

Vacation Rentals Discussion

City Council Work Session
July 22, 2024

Items for Discussion

- Overview of Vacation Rentals
- Vacation Rental License
- Code Changes – add purpose and review criteria

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

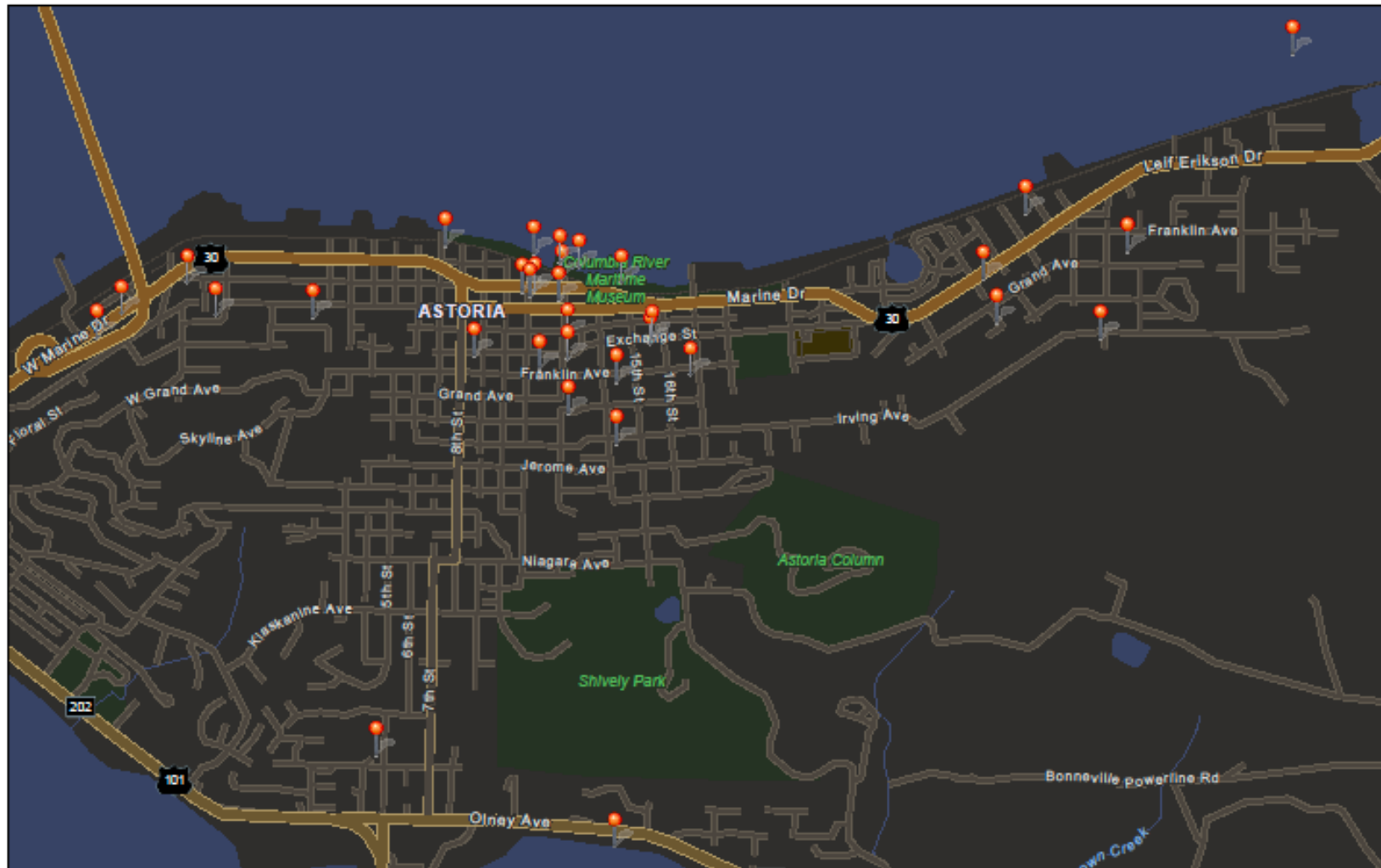
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Vacation Rental


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)

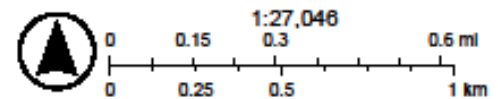
Permitted & Conditional Uses

- Permitted in C3 (restricted) and HR
- Conditional in C2, C3, C4, and S2A
- Not permitted in residential districts
- No Specific Conditional Use Standards, except CUP criteria for findings – overburden water/sewer, traffic, soils, etc.



1/19/2024

 Vacation_Rental



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

Number of HSL's & VR's

- Home Stay Lodging – 22 locations w/ 31 Rooms
0.5% of Total Households (4,420)
- Vacation Rentals – 31 locations w/ 70 Rooms
0.7% of Total Households (4,420)
- 1.2% of Total Households

Number of HSL's & VR's

- Astoria – 1.2%
- Newport – 3.4%
- Gearhart – 4.6%
- Seaside – 7.5%
- Lincoln City – 8.9%
- Cannon Beach – 10.4%
- Yachats – 14.5%
- Rockaway Beach – 22.8%

Vacation Rental License

Policy Considerations for Vacation Rental Licenses:

- Used to vet and track existing vacation rentals – establish disposition and “start of use.”
- Provide safety check – ensure fire and life safety requirements are met.
- Provide clear path for enforcement.
- License may include hotels, motels, etc.
- Requires an amendment to AMC – ACC review/approval

Vacation Rental Code Changes

- Modify Vacation Rental definition
- Add a stated purpose to the development code
 - To preserve historic properties
 - To utilize hard-to-lease spaces
- Add standards for reviewing CUP applications.
 - Define historic and hard-to-lease spaces
 - Additional review criteria – time, place, and manner
 - Additional operational criteria – impacts on neighbors
- Requires amendment to ADC – requires APC and ACC review/approval

Next Steps

- Staff can provide clear language for ACC review on August 19th
- ACC specific recommendation to APC for their September 24th meeting

Discussion & Questions