



# Short-Term Rentals Taskforce

December 7, 2021



CANNON BEACH COMMUNITY DEVELOPMENT  
163 E. GOWER ST.  
PO Box 368  
CANNON BEACH, OR 97110

# STR Taskforce Meeting

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

## Agenda

- I      **Welcome**
- II     **Data Review**
- III    **STR Questions for Code Enforcement**
- IV    **Policy Update: Regional STR Policy Changes, Track One Amendments, Affordable Housing**
- V     **Organizational Issues**
- VI    **Next Steps**



**STR Taskforce**

### **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?



## **STR Taskforce**



City of

# Cannon Beach

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## Short Term Rentals

Any owner of property in an RVL, RL, R1, R2, R3, MP or RAM zone can apply for a 14-day short-term rental permit, provided that they do not already hold a sort-term rental permit. Short-Term Rentals are not permitted in accessory dwelling units.

More information can be found in the [Complete 14-Day Permit Application Packet](#) and in [Chapter 17.77](#) of the municipal code.

Short-Term Rentals

Current Short-term Rental Permits - Lists

[Read more](#)

Five-Year Unlimited and Lifetime Unlimited Short-term Rental Information and Permits

[Read more](#)

14-day Short-term Rental Information and Permits

[Read more](#)

Short-Term Rentals Audit Forms

[Read more](#)



## STR Taskforce

### PLANNING

+ Overview

Affordable Housing

Cannon Beach TSP

Dark Skies in Cannon Beach

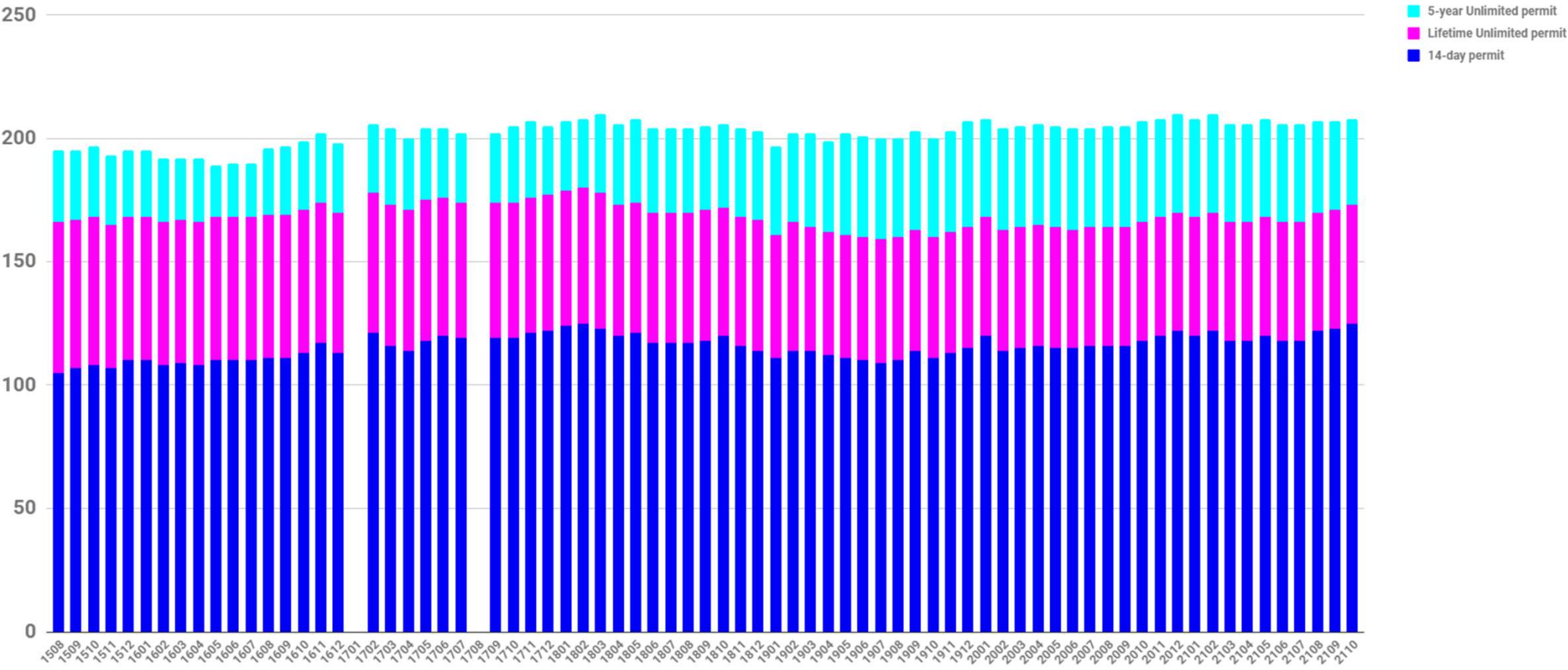
+ Development & Management Plans

FAQs

Fee Schedule

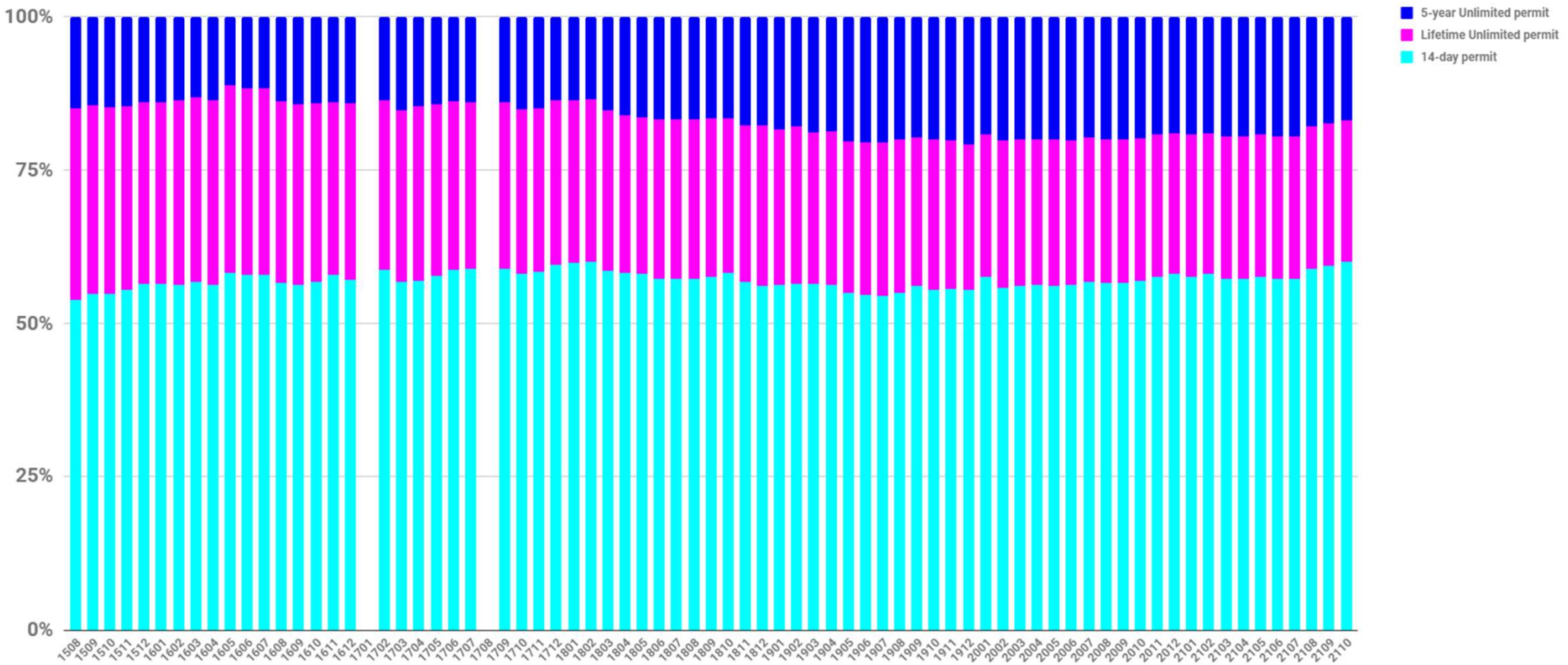
GIS Mapping

Cannon Beach STR Totals



**Context Comparison** (City Data, October 2021)

Cannon Beach Short-Term Rentals Percentage by Type



Context Comparison (City Data, October 2021)

### 3 questions for the enforcement officer:

1. How are the STR complaints versus the non-STR (like second homes and rentals) complaints statistics kept so to sort by each property type and complaint type? How timely are they inputted into your data base?
2. Do police patrol officers respond to these complaints (i.e. instead of you)? If so, do they go into the same data base that you use? If so, do they use the same parameters as you use for record keeping and input? Do you have a written set of definitions for classification of complaints and outcomes?
3. Related to the above question--- What happens to a complaint when you are not working during your normal work hours? Is it difficult to get to the real essence of what happened when you are not there to witness the issues or timely gather information?



### **Code Enforcement Questions**



## Top 3 issues that are affecting the task force:

Identify the effects of STRs. 1. Unique situations and behaviors which are a nuisance to the neighborhood. These must be sorted out and compared to the same instances for non-STR related homes and/or business.

What are the reasonable and necessary capacity, parking and safety restrictions necessary for STRs. Related- Are they applied to ALL STRs? How should they be applied to 'second home' activities? Should 'second home' activities be licensed in a similar way to prevent nuisances?

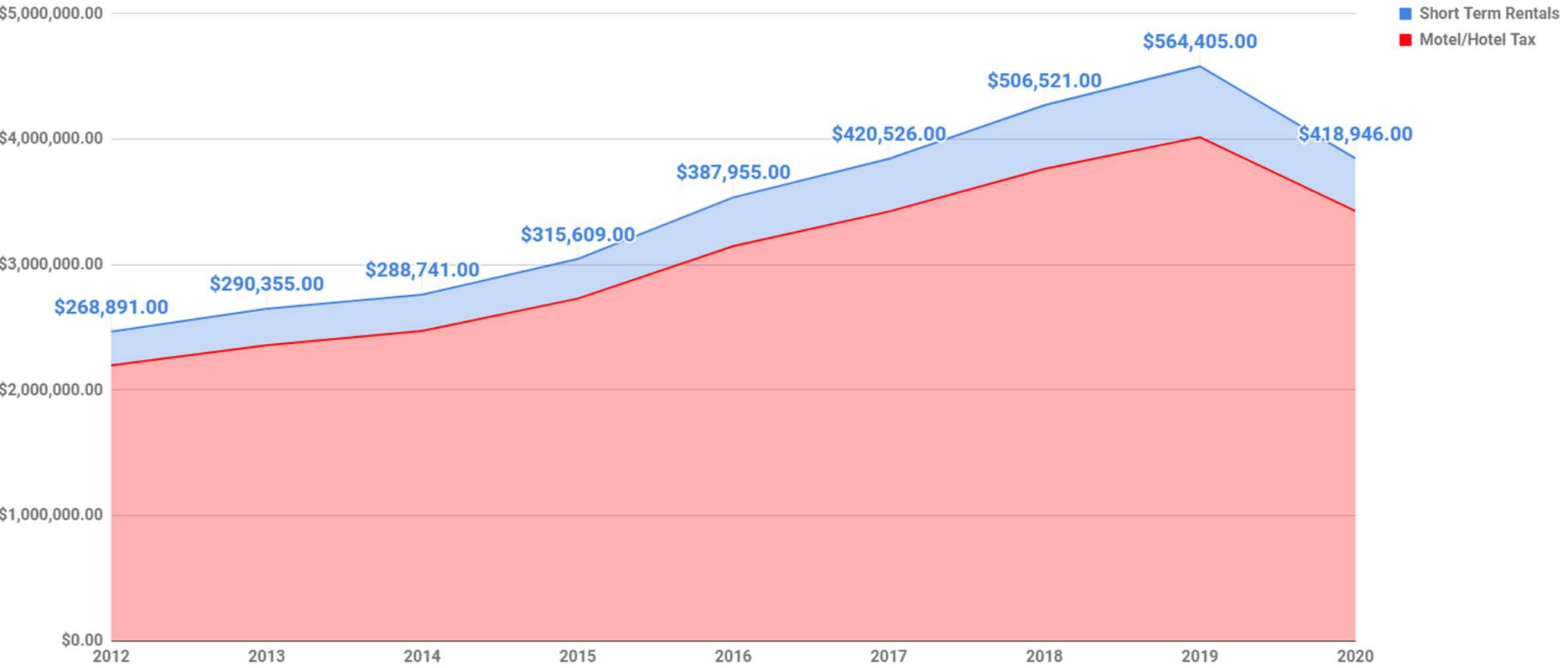
Economic impact: Related to several viewpoints: Would the sale of STRs actually increase affordable rental home availability? (This requires some analysis of a sample of STRs to include sale price and there after the rental price or mortgage of said property.) What is the tax and license income to the city from STRs? What is the average monthly number of visitors in the STRs? Based on that- what is the economic impact of gross sales in CB, Sales tax revenue for the city, and whether there is likely room anywhere else in CB for them (considering type of renter, size of rental, niche of STR rentals vs. hotel goers).



## Proposed STR Questions

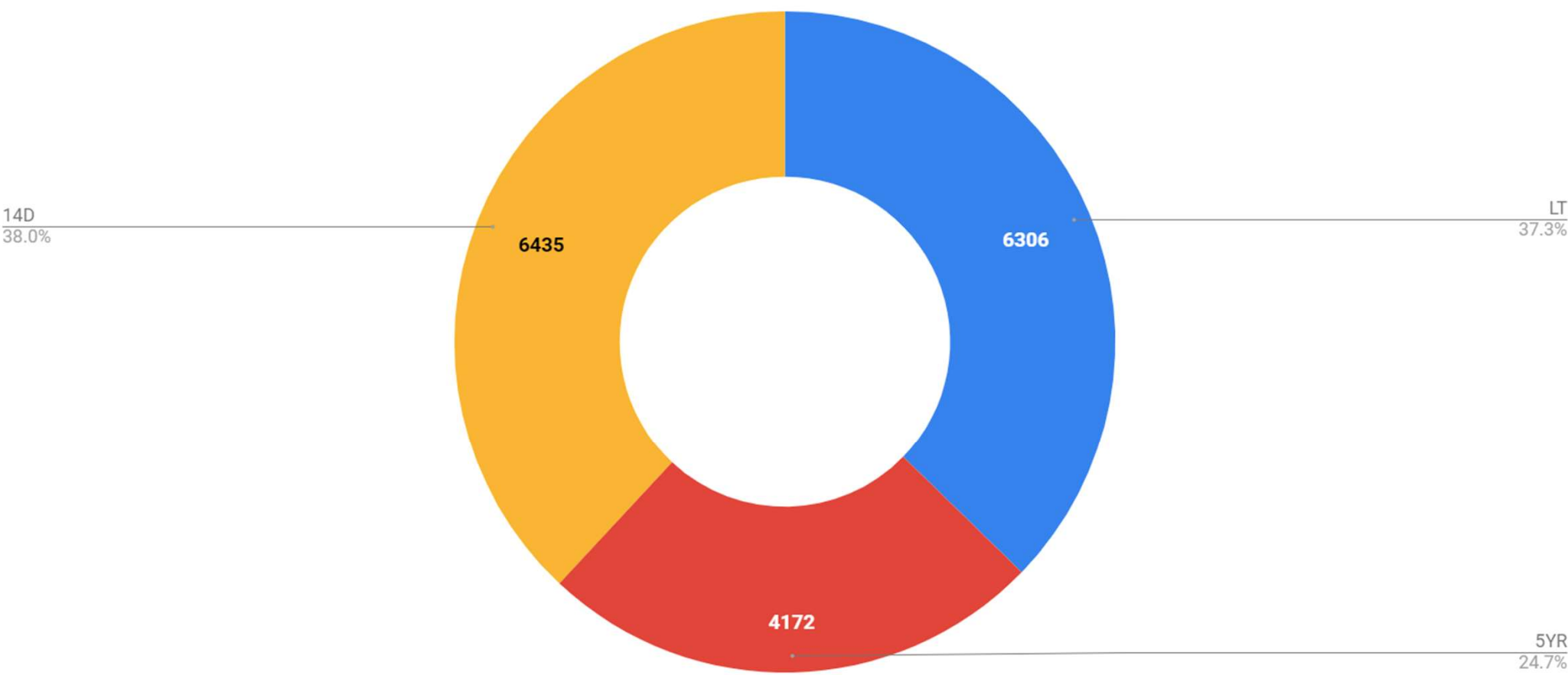


Motel/Hotel Tax and Short Term Rentals



**Fiscal** (City Data)

Total Nights by Rental Type






**Context Comparison** (City Data, 2019 Audit)

190901.CodeCases

3 views

All changes saved in Drive

 Add layer  Share  Preview

☐ 210906.CodeCases

☒ 210901.STRViolations

 Uniform style

 All items (24)

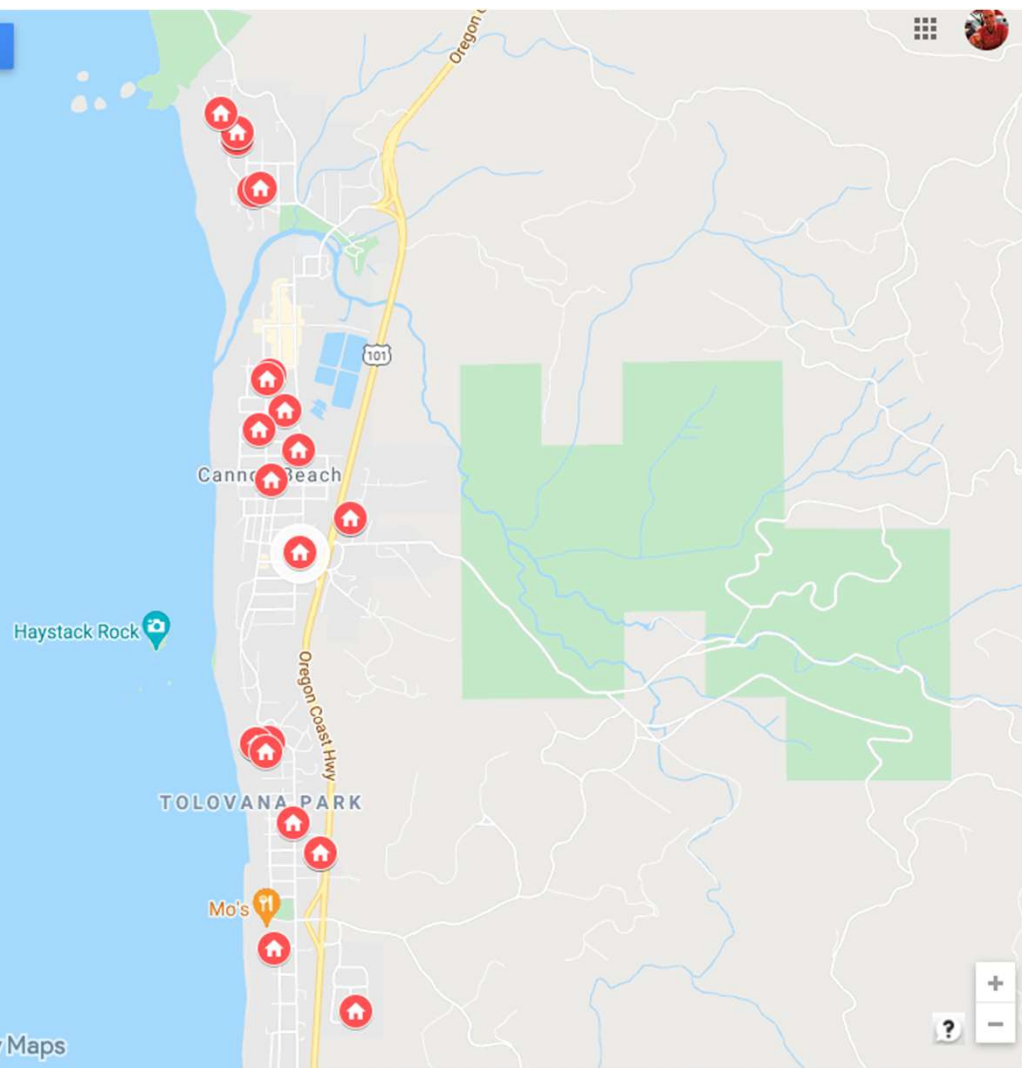
☒ Base map

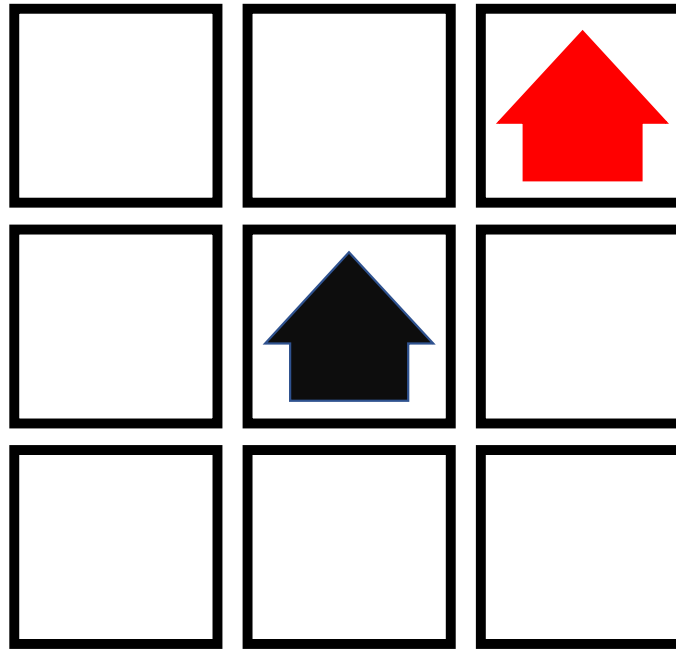
2019-21	Reports	Violations	
<b>STR Related</b>	24	1	4.20%
<b>Parking Related</b>	27	10	4.72%
<b>ROW Related</b>	150		26.22%
<b>Total Violations</b>	572		



## Violation Context

Google My Maps





## Context Comparison (2010 Census)



## COMMUNITY DEVELOPMENT

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## Commissioners approve short term rental license moratorium

**News Release Date:** 08-26-2021

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*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

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STR Ordinance 21-06 presentation by  
City Manager Leila Aman

pdf viewer takes a moment to load & you may need to refresh your browser

### Ordinance 21-06 – Relating to Rules and Regulations for Short Term Rentals

Manzanita City Council Meeting



## Next Steps

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