

Transient Lodging Discussion

Astoria Planning Commission Work Session
Tuesday, January 23, 2024

Issues for Discussion

- Vacation Rentals on Commercial Street Frontage
- Proliferation of Home Stay Lodging and Vacation Rentals
- Impact of Transient Lodging on the Supply of Long-Term Rentals

Transient Lodging

- 30 days or less occupancy, differentiates from long-term stays.
- Use group includes Hotels, Motels, B&B, Inns, Home Stay Lodging, and Vacation Rentals.
- “Short-term rental” is not used in our development code. Home Stay Lodging and Vacation Rentals is applicable to our code.

Transient Lodging Uses

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Home Stay Lodging

A transient lodging facility with no more than two (2) bedrooms available for transient rental, and which is owner occupied. This includes any accommodation meeting these requirements including facilities known by their advertising and/or management platform names, or other such transient lodging identification. Such facilities may or may not provide a morning meal. Rooms used by transient guests shall not include a kitchen.

Transient Lodging Uses

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Vacation Rental

A transient lodging facility available for transient rental, and which is not occupied by an owner or manager at the same time as the guests. This includes any accommodation meeting these requirements including facilities known by their advertising and/or management platform names, or other such transient lodging identification. **For the purposes of this Code, a Vacation Rental is classified the same as a hotel or motel.** (Added by Ord 19-07, 7-1-2019)

Permitted & Conditional Uses

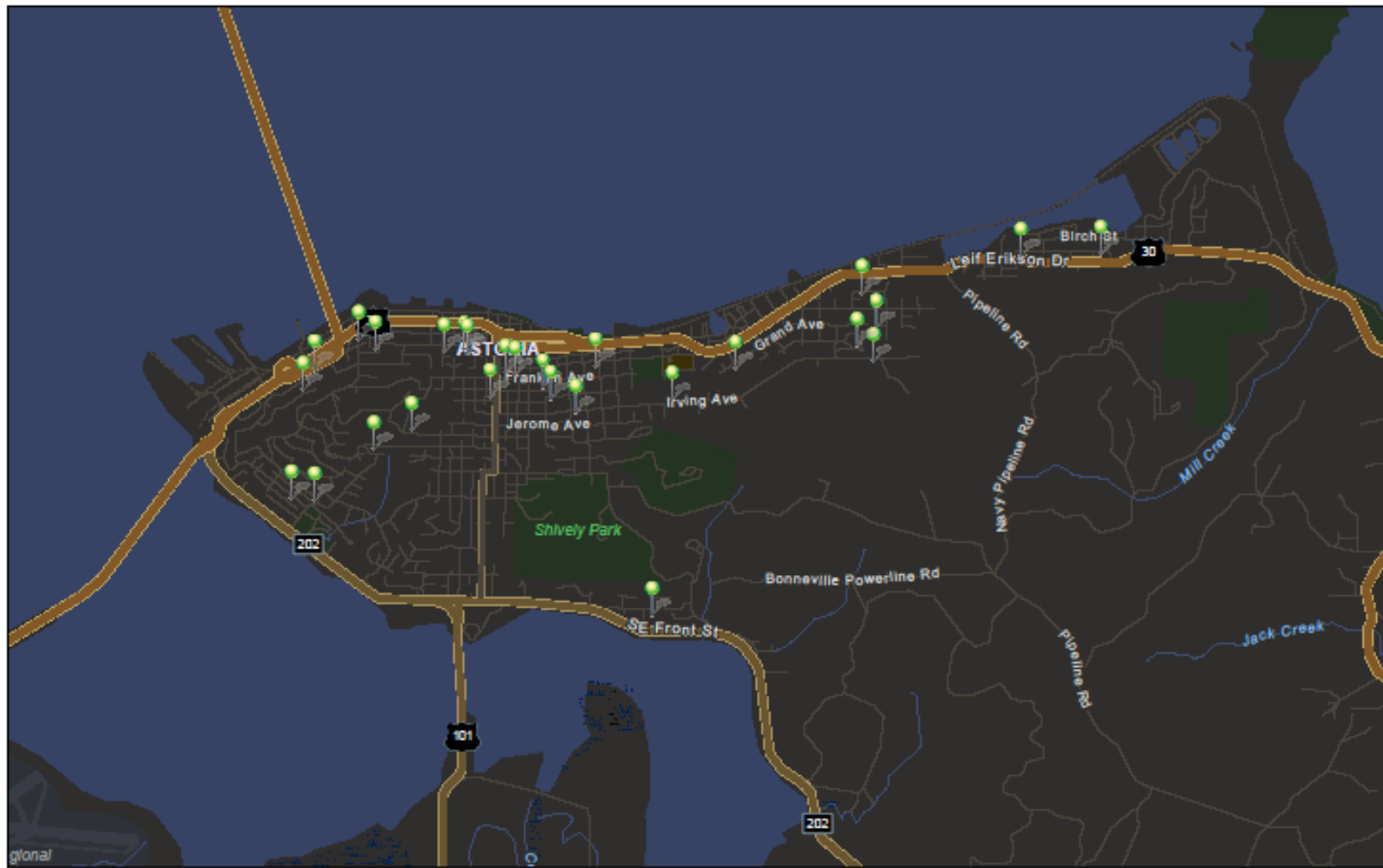
Home Stay Lodging

- Permitted in R2, R3, and C3 (restricted).
- Conditional in R1, C2, C3 (restricted), C4, A3, and MH.


Vacation Rentals

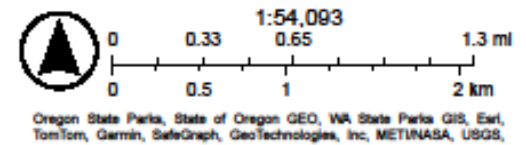
- Permitted in C3 (restricted) and HR.
- Conditional in C2, C3, C4, and S2A.
- Most are legal non-conforming.

Homestay and Vacation Rentals

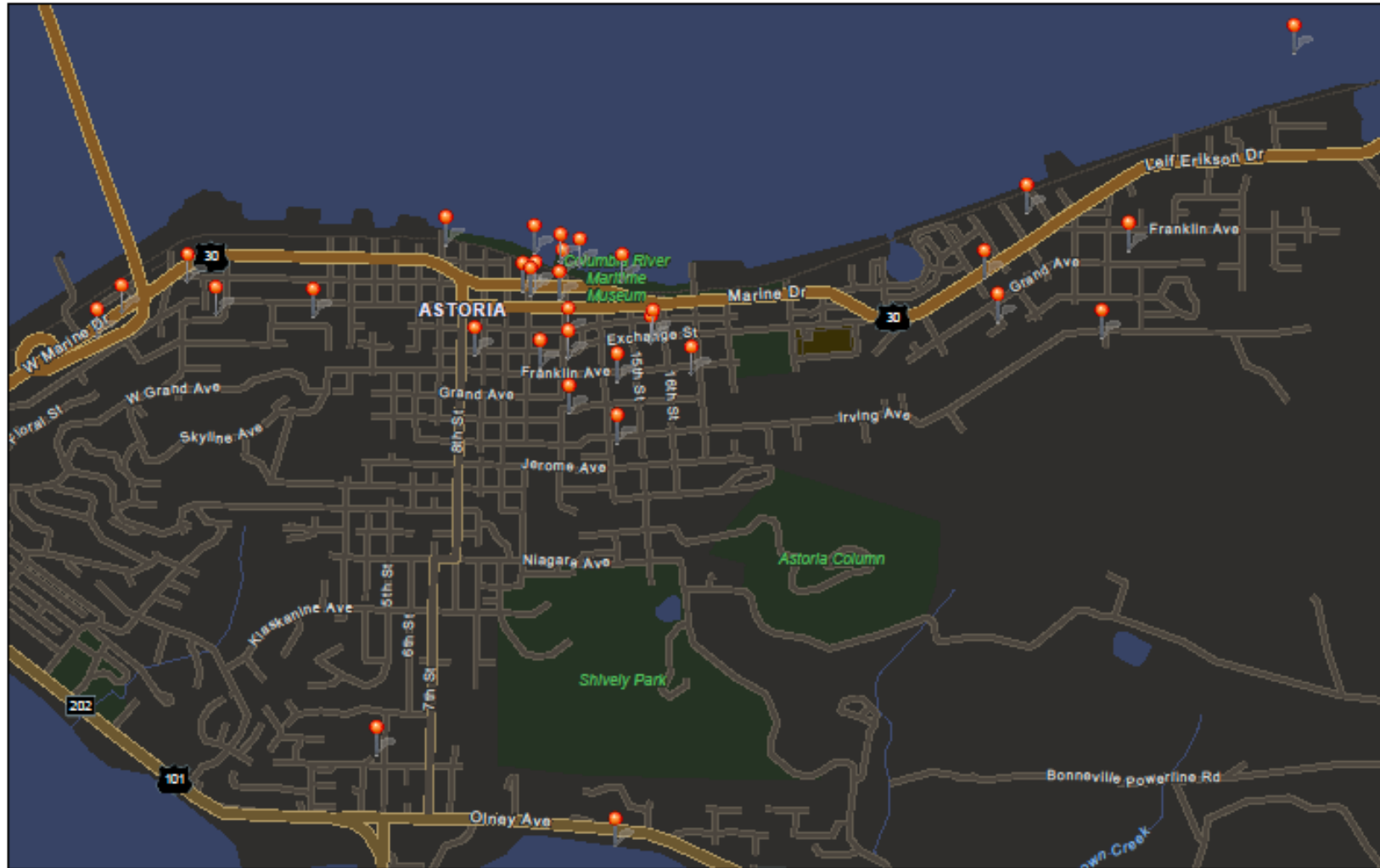


1/19/2024


 Home_Stay_Lodging

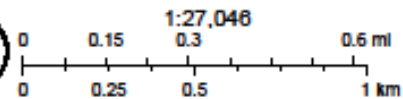


Homestay and Vacation Rentals



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 Vacation_Rental



Oregon State Parks, State of Oregon GEO, WA State Parks GIS, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS,

Home Stay Lodging

- Purpose
 - Economic use of underutilized bedrooms, preserve housing stock and historic properties.
- Standards
 - Primary Residence
 - Occupied by Owner while Occupied by Transients
 - No kitchen
- CUP Standards – suitable location, adequate facilities, etc.
- License with 2-year renewal w/ additional standards

Vacation Rentals

- No Stated Purpose
- No Additional Standards
- CUP Standards - suitable location, adequate facilities, etc.
- No License

Number of HSL's & VR's

- Home Stay Lodging – 27 locations w/ 36 Rooms
0.6% of Total Households (4,420)
- Vacation Rentals – 35 locations w/ 113 Rooms
0.8% of Total Households (4,420)

Number of HSL's & VR's

- Newport – 3.4%
- Gearhart – 4.6%
- Seaside – 7.5%
- Lincoln City – 8.9%
- Cannon Beach – 10.4%
- Yachats – 14.5%
- Rockaway Beach – 22.8%

Issues & Observations

Home Stay Lodging

- Owner-occupied is the key.
- Relatively low number of units.
- Purpose and standards are meaningful.
- Allows large older homes to be utilized, additional income, and allows residents to “age in place.”
- License provides tool to track and monitor.
- Occupied at the time of stay is difficult to enforce.

Issues & Observations

Vacation Rental

- No specific purpose or standards to review.
- Wide range of prospective locations – existing and new.
- Most are non-conforming and haven't been fully vetted or verified – not clear who's in operation, fire and life safety inspections.
- Difficult to track and enforce – no license, need to develop a defensible enforcement strategy.
- Relatively low level of units, but VR's are the most likely to have an impact on long-term rental supply.

Text Amendment Options

- Add language that prohibits Vacation Rentals on commercial street frontage.
- Add license for Vacation Rentals.
- Add purpose and standards of review.
- Remove Vacation Rentals as a land use. All existing verified rentals would be legal non-conforming, discontinued if not operating for 1 year.
- Tweak occupancy at the time of rental for Home Stay Lodging.

Discussion & Questions