

[Email received 6/28/20 from Elizabeth Stanek and John Ratts, stanratt@mowinet.com]

Comments on the Management Plan for the Columbia Gorge proposed amendments 2020 – Comments on Overnight Accommodations in established single family dwelling – page 347

We wish to submit the following in response to the proposed amendments to the section titled OVERNIGHT ACCOMODATIONS, page 347 & 348.

We propose that overnight accommodations SHOULD NOT BE ALLOWED on properties that require the use of roads not maintained by the county, unless there is a legal agreement by all property owners on these roads to allow such usage. The infrastructure on a shared private road is not capable of supporting commercial enterprises, and does so to the detriment of all the other users.

This is based on experience over the last five years of an illegal AirBnB operating at 2105 Rattler Ridge Road. Rattler Ridge Road is a one-mile private road that serves 10 houses. Recently several complaints have been filed with the Wasco County Planning Commission regarding the AirBnB and the increased usage on the road by unknown vehicles. The final straw was the continued operation of the AirBnB in March and April during the Covid-19 shutdown. There have been multiple problems including guests trespassing on neighboring property, neighbor's pets injured by guests cars and increased wear and tear on the road by people not knowing how to drive on gravel. At this point the owner of the AirBnb has not contributed to or participated in road maintenance for at least two years. Occupancy in the summer is very high – for the upcoming month of July the AirBnB is already booked for 27 days. This type of commercial usage seems antithetical to the mission and goals of the scenic area, and has been detrimental to the spirit of neighborhood cooperation and tranquility that used to exist, and still does in a diminished capacity on this road.

Issues:

GMA Guidelines

#A How do you enforce the 90 room nights per year?

#F Allowing three employees per accommodation only adds to the wear and tear and congestion on a private road.

John Ratts, Elizabeth Stanek.
2191 Rattler Ridge Road
Mosier, Oregon. 97040

PO Box 577 Mosier, Oregon 97040