

STR CAPS AND OPERATING STANDARDS

Initial Proposal to Board of Commissioners
August 3, 2022

Board Direction

- Develop process and timeline to establish limits on the number of short-term rental units permitted in unincorporated Clatsop County
- Continue to review operating standards to identify areas where code compliance could be enhanced to address quality of life issues

One Coin Two Sides

Quality of Life

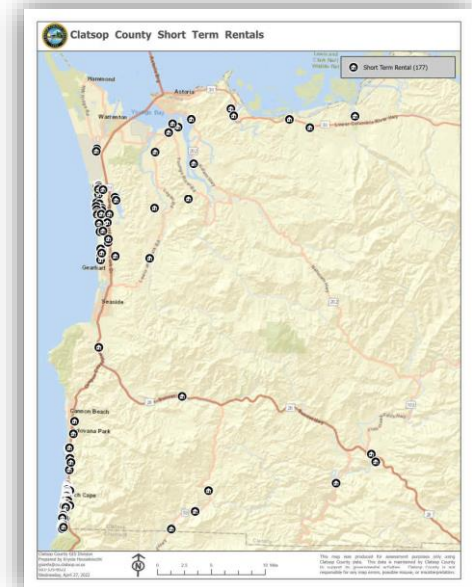
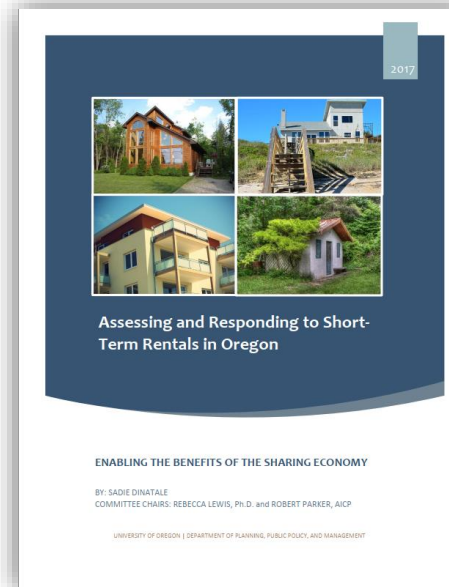
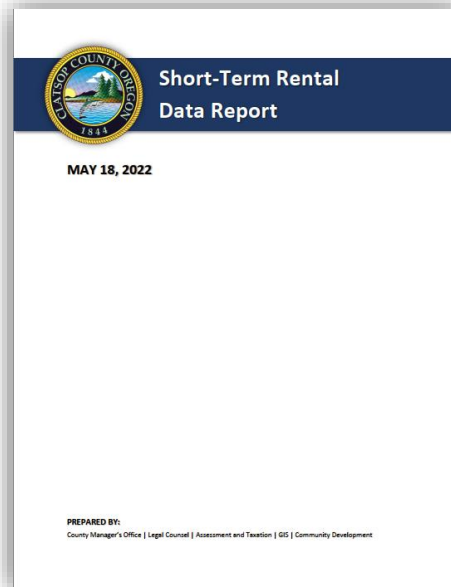
- STRS can:
 - Increase traffic on local roads
 - Increase demands on water and septic systems
 - Generate more noise or solid waste than a standard home

Tourism Economy

- STRs can provide:
 - Access to places typically inaccessible to tourists
 - Alternative lodging choices
 - Owner income
 - Tax revenue

Basis of Initial Recommendations

- *Assessing and Responding to Short-Term Rentals in Oregon*
(University of Oregon Department of Planning, Public Policy and Management, 2017)
- Initial Survey of Peer Jurisdictions
- GIS Mapping of STR Locations/Zones
- Code Compliance Complaint Data
- Survey of Peer Jurisdictions
- May 18, 2022 STR Data Report on Housing Availability and Affordability



University of Oregon Report

Recommendations

- Utilize caps or incentivize moderate use of STRs when totals reach more than 4% of total housing stock
- Revoke permits when more than 5 complaints are received in a calendar year
- Increase operating standards ***before*** imposing buffers
- Establish buffers between STRs to deconcentrate complaints/impacts
- Reevaluate buffers every 2-5 years

Limitations

- Drafted pre-pandemic
- Focused on cities, not unincorporated rural areas
- Emphasized the need to adopt licensing standards for jurisdictions that had no regulations or taxing requirements

Peer Jurisdictions

Selection Criteria

- Prevalence of tourism within the local economy
- Proximity to coast
- Recommendations from legal counsel and planning directors

Jurisdictions Reviewed

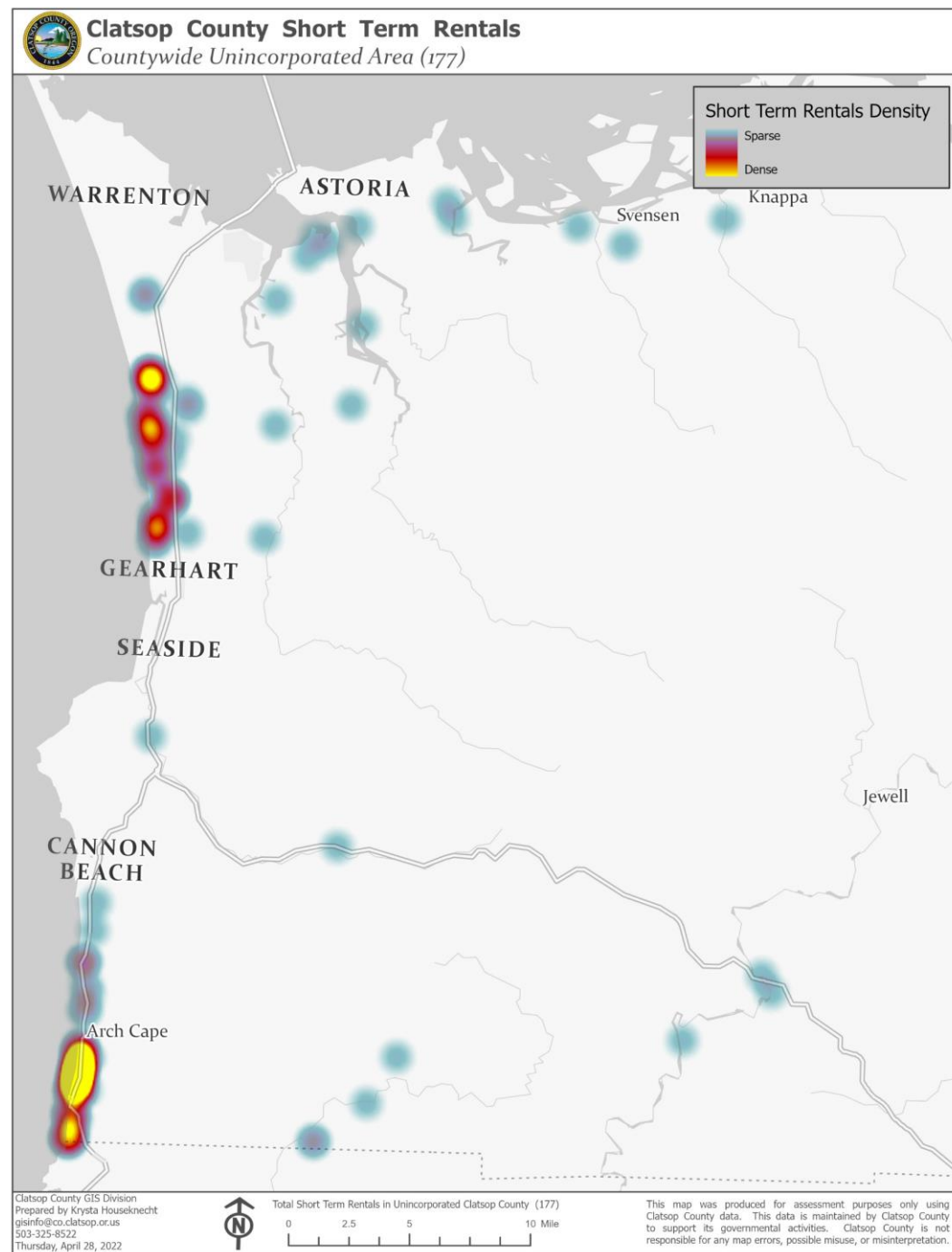
- Counties
 - Coos County
 - Curry County
 - Douglas County
 - Hood River County
 - Lane County
 - Lincoln County
 - Tillamook County
- Cities
 - Astoria
 - Cannon Beach
 - Durango, CO
 - Gearhart
 - Manzanita
 - North Bend, OR
 - Port Townsend, WA
 - Seaside
 - South Lake Tahoe, CA
 - Warrenton

Peer Jurisdictions

Conclusions

- Most jurisdictions do not utilize a percentage or static number cap. Exceptions:
 - City of North Bend: 2% of housing stock, 64 total STRs
 - City of Manzanita: 17.5% of dwellings within specific zones
 - City of Durango, CO: 3% of total parcels in specific zones
 - City of Seaside: Spatial distribution and density limits (30-50% of residential units)
- Many jurisdictions prohibit new STRs in residential zones or require owner-occupancy

Where are the
STRs?



Where are the STRs?

TABLE 1: SHORT-TERM RENTAL LOCATIONS BY ZONE			
ZONE	NUMBER OF STRs	PERCENTAGE OF TOTAL STRs ¹	NUMBER OF STRs WEST OF HIGHWAY 101
Agriculture Forestry (AF)	1	0.55%	0
Arch Cape Rural Community Residential (AC-RCR)	68	37.57%	57
Coastal Beach Residential (CBR)	25	13.81%	25
Coastal Residential (CR) ²	23	12.71%	20
Exclusive Farm Use (EFU)	4	2.21%	0
Knappa-Svensen Rural Community Residential (KS-RCR)	1	0.55%	0
Residential-Agriculture 1 (RA-1)	19	10.50%	15
Residential-Agriculture 2 (RA-2)	7	3.87%	0
Residential-Agriculture 5 (RA-5)	9	4.97%	2
Rural Community Residential (RCR)	2	1.10%	0
Rural Service Area – Single-Family Residential (RSA-SFR)	2	1.10%	0
Single-Family Residential 1 (SFR-1)	8	4.42%	7
Tourist Commercial	1	0.55%	1
Urban Growth Boundary (UGB)	11	6.08%	11
TOTAL	181	99.99%	138
PERCENTAGE OF STRs LOCATED WEST OF HIGHWAY 101: 76.24%			

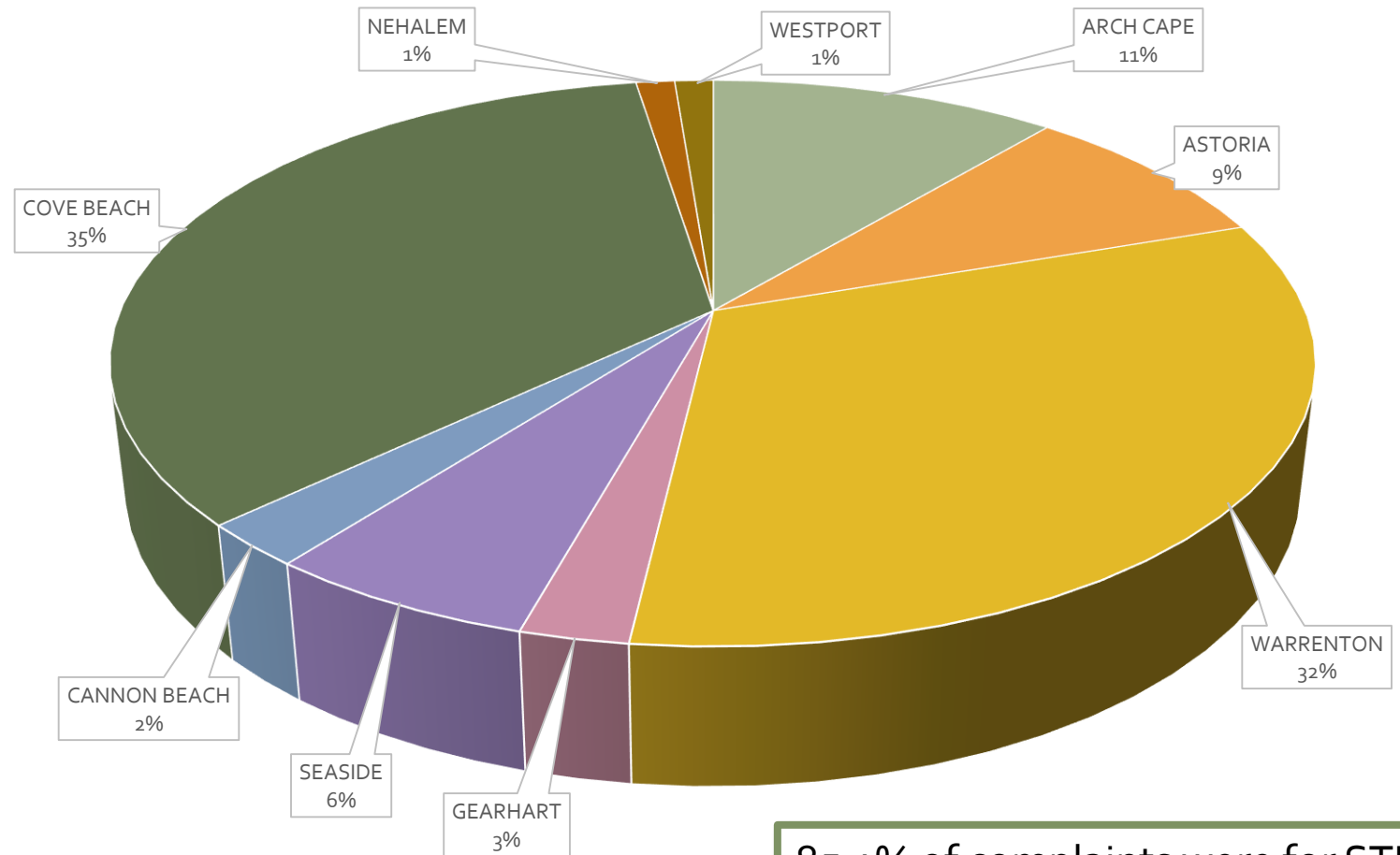
¹ Percentages may not equal 100% due to rounding

TABLE 2: SHORT-TERM RENTAL PERCENTAGE BY RESIDENTIAL ZONE			
ZONE	NUMBER OF STRs WEST OF HIGHWAY 101	TOTAL # OF DWELLING UNITS WEST OF HIGHWAY 101	PERCENTAGE OF STRs PER ZONE
Arch Cape Rural Community Residential (AC-RCR) ¹	68	246	23.17%
Coastal Beach Residential (CBR)	25	295	8.47%
Coastal Residential (CR) ²	20	95	20.83%
Residential-Agriculture 1 (RA-1)	15	262	5.73%
Residential-Agriculture 2 (RA-2)	0	23	N/A
Residential-Agriculture 5 (RA-5)	2	170	1.18%
Single-Family Residential 1 (SFR-1)	7	276	2.54%
Tourist Commercial (TC)	1	N/A	0%
Urban Growth Boundary (UGB)	11	140	7.86%
TOTAL	149	1,507	9.89%

¹ Includes STRs east and west of Highway 101

Where are the STR Complaints?

LOCATION OF COMPLAINTS RECEIVED



85.4% of complaints were for STRs west of Highway 101

ARCH CAPE ASTORIA WARRENTON GEARHART SEASIDE CANNON BEACH COVE BEACH NEHALEM WESTPORT

Initial Recommendations

Initial Recommendations

Moratorium

- Lift the moratorium for properties east of Highway 101, except those zoned AC-RCR
- Retain moratorium on all residentially-zoned properties west of Highway 101 and all properties zoned AC-RCR

Initial Recommendations

Geographic Location for Possible Caps

- All residentially-zoned properties west of Highway 101
- Includes Arch Cape, Cove Beach, Surf Pines, and The Highlands

Initial Recommendations

Possible Methods to Establish Caps

- Cap total number of STRs west of Highway 101 at current number (149 STRs)
- Establish an overall percentage cap on the number of STRs per housing stock within each zone
- Establish a 100' separation requirement between existing STRs and new STRs

Initial Recommendations

Permit Changes

- Decrease permit length from 2 years to 1 year
- Increase permit fee for non-owner-occupied STRs from \$550 to \$1,000
- Fee increase could potentially fund an additional part-time Code Compliance Specialist dedicated solely to STRs beginning in FY 23/24
 - \$450 increase x 150 STRs = \$67,500
 - Estimated annual cost (salary and benefits) for 0.50 FTE Code Compliance Specialist = \$58,000

	JURISDICTION	PERMIT COST	LENGTH OF PERMIT
EXISTING	CLATSOP COUNTY	\$550	2 Years
PROPOSED	CLATSOP COUNTY	\$550 – Owner/Manager-occupied \$1,000 – Non-owner/manager-occupied	2 Years
	CANNON BEACH	\$606, plus \$75 business license fee	14-DAY PERMIT: 14 days. Permit is valid for 1 year
	GEARHART	\$725, plus \$125 inspection fee	1 Year
	LINCOLN COUNTY	\$350 new application fee \$125 renewal fee	1 Year
	MANZANITA	\$75 application fee \$250 annual license fee	1 Year
	SEASIDE	\$20 filing fee \$475-\$550 business license fee \$430 planning review fee \$240 Planning Commission review fee	1 Year

Initial Recommendations

Operating Standards

- Restrict hot tub and swimming pool use during quiet hours (10PM-7AM)
- Require annual inspections when licenses are renewed
- Require Code Compliance sign-off on renewals to verify whether there are outstanding code violations
- Prohibit events such as weddings, corporate retreats, rehearsal dinners
- Prohibit non-paying day guests
- Require all STRs to be in the main dwelling and prohibit ADUs from being rented as STRs
- Prohibit unattended or unleashed / barking pets
- Allow Community Development Director to immediately revoke license after three verified violations
- Prohibit boat/trailer/RV parking within public rights-of-way
- Apply these operating standards to all unincorporated areas, including Arch Cape

Initial Timeframe and Public Input Plan

Timeframe

- **August 3:** Board direction to staff
- **August 4-September 5:** Public input period
- **August 24:** Rescind moratorium for specified areas
- **September 21:** Board work session to discuss public input
- **October 12 and 26:** Public hearings to adoption ordinance
- **October 26:** Rescind moratorium for areas west of Highway 101

Public Input

- **August 6, 10AM:** Virtual public meeting
- **August 17, 6PM:** Virtual public meeting
- **August 4-September 5:** Online public comment period
- Social media postings
- Press releases
- Guest column from the Board Chair

Direction Requested from Board

- Does the Board want to continue moving forward with establishing caps?
- If so, should it be a static number, a percentage of housing stock, or both?
- Should existing STRs be grandfathered in?
- Should there be a distance requirement between STRs?
- Does the Board agree with the proposed public input plan and schedule?

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QUESTIONS AND DISCUSSION