Short-Term Rentals

Taskforce

September 7, 2021

STR Taskforce Meeting

September 7, 2021
2PM to 4 PM
City Council Chambers
Cannon Beach City Hall and via Zoom

Agenda

I	**Welcome**
II	**Review of STR Taskforce Mission & Scope**
III	**Data Review**
IV	**Policy Update: TSP Outreach & Parking Survey Summaries & 2nd Open House**
V	**Organizational Issues**
VI	**Next Steps**

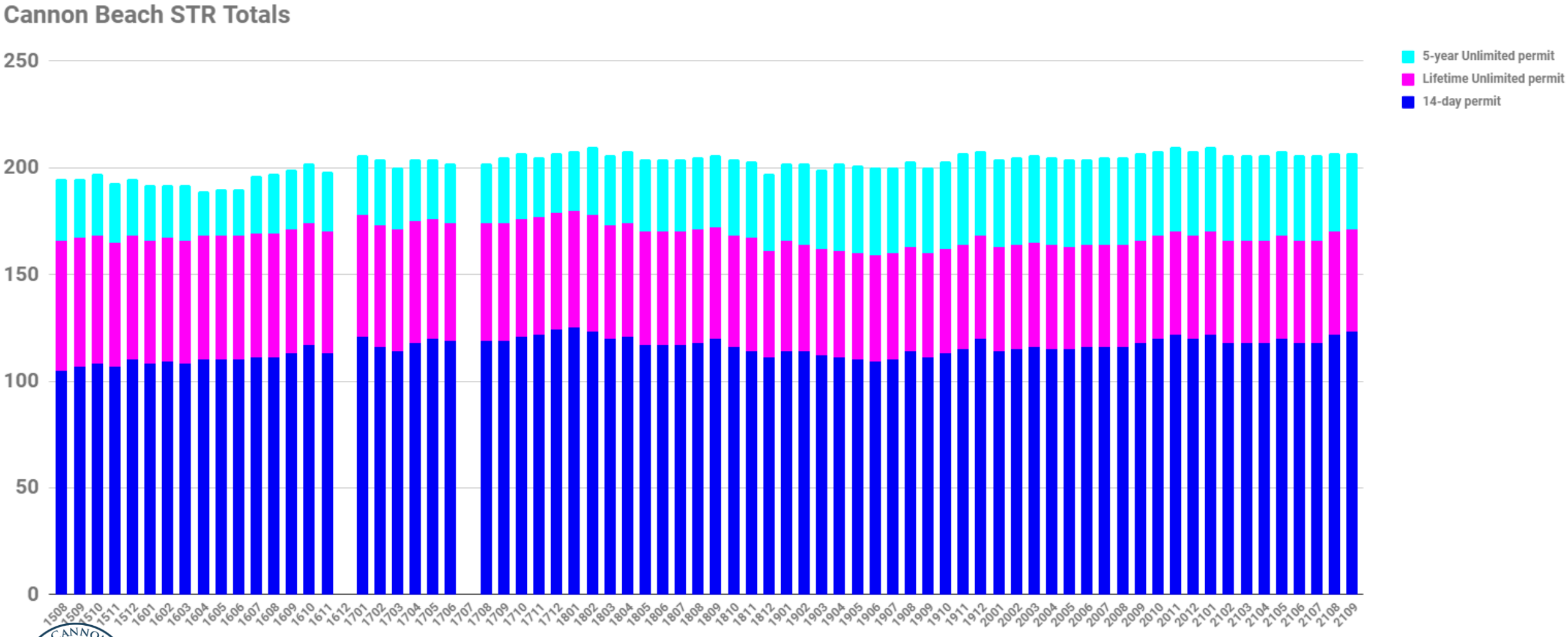
Task Force Mission:

In order to maintain the residential character and livability of its neighborhoods and to prevent the adverse effects of the transient occupancy of dwelling units on residential neighborhoods, it is necessary to limit and regulate the transient occupancy of dwelling units, by investigating the rental permitting, violations and impacts of the STR program in Cannon Beach.

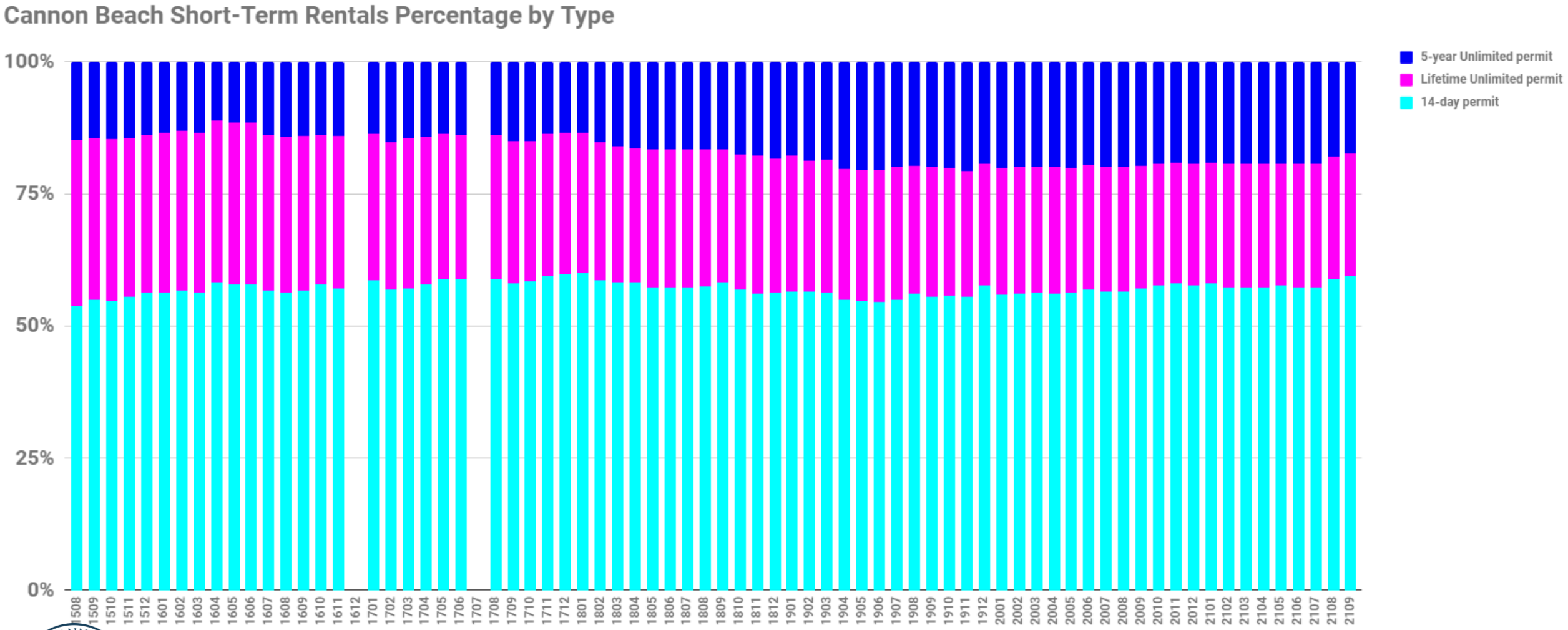
Scope of Work

Areas of Analysis

1. Is Cannon Beach seeing an increase of STR activity?
    a. if so, are they geographically concentrated?
    b. if so, are they related to intensity or duration of use?
    c. if so, are there other concerns?
2. Is Cannon Beach seeing an increase in STR influenced complaints?
    a. if so, are they traffic or parking related?
    b. if so, are they noise or activity related?
    c. if so, are they impacting other concerns?
3. Are there current issues with STR program?
    a. do current STR meet parking requirements?
    b. what is the geographic, zoning district and other program related breakout of the data?
    c. are there code-alignment concerns with other aspects of the code, such as fire/safety, parking, etc.?
4. What are the residential/neighborhood impacts of the STR program?
5. What are the fiscal impacts of the STR program?



Context Comparison (2010 Census)



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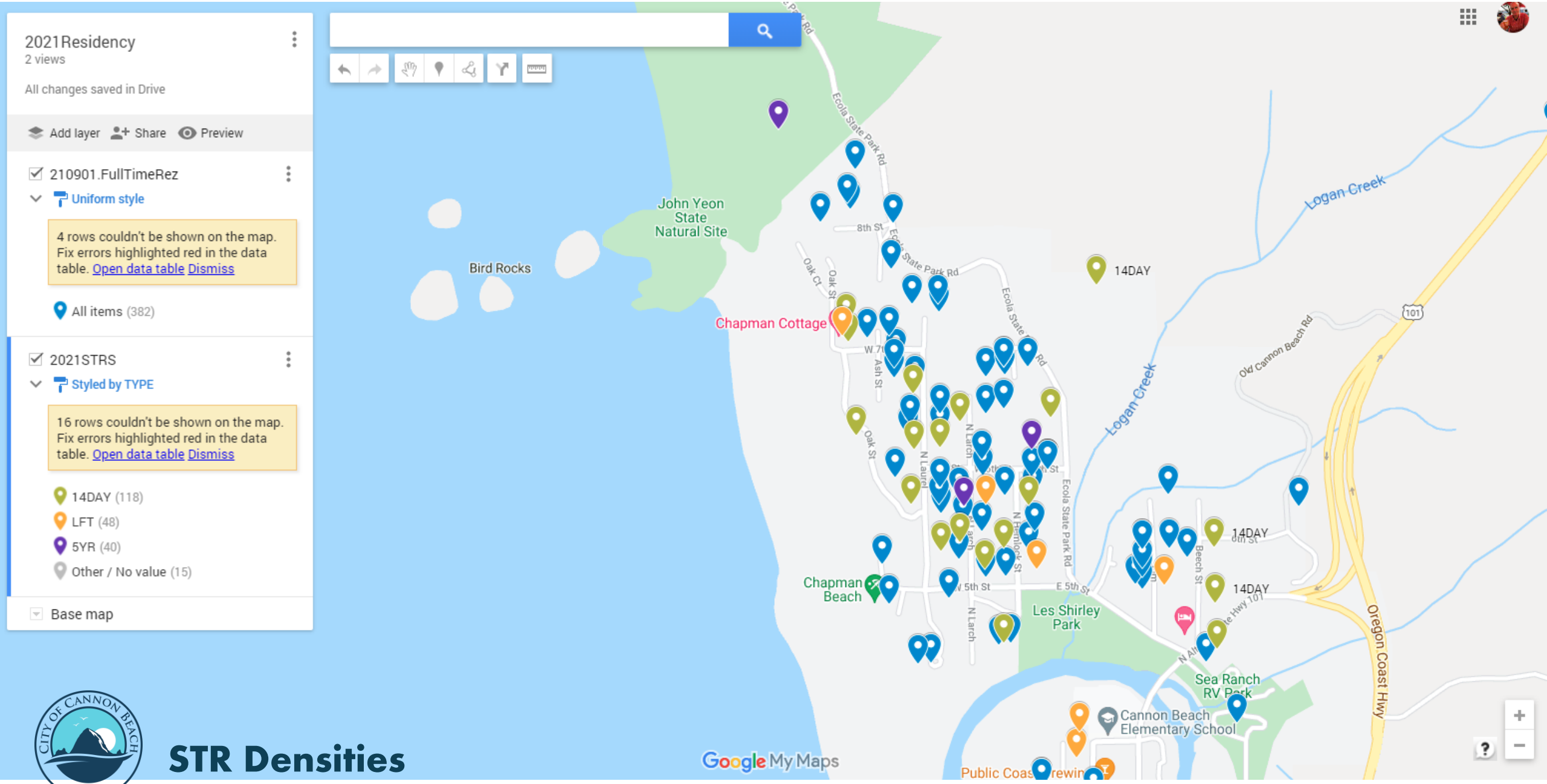
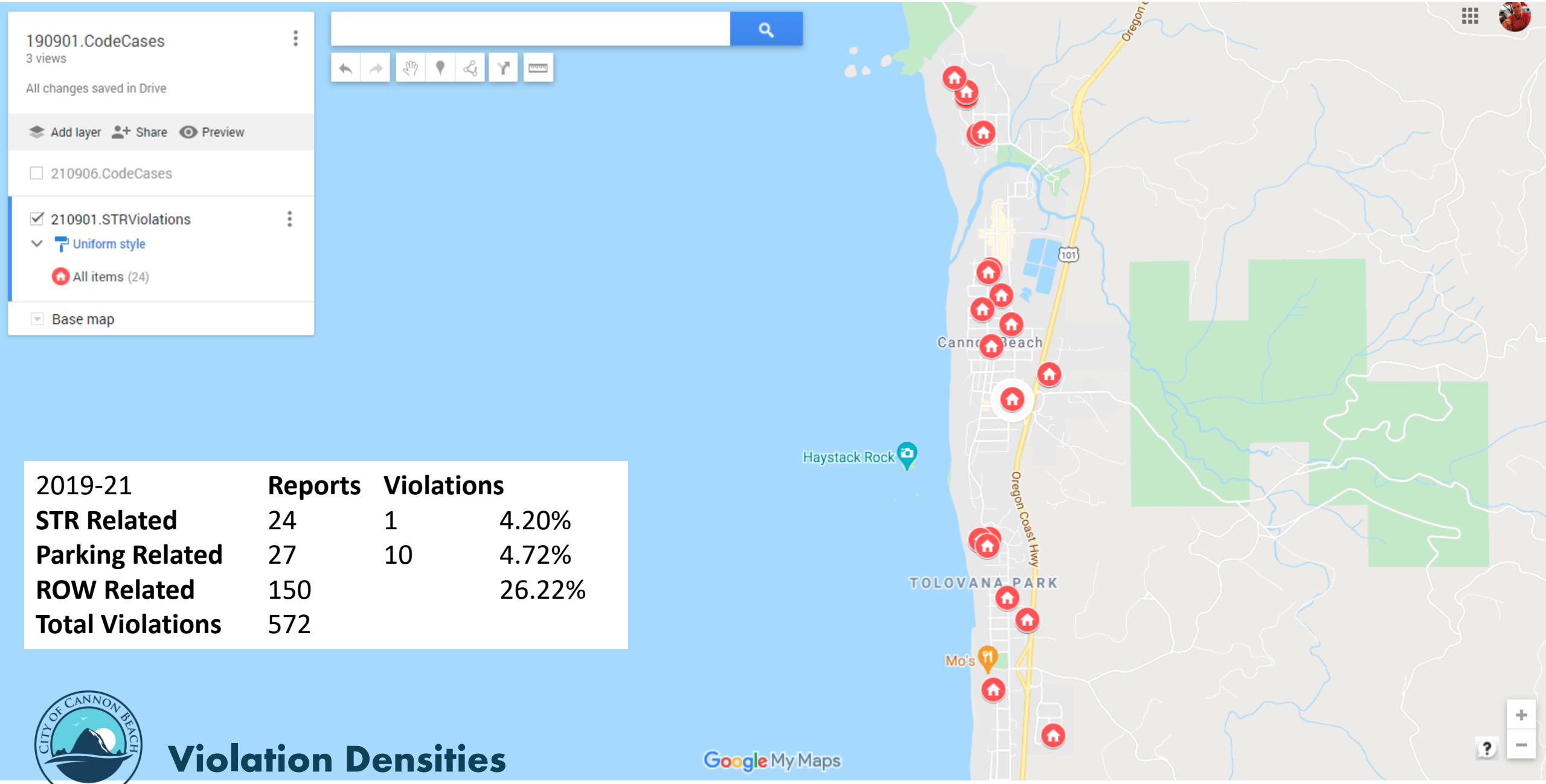
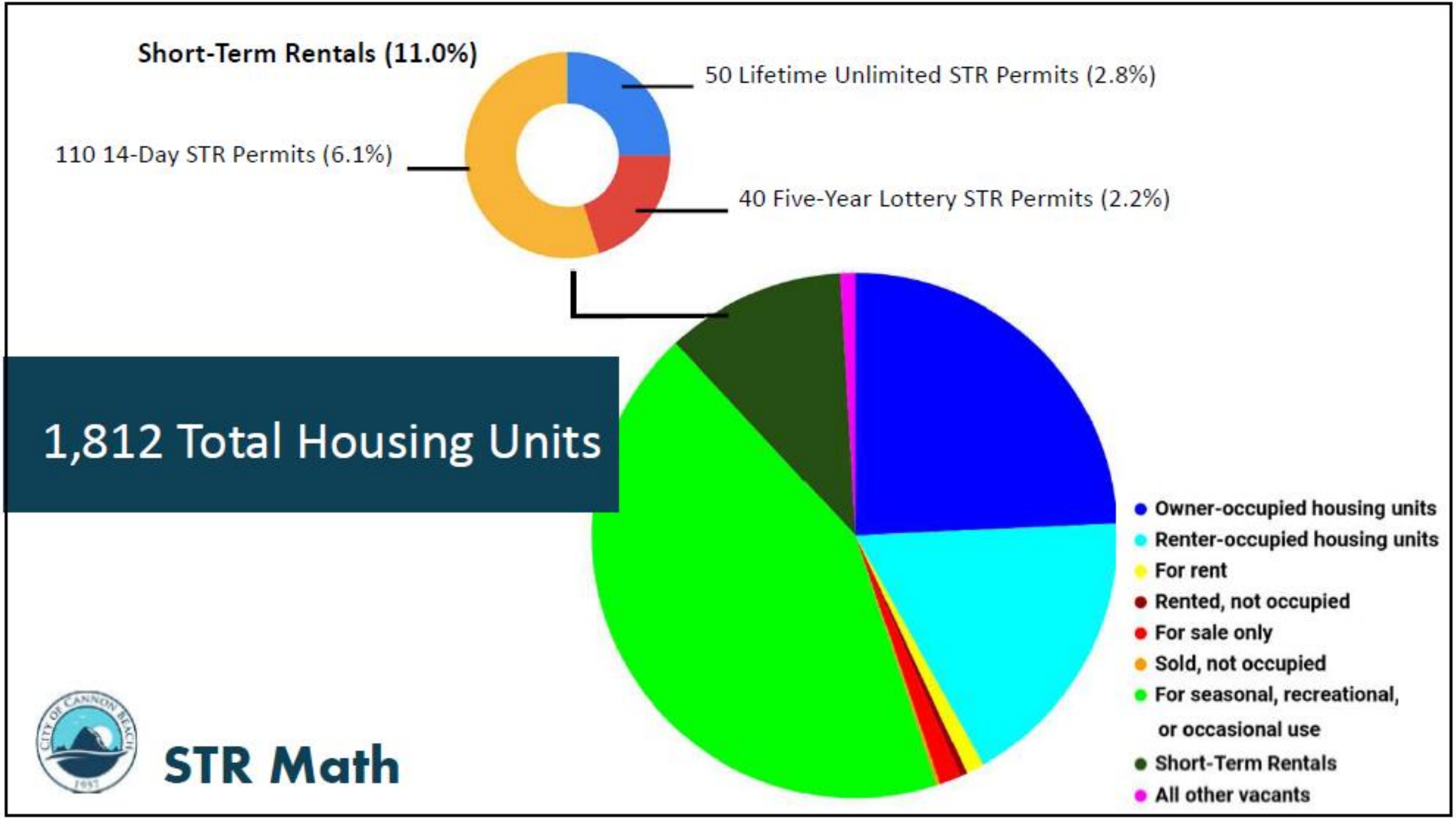


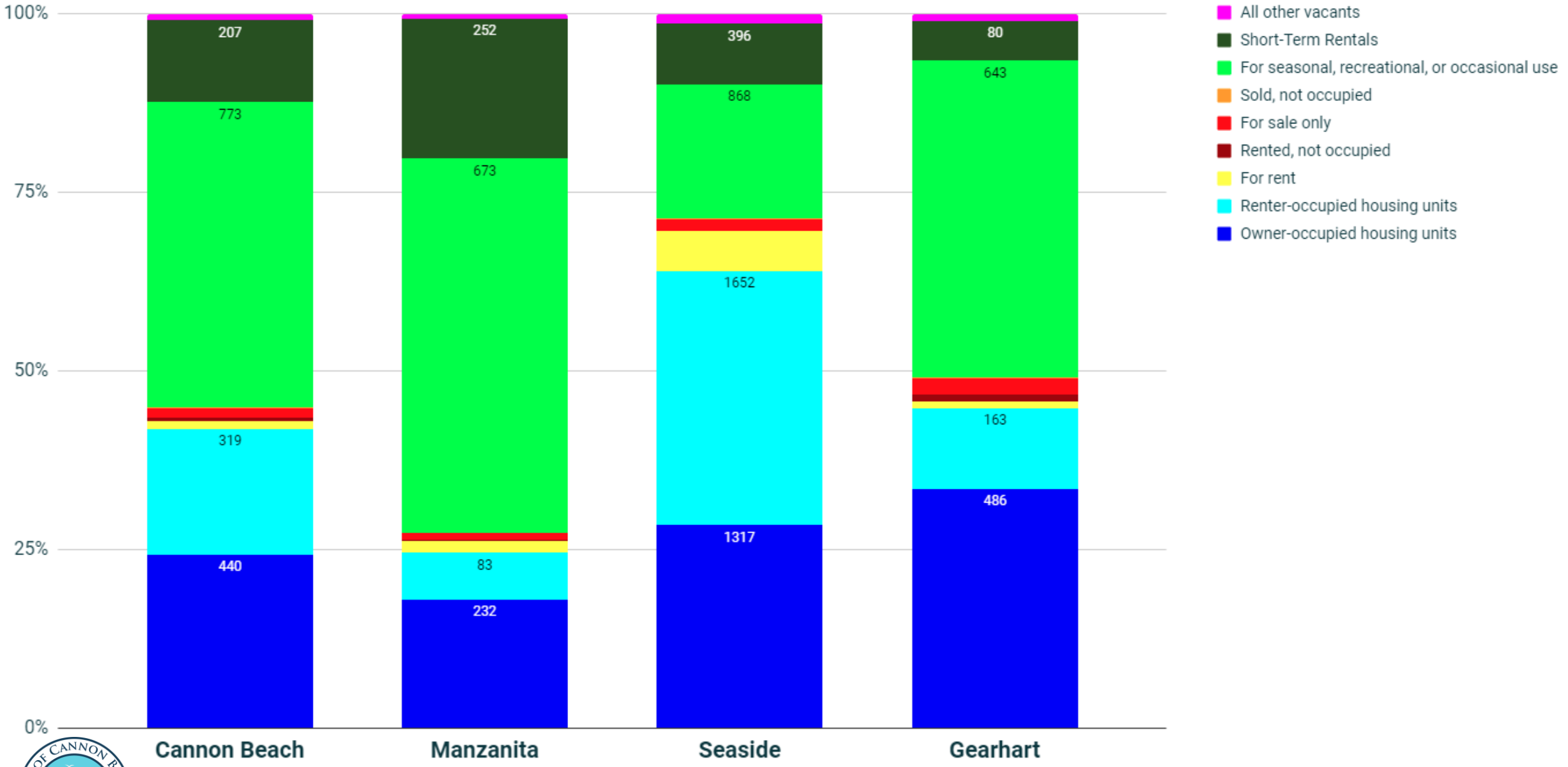
STR Densities



2019-21	Reports	Violations	
STR Related	24	1	4.20%
Parking Related	27	10	4.72%
ROW Related	150		26.22%
Total Violations	572		

Violation Densities


Short-Term Rentals (11.0%)
50 Lifetime Unlimited STR Permits (2.8%)
110 14-Day STR Permits (6.1%)
40 Five-Year Lottery STR Permits (2.2%)
1,812 Total Housing Units
Owner-occupied housing units
Renter-occupied housing units
For rent
Rented, not occupied
For sale only
Sold, not occupied
For seasonal, recreational, or occasional use
Short-Term Rentals
All other vacants
STR Math



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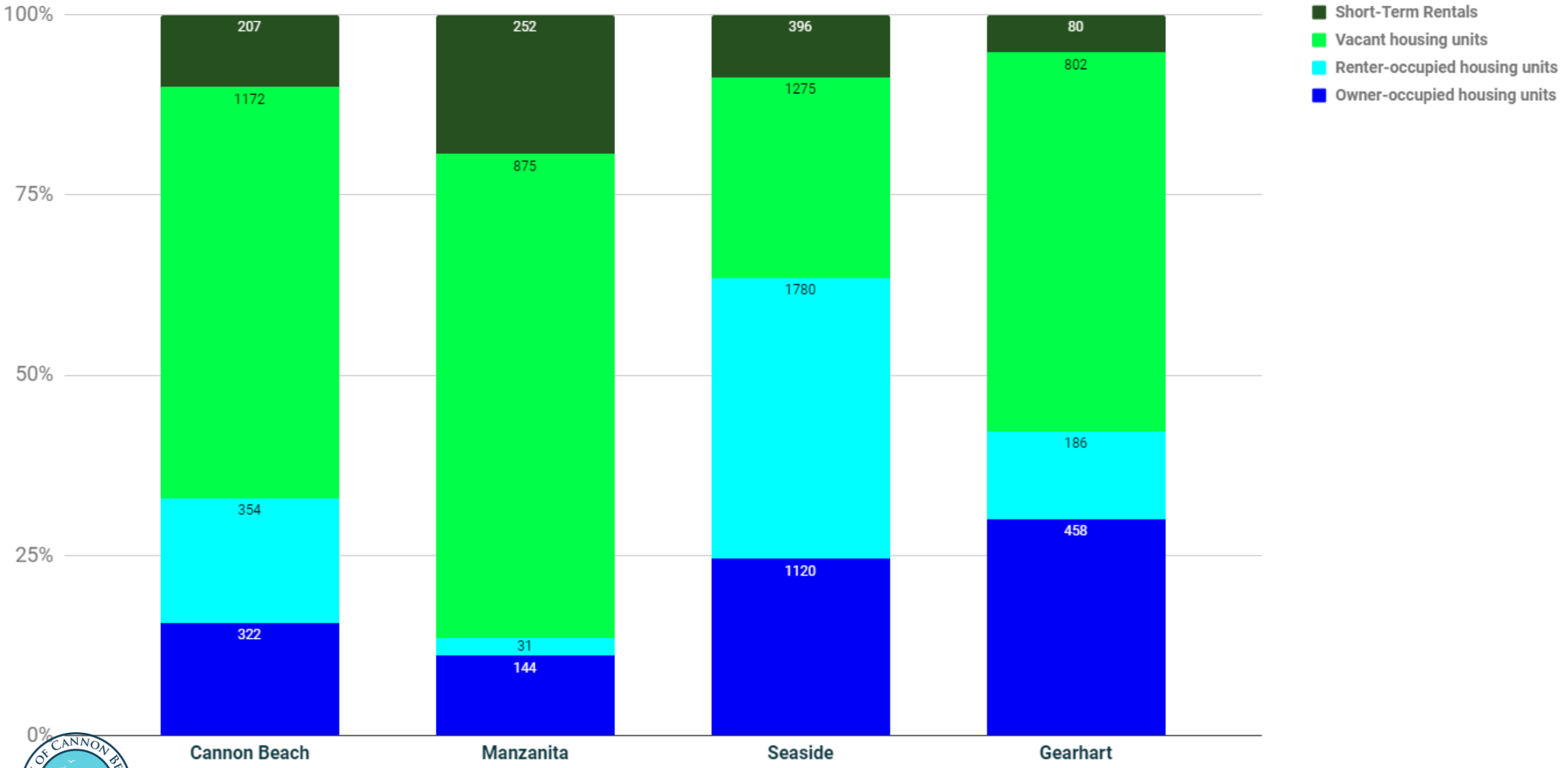
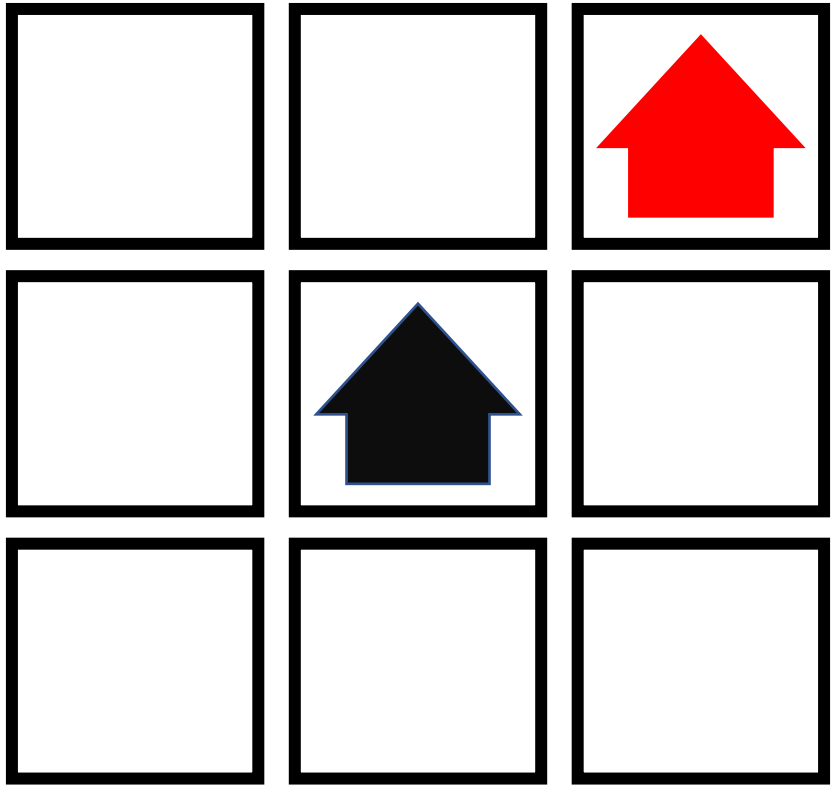


Context Comparison (2017 5-Year ACS)



Context Comparison (2010 Census)

COMMUNITY DEVELOPMENT

Schedule an Appointment
Building Codes
Code Compliance
Land Use Planning

Commissioners approve short term rental license moratorium

News Release Date: 08-26-2021

Back to News

POSTED: Aug. 26, 2021

The Clatsop County Board of Commissioners approved a moratorium on new short-term rentals Wednesday.

The moratorium will be effective Sept. 1 through Dec. 29, during which period no new licenses for short-term rental (STR) properties will be issued, and no new applications will be accepted or processed. It applies to the entire unincorporated area of the county, as well as the urban growth area of Gearhart. It does not cover the incorporated cities.

During the moratorium the county will conduct a comprehensive review of its STR licensing program to address both citizens' concerns over rental impacts on neighborhoods' quality of life, and STR owners' property rights and role in the local tourism economy.

The county STR program issues licenses for the use of properties as short-term (less than 30 consecutive days) rentals. Applicant properties must undergo inspections by the county Environmental Health and Building Codes offices and abide by rules on occupancy, parking, garbage removal, noise and other areas, and owners must collect

Short-term Rental News & Information

STR Ordinance 21-06 presentation by City Manager Leila Aman

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Next Steps

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