County is capable of handling this? They can't handle a very articulate and simple request for information.  | 4/30/2020 3:58 PM  |
| 6  | Affordable housing is a problem in the gorge. STVRs take housing away from local workers.  | 4/30/2020 12:44 PM |
| 7  | If I want to rent out a bedroom it is none of the county's business  | 4/30/2020 12:23 PM |
| 8  | Three years ago a neighbor was ordered to put up screening all around his property. It was mandated at a public hearing. Still waiting. If the county can't follow through with what they direct, how are people to expect any follow through on STVRS.  | 4/30/2020 11:43 AM |
| 9  | Vacation rentals are self regulating. They bring people with excess money to local economies and encourage property owners to invest in desirable dwelling space with NO action on the part of the county. The county does NOT need to worry about STVRs. Please don't let our local slumlord cabal and the hoteliers twist your arms into protecting their monopoly. STVRs are a boon if a county like ours is fortunate enough to attract vacationers. Leave it alone, it's not a problem unless you make it one. Supply and demand regulates STVRs automatically.   | 4/30/2020 11:32 AM |
| 10 | STVRs provide revenue to property owners and tax revenue to the County. Current commercial lodging is inadequate to accomodate demand and overly expensive for visitors. Additional private lodging will encourage more cleanliness and beautification of neighborhoods which is sorely lacking at present. Property values will increase.   | 4/30/2020 9:50 AM  |
| 11 | People who use STR make their own decisions. Quit trying to micro manage everything.   | 4/30/2020 8:43 AM  |
| 12 | Allowing people to park RV's on their property for rental use is a disaster waiting to happen. People will use it as an excuse to set up drug labs/houses etc. There will be increased trash, sewage issues, traffic etc. County will start to look like a slum and there is no way this county has the resources or manpower to regulate them.  | 4/30/2020 8:32 AM  |
| 13 | Please do "allow" them! I have confidence that Skamania County will do a great job of writing and enforcing your regulations. Always keep (top) in mind an individual Property Owner's "Property Rights" when restricting/determining who "qualifies" to operate an STVR while you are drafting your regs. You will then avoid many very costly lawsuits that have occurred in other locations, for starters. I have indicated "concerns" above IF the County does NOT do a good job of enforcing their rental regulations. Most STVRs are actually much better maintained interior/exterior that the majority of long-term rental homes so they typically "improve the neighborhood". "Competition" is always good for every business (look at main streets, malls, etc.). If a hotel/lodge has no vacancy, the additional guests can stay in a nearby STVR and add more \$\$\$/night each to Skamania County and local businesses. It's a win-win-win to allow "regulated" STVRs in Skamania County. | 4/29/2020 1:01 PM  |
| 14 | There should be no new ordinances. We have too many rules and restrictions in our county already. I don't believe the loudest people should determine how the majority of people live. This is Skamania County. One big reason we live here is to avoid the over legislation and fees of Clark County. Don't become Clark County.  | 4/28/2020 8:31 AM  |
| 15 | Stop trying to regulate respectful law abiding private property owners   | 4/27/2020 4:57 PM  |

## Short-term Vacation Rentals in Skamania County

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| 16 | It appears from the way the survey is worded that the county will be going ahead with stvrs no matter what the community wants or needs. Although stvrs benefit some folks (bringing in extra income), they are not a good fit for a community that needs long term housing for those who actually live and work in our community. Communities are built and maintained by those living and working in the community.   | 4/24/2020 11:44 AM |
| 17 | Most issues depend on the occupants. If they are respectful of neighbors issues are minimal.  | 4/23/2020 3:11 PM  |
| 18 | Left my thoughts in other parts of the form. In summary, please make this a win-win. Hotels and BnBs don't provide families affordable options (kitchen to cook) several rooms privacy. STVRs can create tax revenue, attract quality guests, provide work and economic opportunities not just for property owners but for those who can provide independent service -cleaning, management, guiding, wine tours, spa, golf, childcare etc.  | 4/23/2020 10:00 AM |
| 19 | Rental rates are very low for my property Taxes would do me in  | 4/22/2020 1:34 PM  |
| 20 | On weekends during summer months, lodging is extremely limited for visitors. Having more STVRs would address that issue somewhat.   | 4/22/2020 12:29 PM |
| 21 | I feel as though short term rentals in Skamania County are a great way to generate lodging tax for our county as well as encourage Gorge visitors to discover and patronize businesses on this side of the river. We have a less crowded beautiful gem to share.  | 4/15/2020 1:18 PM  |
| 22 | fairness  | 4/14/2020 10:19 PM |
| 23 | needs attention to this ASAP. Unfair to community to deal with the denial of their quiet use and enjoyment of their properties.   | 4/11/2020 6:36 PM  |
| 24 | Nothing has been done about past complaints! I hope that this will soon change.   | 4/9/2020 12:59 PM  |
| 25 | Stars need to be closely monitored for compliance with safety, health, and all Counties policies.   | 4/9/2020 12:06 PM  |
| 26 | we already have illegal, non tAX Paying living units that I know of. They were built vitally to house the home owners while they built the main house then were rented out with out permits etc.  | 4/8/2020 7:42 PM   |
| 27 | To come into the future this county needs to start allowing different sorts of businesses. STVRs are one of those. if you are the owner of a piece of property and you decide that you want to have this kind of business. There shouldn't be anything stopping you from doing this on your own property that you pay taxes for every year. having regulations in place to make sure that they are playing the proper taxes to support the economy here and also that there are safeguards in place to prevent neighbors from having any issues with the people renting the STVRs would be completely reasonable. But if you put so many roadblocks in place people who consider opening one of these businesses will not. consider the fact that we are trying to become a tourist community since we have lost our logging. This is another form of tourism. Thank you. | 4/6/2020 10:05 AM  |
| 28 | Thank you for the opportunity to give input. Question #21 SHOULD differentiate between the OFF season and the TOURIST season.....there is a vast difference in occupancy rate and it was difficult to choose an answer.   | 4/3/2020 3:42 PM   |
| 29 | I wouldn't want a STVR next to my house. "Please pass a regulation to require the STVR to be located outside my neighborhood...."   | 4/3/2020 8:12 AM   |
| 30 | That STVR Owners put Our Local Community 1st before their Wallet. I understand the Cost & Headaches that occur with Renting. We have Local Management Companies to utilize to help curve those costs and @ the same time help our own Community members have a roof over their head.  | 4/2/2020 5:29 PM   |
| 31 | I love them, however, I don't want the town over run, there has to be a way to balance  | 4/2/2020 1:27 PM   |
| 32 | STVRs are great. The county allowing an operator to build and operate in a site that has been deemed lost in a fire is not great.   | 4/2/2020 7:53 AM   |
| 33 | Create reasonable policies, keep it simple, easy to obtain permit & realistic fees/taxes.   | 4/2/2020 7:38 AM   |
| 34 | This survey felt like it was worded negatively towards STVRs and could influence respondents as a result.   | 4/2/2020 7:36 AM   |
| 35 | I have been fighting this special issue i have here for over 8 years and the operator lies to the   | 4/2/2020 7:15 AM   |

## Short-term Vacation Rentals in Skamania County

county! nothing is being done about this! i would not of bought this house if i had known about this STVR and Hostile next door to me.

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| 36 | Quit trying to control everything. There are enough messes, property wise that should be addressed. Short term rentals are self regulating as bad reviews limit future guests.   | 4/2/2020 7:05 AM  |
| 37 | It is a right of a property owner to use the property the way they feel fit. As for noise problems, we first need to have a County wide noise ordnance. Not just for STVRs.  | 4/1/2020 11:04 PM |
| 38 | Enforcement of animal control in the county would be necessary   | 4/1/2020 10:39 PM |
| 39 | Many communities have much experience with STVRs. The county should take of advantage of what these communities have learned. Policies and regs must be set before too many STVRs become established. Retroactive regulation is much more difficult.   | 4/1/2020 9:22 PM  |
| 40 | Need enforcement of existing regulations at local level....city!   | 4/1/2020 7:51 PM  |
| 41 | Realizing that affordable housing is scarce in this county, I would appreciate any extra tax go toward providing more for low income families. I do not agree with investors buying a bunch of property & essentially running hotels (like Hood River) The accessory dwelling I'd convert would not be appropriate for a long term rental but would make for a delightful short stay. Perhaps single family dwellings shouldn't be available as STVRs. | 4/1/2020 7:47 PM  |
| 42 | Water rights   | 4/1/2020 7:07 PM  |
| 43 | Question 17 doesn't seem to have a a good rating system. "Noise" and "Rowdy Behavior " seems very much the same.   | 4/1/2020 6:26 PM  |
| 44 | Short term rentals are needed, they should be clean and neat, and be treated like any other rental business. Do not discriminate, but again, they should not be an eye sore any more than any other accommodation business.  | 4/1/2020 6:14 PM  |
| 45 | Need to be permitted and have a cap on total permits. TRTs must be paid(!) max occupancy must be realistic for each dwelling, based on parking, safety, and neighborhood compatibility. No party houses! Noise, parking and other complaints should be tallied per unit and if too many per year, yang the STVR permit.  | 4/1/2020 5:38 PM  |
| 46 | You could leave them alone! It is after all the individual who paid money and pays property taxes property.  | 4/1/2020 4:11 PM  |
| 47 | I believe if someone owns their property they should be allowed to rent it out as a vacation home if they want to without being taxed anymore than they already are by skamania county.  | 4/1/2020 3:48 PM  |
| 48 | Permits are a burden that drag down the economy and only serve to help those that were "here first" or have the money to bear the burden of meeting requirements that have dubious benefit.  | 4/1/2020 3:17 PM  |
| 49 | I made an investment in my property and would really like to help pay for it by renting it out in any way I choose. It bothers me that a government entity is dictating what I can do on my own property.  | 4/1/2020 3:12 PM  |
| 50 | We don't have enough hotels to support our tourists. They are a great alternative and provide income to local families. They also generate taxes.  | 4/1/2020 3:07 PM  |
| 51 | I would love to see more tourism in our small county. I would love to also see those STVRS ran properly and not end up dump sights or mismanaged.  | 4/1/2020 3:00 PM  |
| 52 | Property values that price long-term residents out of their homes are a problem in tourist economies. I do not know what steps might be taken to mitigate this, but I believe it needs to be addressed.  | 4/1/2020 2:56 PM  |
| 53 | If it's okay for the county to operate them, why can't others? The additional revenue to area businesses is a huge asset.  | 4/1/2020 2:55 PM  |
| 54 | Please consider the effects on the long term rental market! It is hard enough as it is to find a rental. Please protect locals who want to stay local instead of having to move away because there are no rentals available!   | 4/1/2020 2:51 PM  |
| 55 | It would be hypocritical for me to argue against them since I use them frequently when I travel. I do think our county would be smart to carefully come up with regulations regarding them. If it becomes popular you could face a situation where people buy up houses only to use as STVR's which can lead to unforeseen consequences.   | 4/1/2020 2:47 PM  |

## Short-term Vacation Rentals in Skamania County

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|----|--|-------------------|
| 56 | I don't like the county getting into people's business. If they get a complaint about these then they should deal with it on a case by case situation instead of treating them all the same.   | 4/1/2020 2:44 PM  |
| 57 | I have been negatively impacted by an unregulated Airbnb STVR because of the increased traffic, transient renters hanging around the neighborhood, parking issues, noise issues, and late night traffic. We had to install a gate in our driveway because we had so many people driving into our property. I'm not a supporter of Airbnb's in neighborhoods. Thank you for looking at this issue.  | 4/1/2020 2:36 PM  |
| 58 | We chose to make Skamania County our home because of its small town country feel. While I am concerned that this is slowly changing I would like to see property rights maintained and citizen's working together rather than sweeping mandates from a select few. Having stayed in STVRs across the US I will say that a big driver for us has been the ability to find lodging that allows us to travel with our dog and stay off the well beaten path.  | 4/1/2020 2:33 PM  |
| 59 | I think we need to limit how many are available. Not sure what that magic number would be. Similar to Hood River. You should have to live in the town and the house, should not be able to buy a house and just use it solely as income  | 4/1/2020 2:24 PM  |
| 60 | Again, they should be encouraged to promote tourism and local economy.   | 4/1/2020 2:20 PM  |
| 61 | As long as this is not a "fix" for the squatters on public lands. I feel a person should be able to set up a travel vehicle on their own property while building but I do not want to see increased broken down squatter renters on lands around town that decrease the beauty and land value of our community.  | 4/1/2020 2:12 PM  |
| 62 | Existing building codes and regulations are more than sufficient to ensure a healthy environment for all parties.  | 4/1/2020 2:08 PM  |
| 63 | As we are a tourist economy and based in brick and mortar lodging, there is plenty of things we should share. Our community may or may not respond favorably to new neighbors but as we grow so to must our understanding and patience. STVR have been a backbone of vacationing families for some time and their advent of internet based rentals expands that growth substantially. I have used many when visiting far away places as they provide a more relaxed atmosphere and with similar expense and greater privacy than standard hotel/motel arrangements and provide better accommodations when traveling with family or small groups. It also provides me with greater options for adventuring when traveling. Skamania County is at the best of cross sections for tourism and adventuring that this state or any other can provide. So STVR is a most viable and I think favorable option available within this region. | 4/1/2020 1:56 PM  |
| 64 | A variety of accommodation styles is an excellent asset to encourage local tourism. Many travellers exclusively stay in stvrs which are usually unique, clean and welcoming. If we don't allow them here, people will skip our community in favor of White Salmon.   | 4/1/2020 1:34 PM  |
| 65 | They should be allowed. Sites like air BnB and hip camp are somewhat self regulating as far as safety and other concerns, if STVRs are sub-par the rating system will weed them out, same goes with owners, if owners are not doing their job it will be reflected in ratings. If renters are unhappy, that will also be reflected.  | 4/1/2020 1:26 PM  |
| 66 | Be mindful of the RV's that are showing up on properties throughout the county. Not sure if they're STVR's but are they within the county's compliance for additional housing?   | 4/1/2020 11:23 AM |
| 67 | I think we need places for people to stay being the county pushed to invited tourism to area ?   | 4/1/2020 11:20 AM |