City of Sisters

Short-Term Rental Program Evaluation





City Council Workshop · September 13, 2023

COUNCIL GOAL



FY 2023/24 CITY COUNCIL GOALS

HOUSING, LIVABILITY, AND GROWTH

- Leverage local and regional resources and partnerships to help the Sisters houseless community.
- Continue to pursue resources and partnerships for the development of affordable and workforce housing.
- Continue to implement the strategies of the Housing Plan and Efficiency Measures
- Evaluate Short-Term Rental Code language to mitigate adverse impacts on the community.

Address concerns with:

- Impact on availability on housing units for long-term occupancy
- Nuisances created by STRs

- Continue to strengthen and prioritize Dark Sky Code language.
- Evaluate Short-Term Rental Code language to mitigate adverse impacts on the community

WILDFIRE MITIGATION AND COMMUNITY RESILIENCY

- Expand partnerships and identify grants with County, State, and Federal governments
 regarding wildfire mitigation and natural disaster preparedness.
- Continue partnership with Sisters-Camp Sherman Fire District and other agency
 partners to improve public awareness about wildfire preparedness and mitigation.
- Work toward updating defensible space and structural hardening requirements through the Development Code.
- Continue implementing the Wildfire Resiliency Plan for the City's critical infrastructure and property.

ECONOMIC DEVELOPMENT

- Continue partnership with Explore Sisters for tourism promotion, development, and sustainability.
- Explore project concepts for a multi-purpose recreational facility that supports residents and visitors at the future northwest park adjacent to the Woodlands Development.
- Partner with Economic Development for Central Oregon to support traded-sector economic development, including assisting with support on workforce housing and childcare.



WORK SESSION OVERVIEW

REGULATORY FRAMEWORK

- What is a Short-Term Rental?
- Regulatory History
- Current Regulations

REGULATORY IMPACT

- Total Number of STR Units
- Code Compliance Complaints
- Revenue Generation

NEXT STEPS

Regulatory Options to Consider



What is a Short Term Rental?

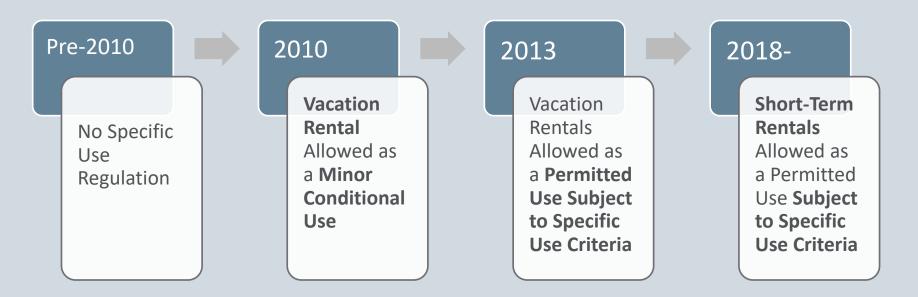
The use of a dwelling unit (or a habitable portion of a dwelling unit) by any person or group of persons entitled to occupy the dwelling unit for rent for a period of less than thirty (30) consecutive days. Short-term rental(s) also means a vacation home rental approved under the regulations in effect through December 27, 2018, and owner-occupied short-term rentals. "Short-term rental(s)" does not mean bed and breakfast inns, hotels, and/or motels.

Includes a variety of dwelling types:

- single-family dwellings
- accessory dwelling units
- duplex, triplex, fourplex
- multi-family residential (including condominiums)



Regulatory History





Current Regulations

Sisters Development Code Section 2.15.2700

- Land Use Review Required
 - One Time Approval
- 250-Foot Concentration Setback
 - Not applicable to condominiums or Commercial Districts
- One STR dwelling unit per property
 - Not applicable to condominiums or Commercial Districts

	COMMUNITY DEVELOPMENT DEPARTMENT
UF SISTERS	Administrative Decision
<u> </u>	SHORT TERM RENTAL USE
FILE NO:	STR 23-03
DATE: REQUEST:	September 13, 2023
REQUEST: LOCATION:	Request to allow for a Short-Term Rental Housing Use 852 S. Pine St., Sisters, OR 97759; Map and Tax Lot 151009BC06600
APPLICANT/ OWNER:	David G. Ellis
STAFF:	Carol Jenkins, Planning Technician II
	cjenkins@ci.sisters.or.us
	(541) 323-5207
APPLICABLE CRITERIA:	City of Sisters Development Code (SDC): Chapter 2.2 (Residential District); Chapter 2.15.2700 (Special Provisions); and Chapter 4.1 (Types of Applications and Review Procedures)
FINDINGS OF FACT	
ZONING: Resider	ntial District (R)
contains a resident as a Short-Term Re	& PROPOSAL: The subject site is located at 852.5. Pine SL, Sisters, OR 97759 and ial dwelling. The applicant is requesting approval to allow for use of the dwelling netial (STR) housing use. Use of a residential property as a Short-Term Rental itted through a Type I review process.
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Current Regulations

Sisters Development Code Section 2.15.2700

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- Transferability
 - Pre-2018 Within 60 days of purchase
 - 2019-Present Not transferable
- Non-Conforming Uses
 - Pre-2013 May continue to operate if not abandoned and an operating license is maintained.
- Inspection
 - Allows staff inspection
- Revocation
 - Allows revocation after 3 code violations

OF SISTERS	COMMUNITY DEVELOPMENT DEPARTMEN Administrative Decisio
EST. 1946	Administrative Decisio
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Current Regulations

Sisters Municipal Code Section 5.05

- General business license required annually for individuals and companies
- 1 business license required if operating multiple STRs

SS LICENSE APPLICATION TYPE Information Change (Address/Name)
Information Change (Address/Name)
(must include Business License Attachment 1 for each STR unit)
Federal Id #
BUSINESS INFORMATION h this business (i.e. dba, incorporations etc.)
n this business (i.e. dba, incorporations etc.)
Business Mailing Address
City, State, Zip
Business Email Address:
Business Fax () -
ND EMERGENCY CONTACT INFORMATION
and contact person as appropriate)
City, State, Zip
Owner Cell Number
anager, Management Company etc.)
inager, Management Company etc.)
Local Emergency Contact Phone Number
IONAL BUSINESS INFORMATION
Expiration Date Federal Id#
Expiration Date Federal Id#

Business License

ao F. Cascade Avenue | PO Box 20 - Sisters, Or 07750 | ph. (544) 540-6022 | www.ci.sister



Current Regulations

Sisters Municipal Code Section 5.50

- STR operator license required annually
- 1 STR license required for each STR
- Review criteria
 - Prior use
 - Contact Info
 - Notice to neighbors
 - Fire and emergency equipment
 - Good neighbor guidelines
 - Evidence of insurance
 - No pending actions or violations

io E. Cascade /	avenue PO Box 39 - Sisters, Or 97759 p	bh. (541) 549-бо22 www.ci.sisters.or.us	CITY OF SISTERS
City of Siste		•	10 8 F C O M
This applica	Business License Att Short Term Rental Operating License		CITY OF SISTERS
			657.344
lewT	This form is supplemental to the Bus Rental unit.	iness License Application and must be comple	ted for each, individual Short-Term
hort Term Re urrent Busir		SHORT TERM RENTAL INFORMATION	
usiness Name	Street Address (Include Unit Number if app	olicable):	
usiness Street	City, State, Zip:		
ity, State, Zip	known a	oval for your Short Term Rental Land Use Permit, the i s a Project Number (i.e. VR 18-09 or STR 19-04), asso	
	Land Use Project Number:		
	Date of Land Lise Approval:		
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Current Regulations

Sisters Municipal Code Section 5.50

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- Operating requirements
 - Compliance with applicable laws
 - Obtain business license
 - Insurance
 - License display
 - Response to complaints
 - Reporting
- Revocation
 - Allows for denial, suspension, or revocation

Busines			And
520 E. Cascade A	venue PO Box 39 - Sisters, Or 97739 ph. (541) 549-60	22 www.ci.sisters.or.us	CITY OF SISTERS
City of Siste considered	Business License Attachment 1		and the second second
This applica	Short Term Rental Operating License		CITY OF SISTERS
NewT Short Term Re	This form is supplemental to the Business License App Rental unit.	lication and must be complet	ed for each, individual Short-Term
Current Busir	SHORT TER Street Address (Include Unit Number if applicable):	M RENTAL INFORMATION	
Business Name	City, State, Zip:		
Business Street	Land Use Approval – When you receive approval for your Short T	erm Rental Land Use Permit, the F i.e. VR 18-09 or STR 19-04), associ	
City, State, Zip	Land Use Project Number:	г.е. vn 18-09 ог 51n 19-04), аззост	ated with it.
Date of Busines	Date of Land Use Approval: Listing Number (The listing number(s) or website address(es) of	where the short-term rental is adv	ertised which may include, without limitation.
Business Teleph Please give a br	the VRBO, Airbnb, and/or rental website number or account nu	NER INFORMATION	
	Property Owner Last Name, First		
Principal Owner	Property Owner Mailing Address	City, State, Zip	
Principal Owner	Owner Home Number () -	Owner Cell Number () -	
Owner Home N	Representative Information. If the owner does not permanent is being rented, the owner must provide the following informa property (e.g., complaints) related to the short-term rental.		
Property Owne	Local Representative Last Name, First (or corporation name a	nd contact person as appropriat	e)
Local Emergenc	Representative Number	Representative email address	
After hours em	USE Proof that the Short Term Rental was rented at least once in the abandoned. Please check one:	N PRIOR 12 MONTHS he prior 12 months must be subm	nitted to show that the use has not been
Contractors Onl	New STR Transient Room Tax has been submitted	to the City within last 12 months	
Is your primary			

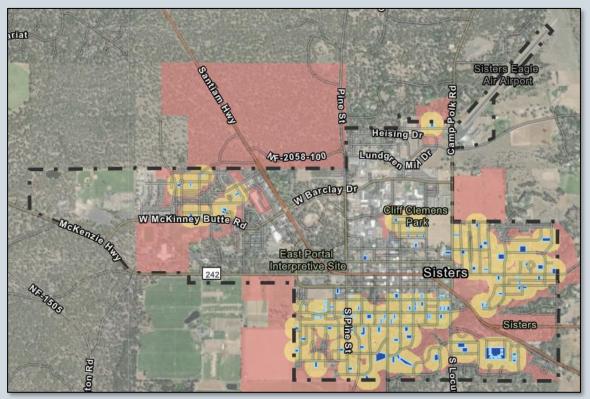


Total Number of STR Units

Established	Туре	# of Units
Prior to 2/2013	Pre-Existing/Nonconforming Vacation Rental	20
2/2013-12/2018	Vacation Rental	57
1/2019-Present	Short Term Rental	34 (2 new in 2023)
	TOTAL	111



Total Number of STR Units





Code Compliance Complaints

Since 2020, Community Development Department staff has recorded:

• 10 complaints for 5 locations

Nature of the identified complaints:

- Noise
- Refuse
- Vehicle parking
- Loose animals



Revenue Generation

Land Use Application

• One-time application fee for new STR requests

STR Operator License

• Annual fee for each STR operated

General Business License

- Annual fee paid for individuals or companies
- Only one business license is required if multiple STRs are operated

Transient Room Tax

• Monthly tax paid for 8.99% tax of gross receipts



Revenue Generation

Туре	Fee/Tax	Total
Land Use Permit	\$500 (one time)	\$1,000 (2023 YTD)
STR Operator License	\$105/unit (annual)	\$12,600
General Business License	\$100 (annual)	\$8,980
Transient Room Tax	8.99% (monthly)	\$258,000 (FY 2022/23)



NEXT STEPS

Regulatory Options to Consider

Options	Description
Option 1: Increase Concentration Setback Requirement	Expand the concentration setback from 250 feet to limit the proximity of STRs to one another and the total number of STRs in the City.
Option 2: Change Concentration Exceptions	Apply the concentration limits to dwelling units within a condominium and/or Commercial Districts.
Option 3: Establish Maximum Number of STRs	There is currently no maximum number of STRs that can operate in the City. A maximum would explicitly limit the number of units regardless of proximity to other STRs.



continue...

NEXT STEPS

Regulatory Options to Consider

...continued

Options	Description
Option 4:	Apply a prohibition on STRs in particular areas of the
Prohibit in Specific	City, such as future areas of annexation or particular
Areas	zones.
Option 5: Adjust Fees	Change land use application and license fees which can serve as an incentive or disincentive to establishing an STR.
Option 6:	Other changes may be identified or emerge that warrant
Other	evaluation.



QUESTIONS?

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