



## City of Mosier

# Short Term Rental Committee Recommendations & Associated Information

**June 21 at 6:30PM: Presentation, Discussion, and Community input on recommendations.**

On Zoom, and at Mosier Valley Senior Center, 500 E 2nd St (community meeting room)

## Short Term Rental Committee Process

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In spring of 2021, the City of Mosier convened a committee, including community members, City Councilors, and staff, to draft a set of recommendations for short term rental (STR) policy within the City of Mosier. Over the course of two years, the Committee researched, deliberated, and eventually, developed a list of recommendations intended to reflect the unique values and qualities of the community. The following pages provide background and results of this effort.

### **Step 1: Input Gathering – What does the Mosier Community Think About Short Term Rentals in Mosier?**

The Committee developed a survey to gather input on the value and impact of STRs within our community. Over 117 people from the Mosier community responded to the survey.

Based off the survey results, the Committee developed *guiding principles* that captured the community values, interests, and desired future conditions for STR's in Mosier. These principles were used to guide the development of recommendations, and are listed below:

- STRs and the well-being of the community should have a positive reciprocal relationship:
  - A vibrant, healthy community draws visitors to Mosier which supports local STRs.
  - STRs should provide benefit to the local community.
- Some of the economic incentives of STRs that we would like to promote include:
  - Increasing the feasibility of home ownership for full-time residents.
  - Support for local businesses.
  - Financial support for the broader Mosier community (i.e. all Mosier residents and the City of Mosier).
- Maintaining the high quality of life for the Mosier community is a priority. Aspects of our community that we want to promote include:
  - The genuine “small town” culture.
  - Knowing our neighbors; neighborhoods that primarily consist of full-time residents.
  - The quiet, peaceful, and slow pace of life.
  - Affordable housing that supports a diverse community.
  - Safe streets and low traffic.

### **Step 2: Research and Deliberate – What Have Other Communities Done and How Well Has it Worked? What Will Work Best for Mosier?**

The Committee researched ordinances and lessons learned from other communities throughout the country, assessed the status of STRs in Mosier, and deliberated in open public meetings. Eventually, the Committee agreed on a set of recommendations for the Mosier City Council to consider adopting as City ordinance.

### **Step 3: Community Review and City Council Approval of the Recommendations**

The next step is for the community to make sure that the Committee hit the mark! The City Council is requesting that community members join them in reviewing and commenting on the recommendations. The Council will hold two public hearings: the first to discuss the recommendations and identify any changes needed, and the second to adopt the recommendations.

## STR Committee Recommendations

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### Provisions that would apply to all STRs in Mosier:

- Limit the number of STR licenses available, based on the type of STR to be operated (hosted homeshare or vacation house rental).
- Require operators of STRs to apply for and receive an annual STR license; licenses are not transferrable with the sale of the property.
  - Licenses will require a fee, fire and safety inspections, and compliance with all applicable city regulations including STR Ordinance, Transient Lodging Tax Ordinance, and Zoning Code.
- A property owner is only allowed 1 STR license (regardless of how many properties they hold within the City). Each family, business, corporation, or organization is also limited to one STR license.
- STR operators must provide a local representative (with contact information within 10 miles of the STR) to be available 24 hours per day to respond to issues that come up at the STR.
- STR operators must provide “Good Neighbor Guidelines” to their STR users. The “Good Neighbor Guidelines” address: community values, contact information, parking, noise, lights, recycling/garbage, water/resource conservation, and a local business directory.
- STR operators must provide for, and limit, a reasonable number of motor vehicle parking spaces for users.

### The Committee recommends a two-pronged approach to managing types of STRs in Mosier:

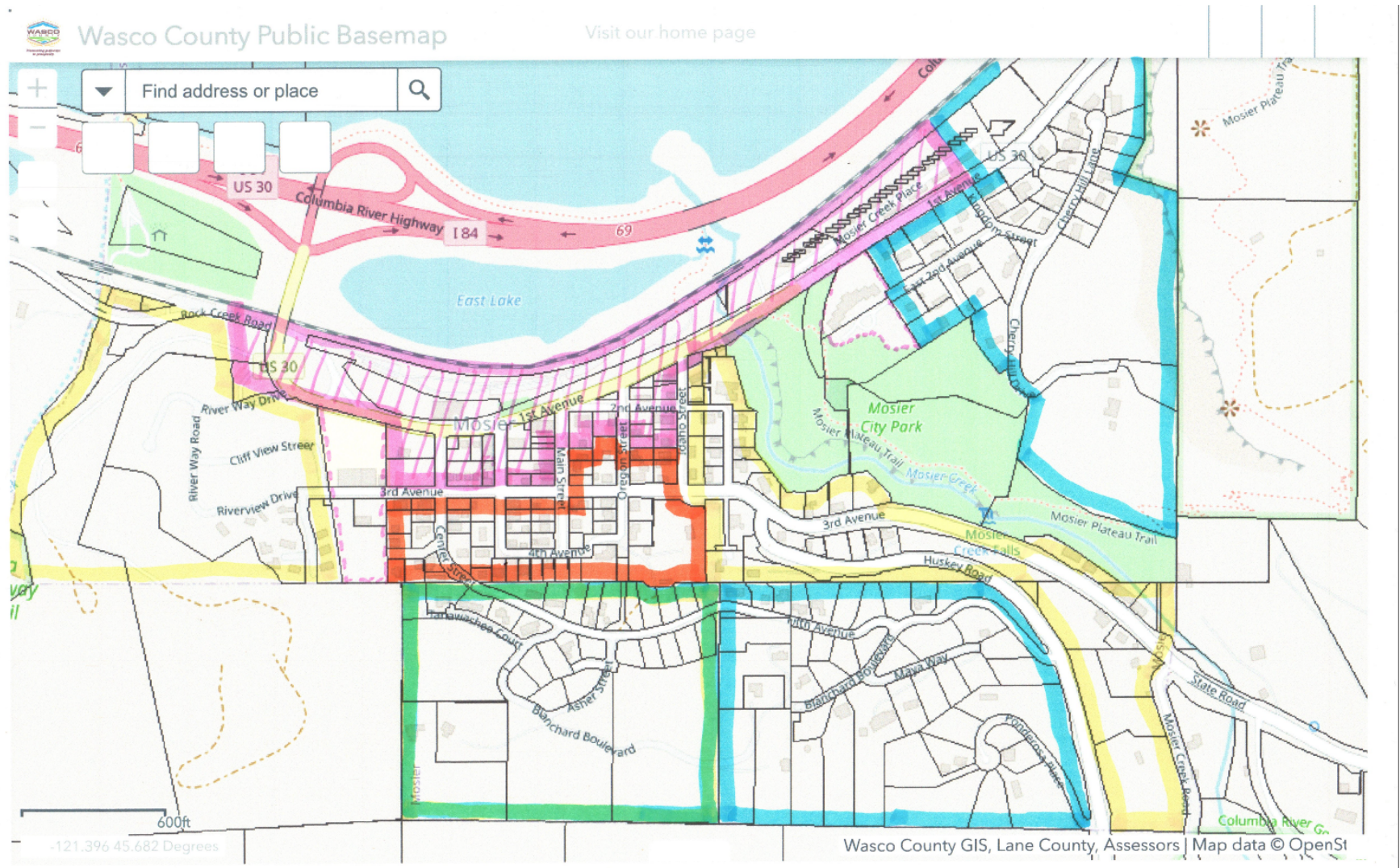
**Hosted Homeshare:** *A short-term rental operating on the same property where the Owner maintains the Owner’s primary residence.*

- **For Hosted homeshares, the STR address must be the STR operator’s PRIMARY residence.** A hosted homeshare may be a portion of or attached to the Owner’s primary residence, or a detached dwelling unit.
- **No cap.** Any owner-occupied home may be operated as an STR, but operators must still apply for and receive an STR license.

**Vacation Home Rental** - *A short-term rental on a property that is not the Owner’s primary residence.*

- **Establish a cap on the number of STR licenses available within the City for vacation home rentals.** The maximum number of licenses available would be calculated annually, based on a fixed percentage of the total number of housing units, where STRs are allowed, within the City. (Mosier Manor and Mosier Bluffs do not currently allow STRs.)
  - The cap would maintain the percentage of STR vacation rentals at 5-8% of the total number of housing units where STRs are allowed. The cap will not apply to existing STRs at the time of STR ordinance implementation, provided the operator applies for and meets all new STR requirements, including TLT taxes.
  - When the number of applications for vacation home rentals exceeds the cap, priority for licenses is given to applicants that live in 97040.
- **Set a density limitation.** With the goal of distributing vacation home rentals more evenly around the City, that percentage cap is applied individually to each neighborhood.
  - The number of vacation home rentals permitted for a given neighborhood is the percentage cap times the number of housing units within that neighborhood.

# Proposed Neighborhood Boundaries



## Current Short Term Rental Data

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	Neighborhood Zone	# of housing units	# of STRs (all full home)	% density by neighborhood
Residential Zone	Mosier Manor	82	0	0
	Mosier Bluffs	22	0	0
	Tanawasee	19	2	11%
	Downtown (residential)	42	2	5%
	Downtown east & State Rd	35	1	3%
	Cherry Heights (including senior center)	44	7	16%
Commercial Zone	Downtown & East Hwy-30	48	14	29%
Totals		<b>292</b>	<b>26</b>	

**All data is current as of April 2023**

Sources: Wasco County Assessor Map (data on housing units); Granicus Host Compliance (data on STRs in Mosier)

Percentage of STRs/housing units in neighborhoods that allow STRs (excluding Mosier Manor and Bluffs)	9%
Percentage of STRs/housing units in residential zone (all residential housing units)	5%
Percentage of STRs/housing units in Mosier (all housing units in residential & commercial zones combined)	9%

## Short Term Rental – Vacation House Rental Percentage Cap

	Neighborhood Zone	# of Housing Units	Current # of Vacation House Rentals	% Density	# of STRs @ 5% cap	# of STRs @ 6% cap	# of STRs @ 7% cap	# of STRs @ 8% cap
Residential Zone	Mosier Manor	82	0	0	0	0	0	0
	Mosier Bluffs	22	0	0	0	0	0	0
	Tanawasee*	19	2	11%	1	1	1	2
	Downtown (residential)	42	2	5%	2	3	3	3
	Downtown east & State Rd	35	1	3%	2	2	2	3
	Cherry Heights (including senior center)	44	7	16%	2	3	3	4
	<b>Totals</b>		<b>12</b>	<b>9%</b>	<b>7</b>	<b>8</b>	<b>10</b>	<b>11</b>

\* Planned build-out is not included in these numbers.

# Short Term Rental Good Neighbor Guidelines

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Welcome to Mosier! Please use these Good Neighbor Guidelines to help guide your stay in our small town. It is your responsibility to be a good neighbor.

## 1. Community Values.

- ❖ **The Mosier Way:** We are a small rural town with deep agricultural roots and an interesting history. We slow down and take time to say hello before getting down to business; we try to listen more than we talk; and we have potlucks.
- ❖ **Diversity:** We are all neighbors -no matter age, economic status, race, gender, self-identity, political leanings, religion, and so on. We believe that differing views plus respect leads to better ideas.
- ❖ **Interdependence:** We believe in strong relationships: with each other, the wider valley, the county, and with regional partners. Our volunteer spirit is based on our ag roots - we help each other out when needed, coming together to get things done. We are stronger together.
- ❖ **Sustainability:** It's important to maintain a dynamic balance as we preserve the future of our environment, infrastructure, and economy. This means a focus on economic diversity, financial integrity, emergency preparedness and overall self-reliance as a town. We make decisions that consider the next generations of community members.
- ❖ **Preservation of Beauty:** There's no other place like the Columbia River Gorge. We protect our natural and cultural resources. We value the river, the valley, the hills and the air. And art - we value art.
- ❖ **Compassion:** We are kinder than necessary. We protect our most vulnerable residents. We know that people make mistakes so we believe in the power of an apology and the choice to forgive. We choose to give just a little more than we take. We drive as if the person in the other car is our elderly neighbor (because it probably is).
- ❖ **Innovation:** We're creative and entrepreneurial with the tenacity to follow through. We don't give up just because it's hard - we surf the tsunami.
- ❖ **Vision:** We believe that size doesn't matter when it comes to doing what's right and ethical. We believe in taking the time to look ahead and know what we want to do and where we want to go. And we believe we can achieve a dynamic, vibrant community while maintaining our Mosier quality of life.
- ❖ **Going Deeper:** We don't make decisions based on assumption but will take the extra time to be informed with vetted facts and multiple sources. We believe in direct communication as an antidote to small town rumors. We value curiosity, greater awareness and expanding our educational resources.

## 2. Business Directory.

3. **24-Hour Contact information.** If at any time you have concerns about your stay, please contact the 24-hour contact phone number that is posted in your rental unit. In the event of an emergency, dial 911.
4. **Noise.** Mosier is a quiet community, nestled in a National Scenic Area. Be considerate of the noise you make, especially during the evening hours. Obey quiet hours.
5. **Light.** You can see the stars at night in our town. Please preserve the dark night sky by preventing light trespass and turning off all non-essential exterior lighting when they are not needed.

6. **Parking & Safe Driving.** Many people in our town walk and bicycle when moving from place to place. As a result, we have many pedestrians at all times. Please drive slowly through town and watch for pedestrians and children playing in the streets. Please also note that there are limits on the number of motor vehicles allowed at this rental unit. Park on-site at the property when available. Do not park on lawns or in a manner that blocks driveways, sidewalks, or mailboxes. Obey all parking regulations.
7. **Recycling and Garbage.** Mosier aims to be a leader in environmental sustainability. Place trash and recyclable items in the appropriate place at the appropriate time for pickup. Return trash and recycling containers to their designated locations within 12 hours after pickup.
8. **Wildfire Safety & Prevention.** Wildfire is a serious risk in this town, especially in the summer months. Be aware of where you place your cigarette butts, barbecues, stoves, and flammable items. Obey all fire bans.
9. **Fire or Medical Emergency.** Dial 911
10. **Pets.** This community is surrounded by rural, natural areas, and it is not uncommon to observe a variety of wildlife in town that are not commonly found in cities. Keep your pet close to you and obey leash laws when your pets are outside. Promptly clean up after your pets. Be considerate of the noise that your pets make, and prevent excessive or prolonged barking.
11. **Good Neighbor.** It is your responsibility to be a good neighbor. Treat your neighbors like you would want to be treated. Respect them and their property. Be friendly, courteous, and kind, smile, wave, and enjoy your stay!