



Short-term Rental DRAFT Ordinance

Presentation to the
Mosier City Council

August 2023

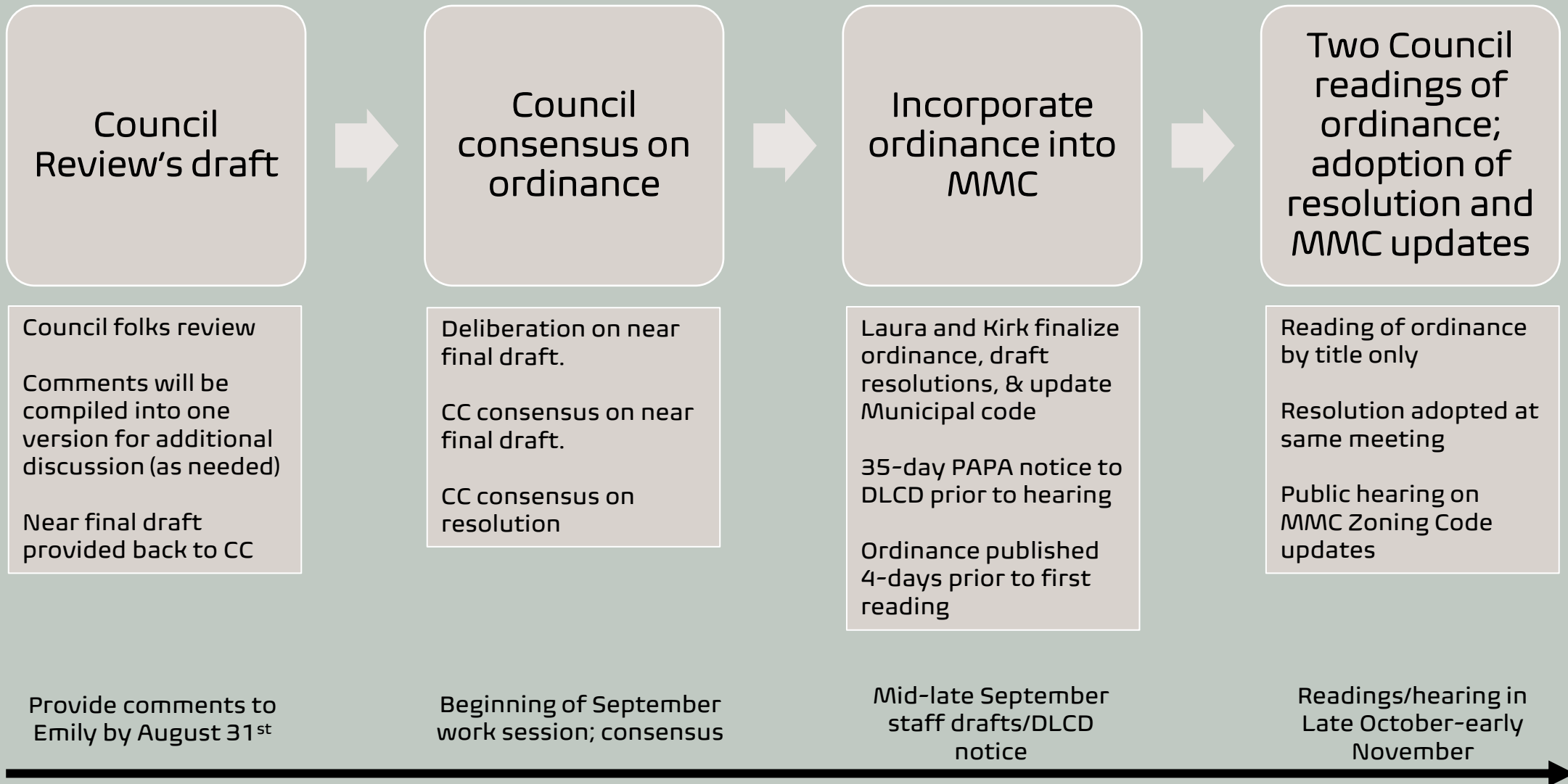
Highlights from the draft ordinance

- Fire safety - burden of proof is on the applicant, no inspection needed. (see page 7)
- No cap on home shares; 7% cap on the number of vacation home rental licenses allowed in each STR neighborhood. (see page 8)
 - Cap on Vacation Home Rentals - simplified approach puts cap on neighborhoods only.
- With the existing number of vacation home rentals, 1 neighborhood will be out of compliance. (see page 8)
 - Operators have the options to seek non-conforming use designation.
 - There is a process to establish non-conforming use (see Mosier Municipal Code).
 - Based on case law, amortization period is 7 years... meaning, after 7 years, the operator will be subject to the application process like everyone else applying for a vacation home rental license (first come first served, license good for 1 year)
- Application fee - the cost of application will be adopted by resolution and Jayme is in the process of gathering info to inform the fee amount.
- This draft ordinance does not specify applicability to specific zones; if the CC would like to do so, that would be clarified via changes to the MMC Zoning Ordinance.

Decisions Needed

- Any changes needed to current draft of ordinance
- Application fee amount (via resolution)
- Application period for year 1
- Does the ordinance apply to specific to zones or all of Mosier
- Does the CC hear appeals or use an outside hearings officer

Final Steps



Neighborhood Boundaries - density limitations to be set within each neighborhood

	Neighborhood Zone	# of Housing Units	Current # of Vacation House Rentals	% Density	# of STRs @ 7% cap
Residential Zone	Mosier Manor	82	0	0	0
	Mosier Bluffs	22	0	0	0
	Tanawasee*	19	2	11%	1
	Downtown (residential)	42	2	5%	3
	Downtown east & State Rd	35	1	3%	2
	Cherry Heights	35	7	20%	2
	Totals		12	9%	9

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



Short-term Rental Committee Recommendations

Presentation to the
Mosier Community

June 2023

Agenda

1. STR Committee Process
2. Guiding Principles
3. Recommendations
4. Current & Potential Future of STRs in Mosier
5. Next Steps

STR Committee

Lizzy Payne

Community
Member
& STR
Operator

Elizabeth
McNanny

Mosier Valley
Community
Member

Ron Wright

City Councilor
& Community
member

Charlie
Cannon

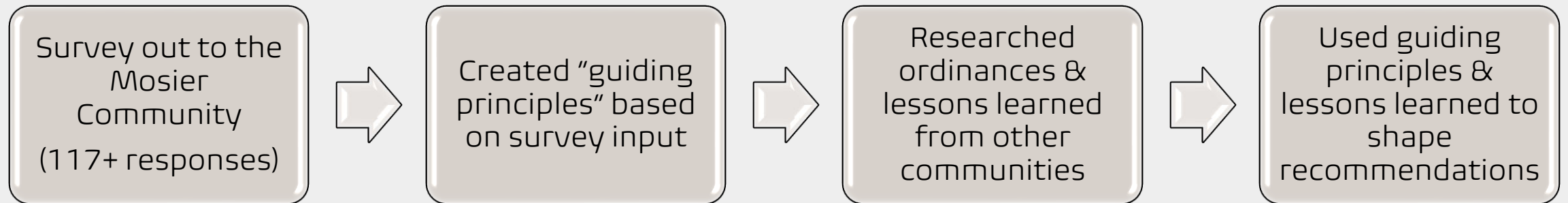
City Councilor
& Community
member

Emily Stranz

Community
Member

Along with Katie Skagel, Planning Consultant, Laura Westmeyer, City Attorney and Jayme Bennett, City Manager

Committee Process



Guiding Principles

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).

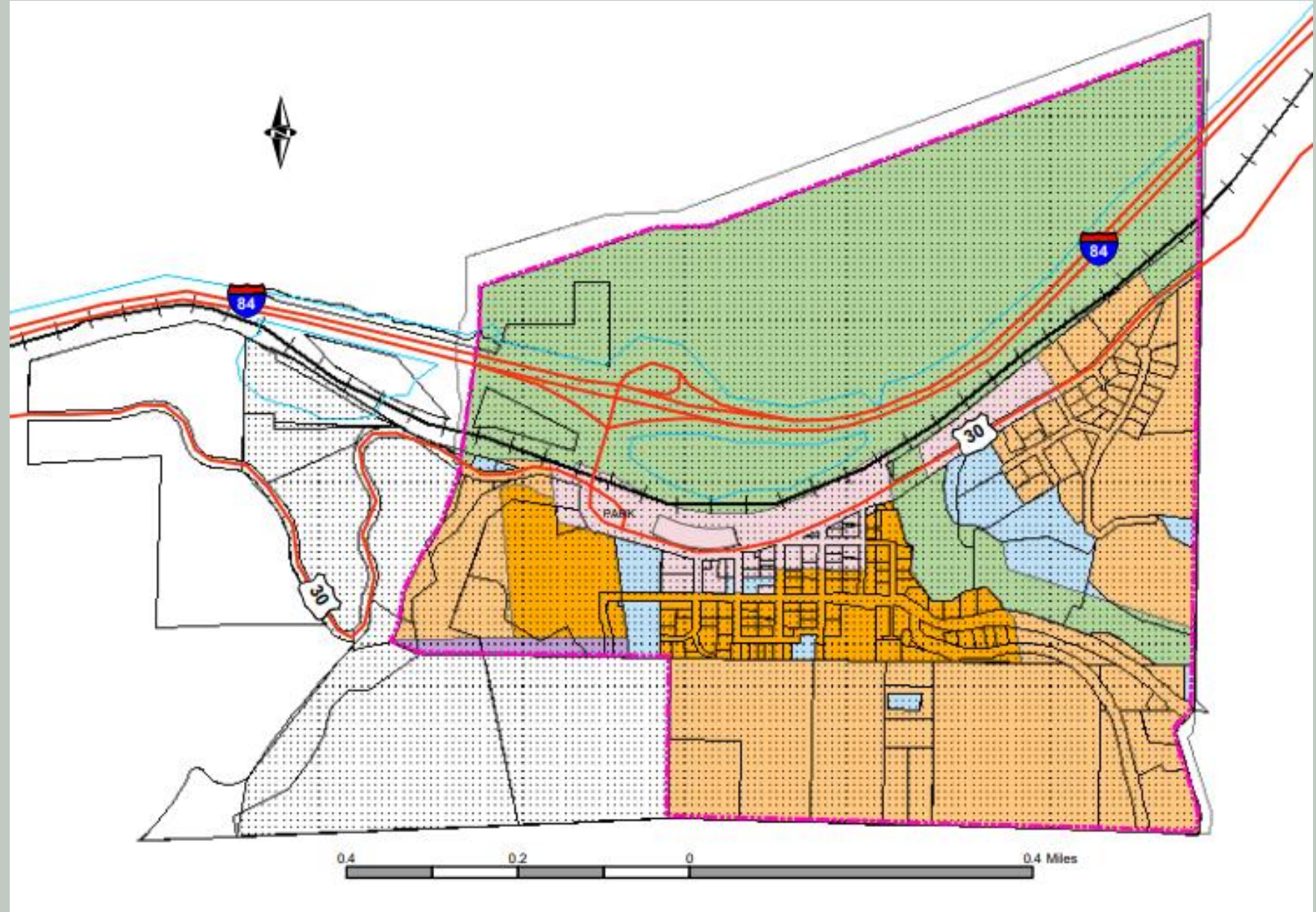
Maintaining the high quality of life for the Mosier community is a priority. Aspects of our community that we want to promote include:

- 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.

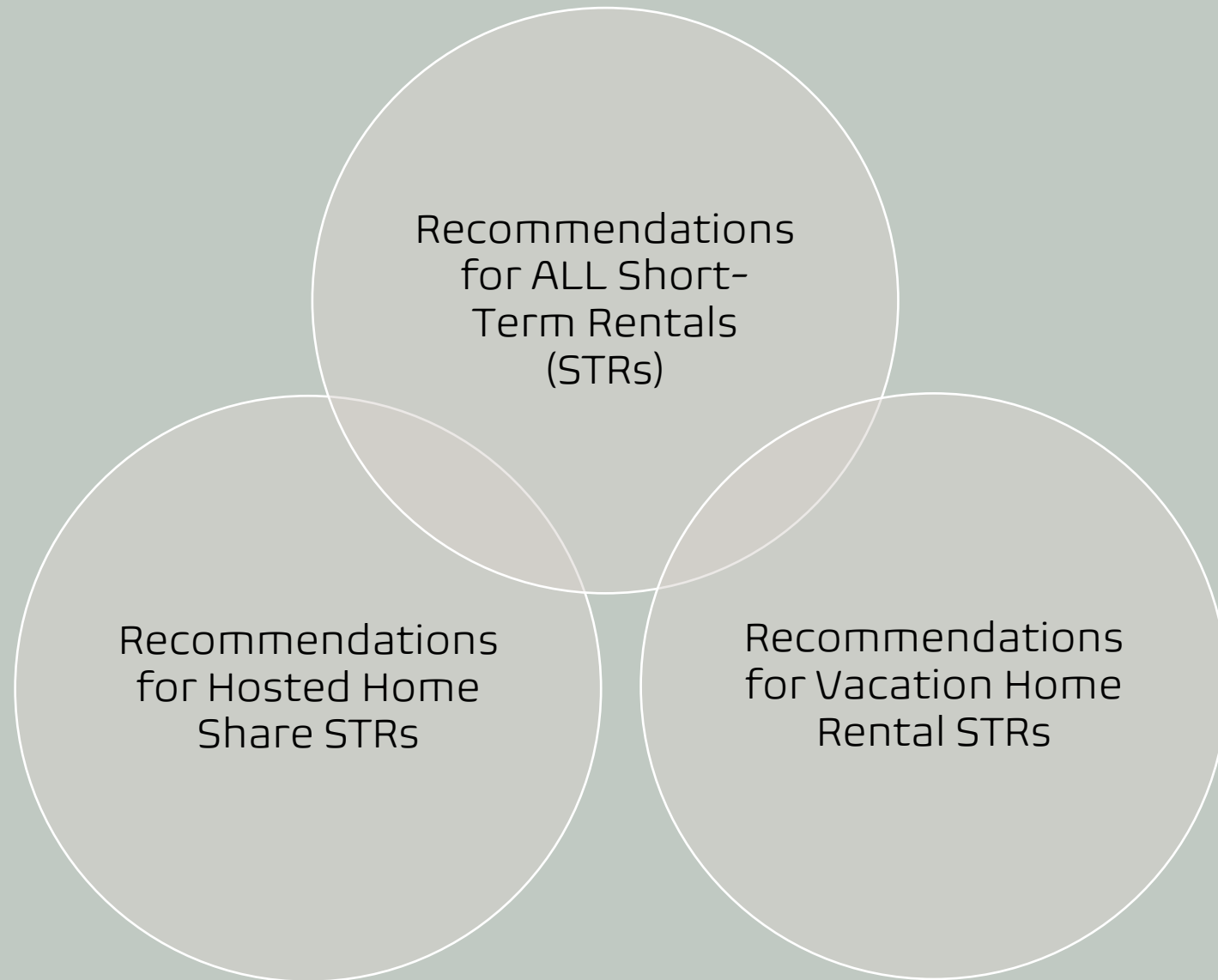
Recommendations

Recommendations apply to the City of Mosier (not the broader Mosier Valley).

Recommendations apply to the residential zone (not the commercial zone).



Recommendations



Definitions



Short-Term Rental or STR - a house, duplex, multi-plex, apartment, condominium, houseboat, trailer, or other residential dwelling unit where guest bedrooms or the entire residential dwelling unit may be rented for transient occupancy. A short-term rental is either a “vacation home rental” or a “hosted homeshare.”



Hosted Homeshare - a STR operating on the same property where the Owner maintains the Owner’s primary residence. A hosted homeshare may be a portion of the Owner’s primary residence or attached to the Owner’s primary residence; or it may be a dwelling unit that is detached from the Owner’s primary residence, such as a detached accessory dwelling unit.



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

Recommendations for ALL STRs

- 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.

Recommendations for ALL STRs

- 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.

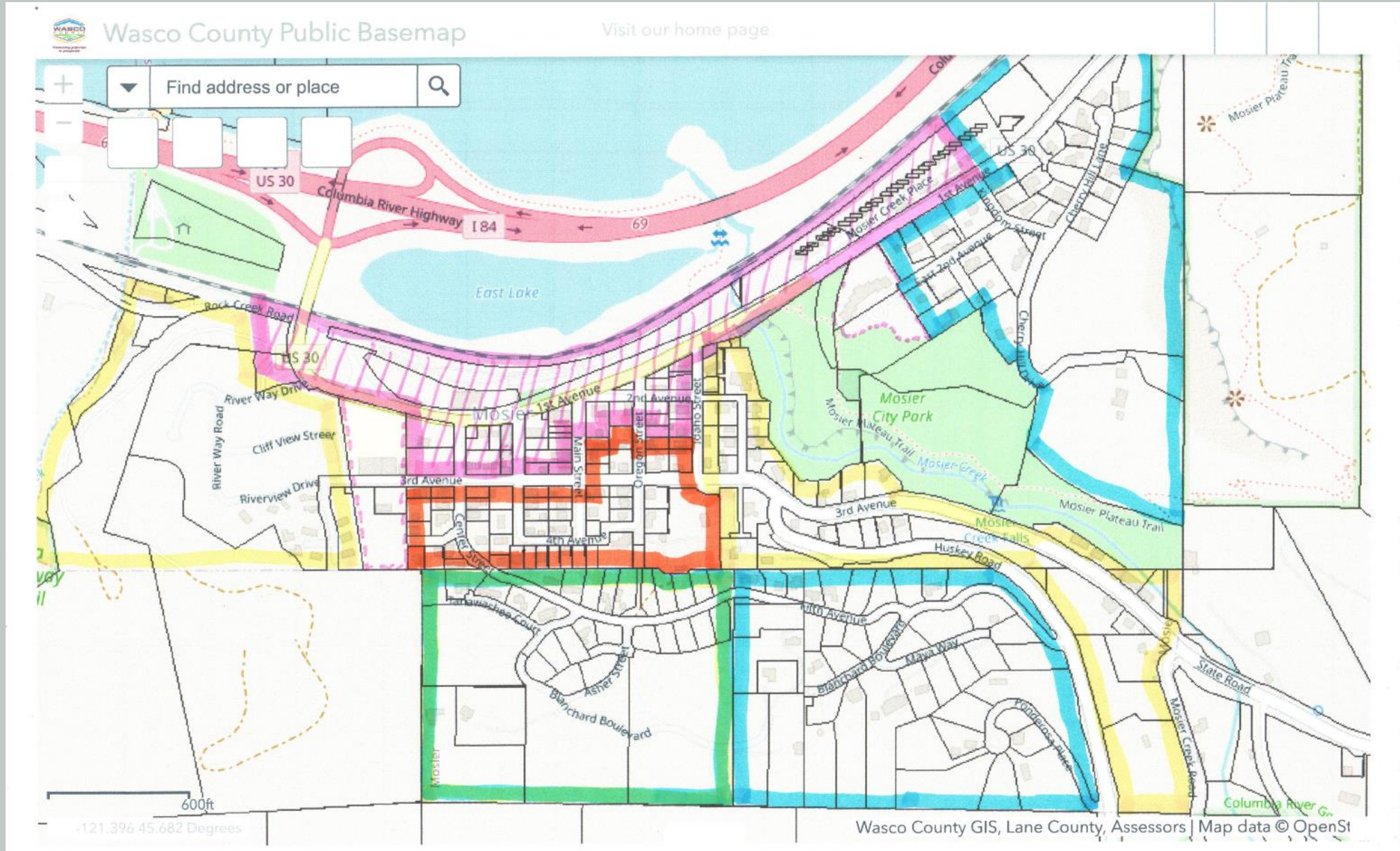
Recommendations for Hosted Homeshares

- **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.

Recommendations for Vacation Home Rentals

- **Establish a cap on the number of STR licenses available within the City for vacation home rentals.**
 - The cap would maintain the percentage of STR vacation rentals at 5-8% of the total number of housing units *where STRs are allowed*.
 - 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.

Neighborhood Zones



Current & Potential Future of STRs in Mosier

Current STRs in Mosier

	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	292	26	

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)

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
Totals			12	9%	7	8	10	11

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

Summary

STRs should be regulated

to reflect and support the values of the Mosier community.

Hosted Homeshares

are one way to increase feasibility of home ownership for full time residents and support our small-town feel, while creating space for visitors.

A cap on vacation home rentals

Will help prioritize houses in Mosier for folks who live here.

STRs should be regulated

to benefit the broad community and not only operators.

Vacation Home Rentals

can be regulated and managed in ways to encourage support of community values and local businesses.

The neighborhood density cap

Will help limit and spread-out concentration of vacation home rentals in our neighborhoods

Next Steps

