

# City of Sisters

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## Short-Term Rental Program Analysis Continued



# BACKGROUND

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## 2023/24 CITY COUNCIL GOAL

- *Evaluate Short-Term Rental Code language to mitigate adverse impacts on the community.*
  - Availability on housing units for long-term occupancy
  - Nuisances created by STRs

## PREVIOUS WORKSHOPS

- 9-13-23 City Council & 10-5-23 Planning Commission
  - Regulatory Framework
  - Regulatory Impact
  - Next Steps

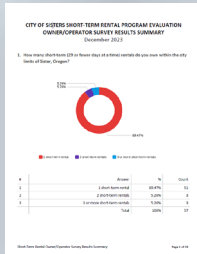


# OVERVIEW

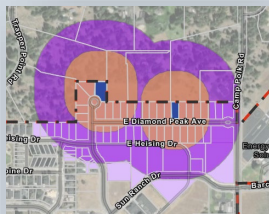
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## DESCHUTES COUNTY SHERIFF CALL DATA



## OWNER/OPERATOR SURVEY RESULTS



## ANALYSIS OF INCREASING CONCENTRATION LIMITS

# DESCHUTES CO. SHERIFF CALL DATA

## October 2018-2023

### Total Calls

Year	Total Calls
2018	3,519
2019	3,759
2020	4,120
2021	5,751
2022	6,781
2023 through October	6,678
<b>TOTAL</b>	<b>30,608</b>



- **258** Calls to STR Properties\*  
\*65 related to known long term tenant
- **193** Net Calls to STR Properties
- **0.6%** Total Calls

### Call to STR Properties

Calls to Individual STR Properties	Number of Properties
10+	1
5-9	7
1-4	62
None	49

# OWNER/OPERATOR SURVEY RESULTS

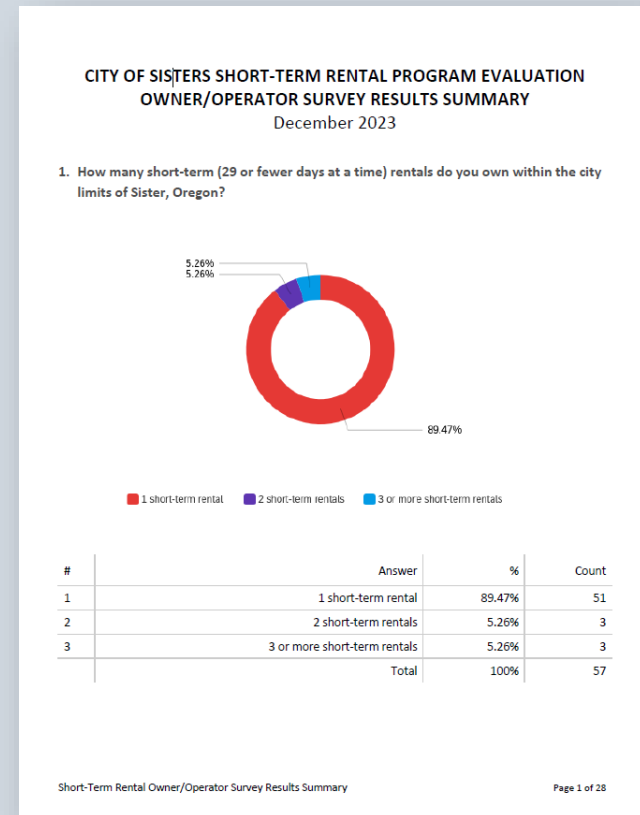
December 2023

122 Survey Invitations

59 (48%) Responses Received

## Notable Results

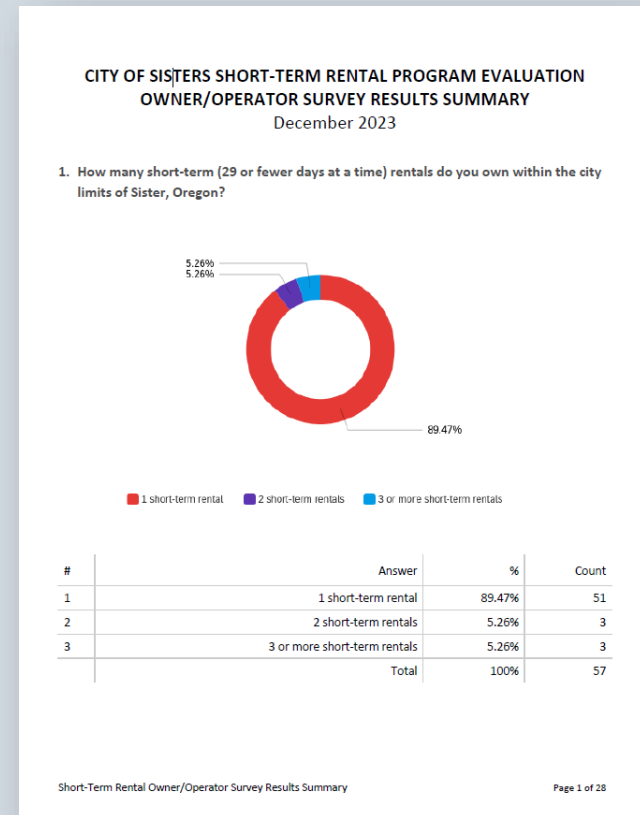
- 89% own only 1 STR in the City of Sisters
- 63% live in Central Oregon
- 45% rent the whole unit
- 37% rent primary residence
- Most renters are vacationers, followed by traveling workers.
- Occupancies are year-round with highest in the summer



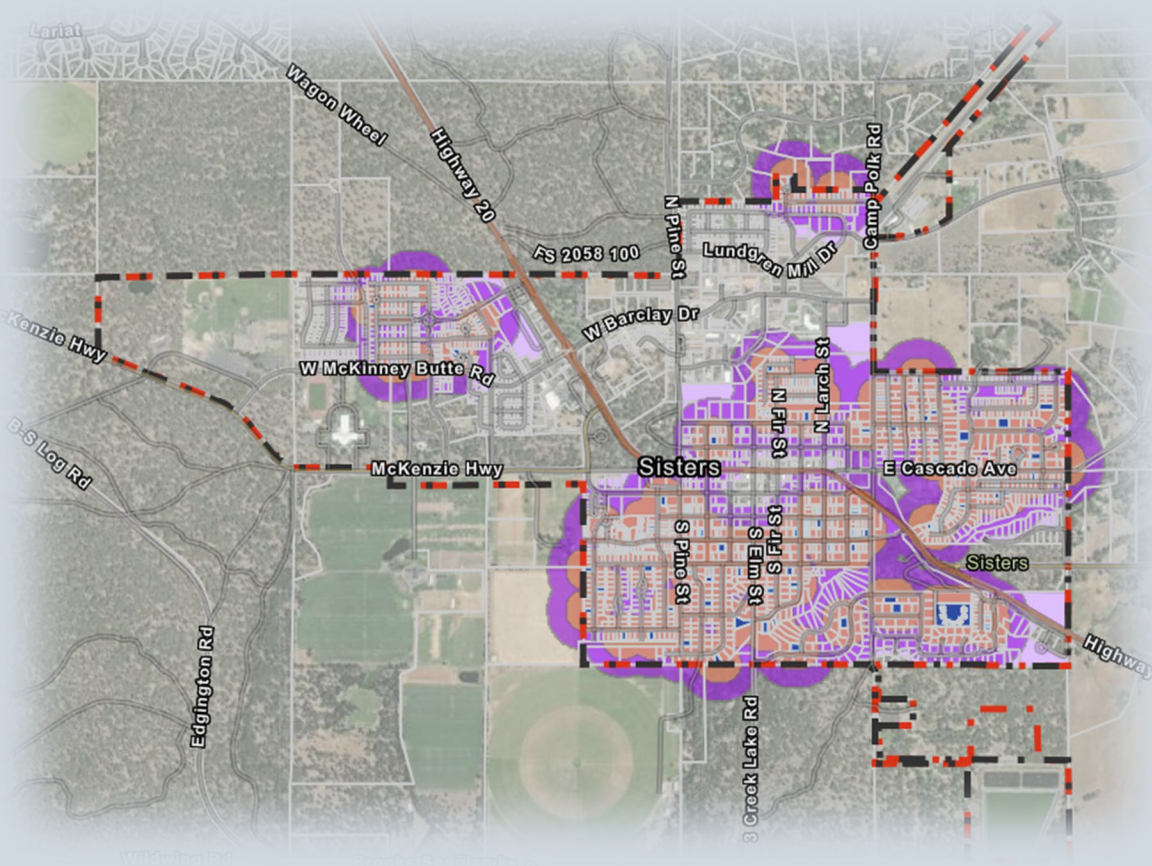
# OWNER/OPERATOR SURVEY RESULTS

## Notable Results (continued)

- **Challenges to Renting Long-Term**
  - Personal use of the property
  - Cost/revenue
  - Tenant issues/property damage
  - Landlord-tenant laws
- **Incentives to Rent Long-Term**
  - Tax incentives
  - Cash incentives
  - Waive minimum rental requirement to retain STR operating license



# ANALYSIS OF INCREASING CONCENTRATION LIMITS



## CURRENT STANDARDS

### 250-Ft Concentration Limit Buffer

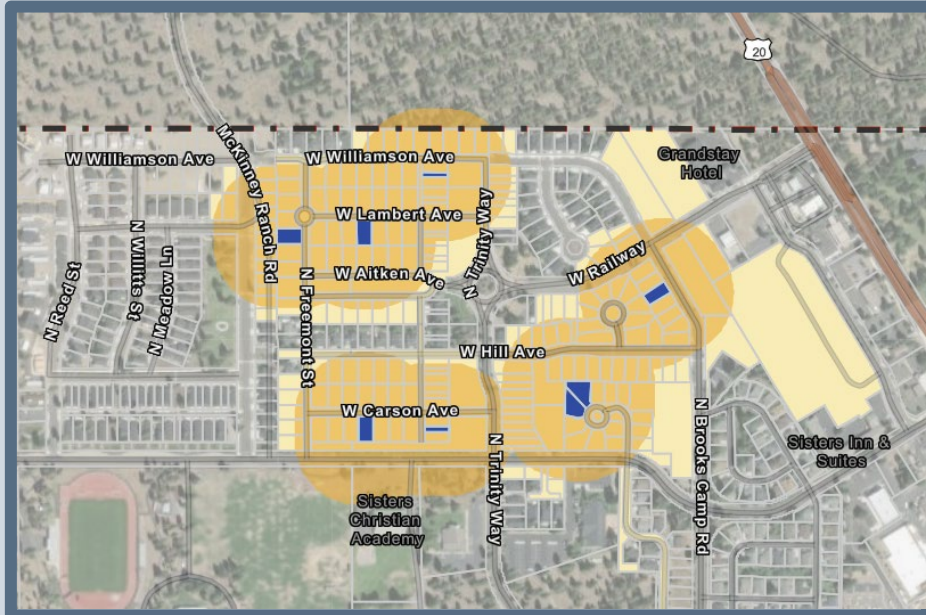
- Residential
- Residential-Pine Meadow Village
- Multi-Family Residential
- North Sisters Business Park
- Sun Ranch Residential

### No Concentration Limit Buffer

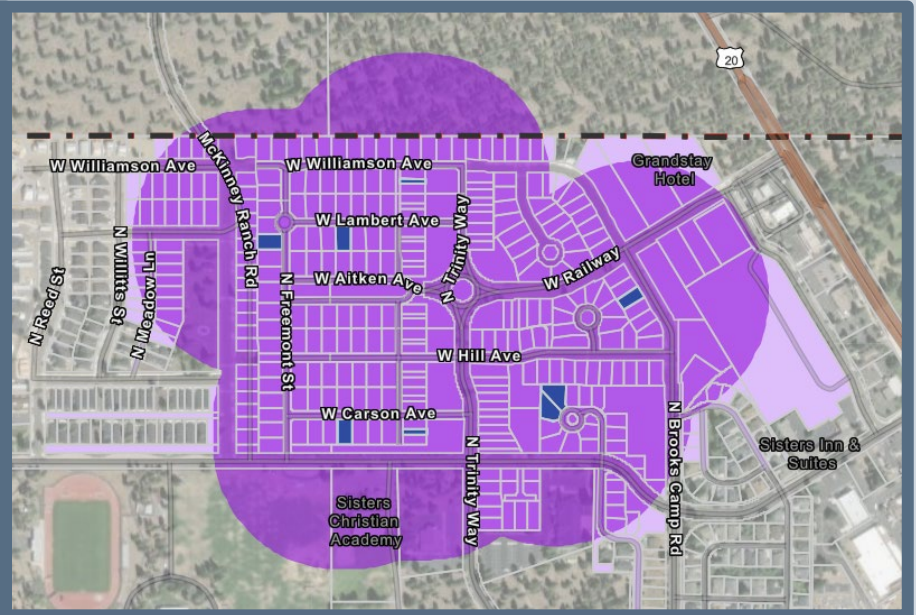
- Downtown Commercial
- Highway Commercial
- Condominiums (any zone)

# ANALYSIS OF INCREASING CONCENTRATION LIMITS

## 250-Foot Concentration Limit

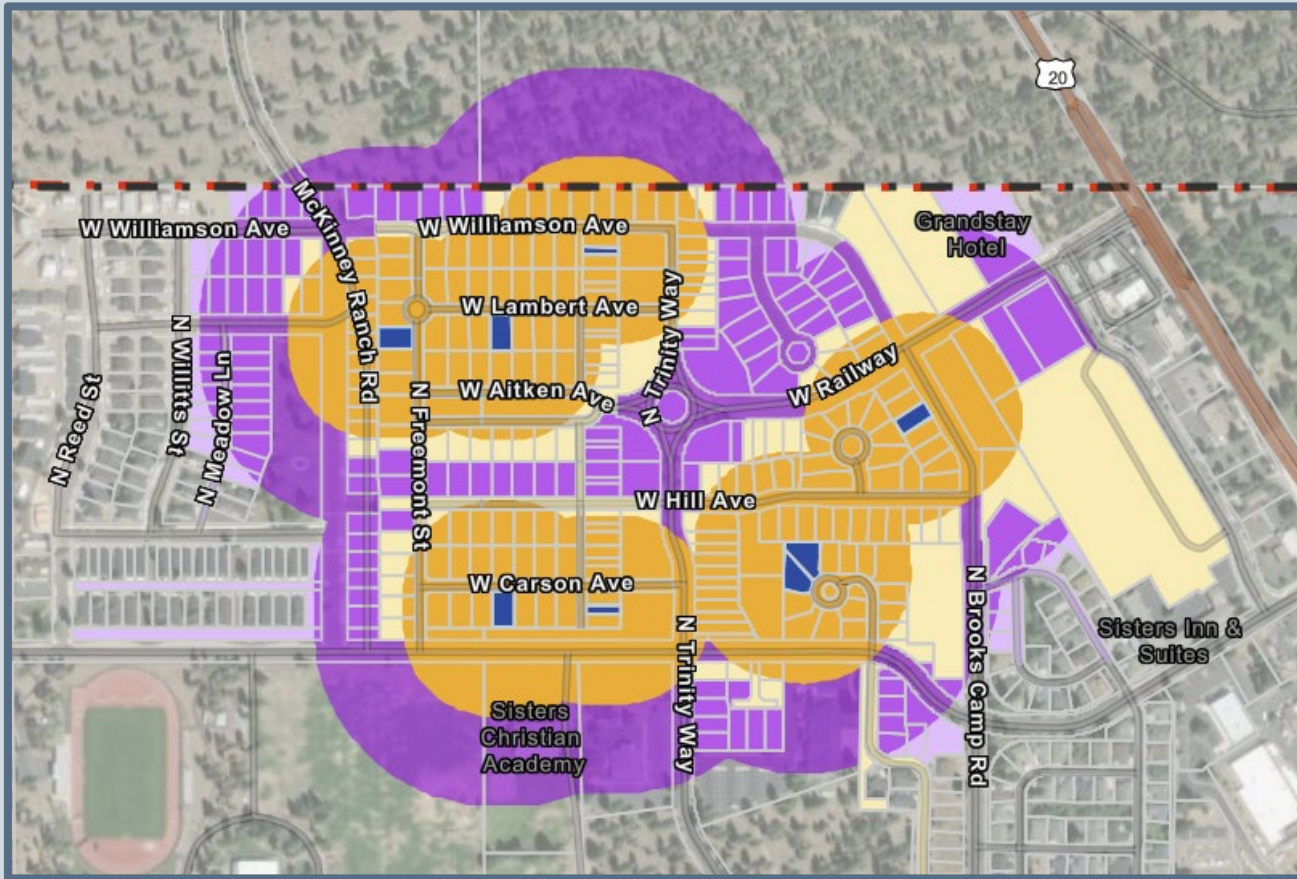


## 500-Foot Concentration Limit



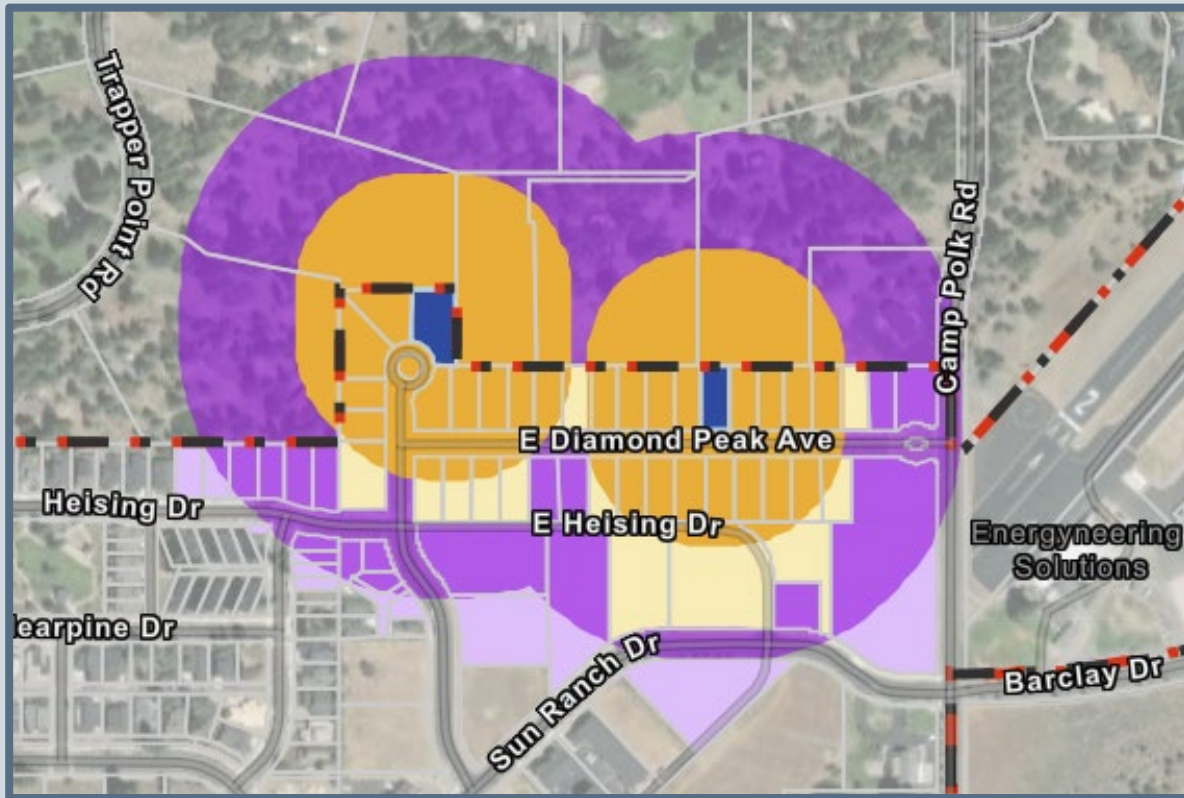


# ANALYSIS OF INCREASING CONCENTRATION LIMITS

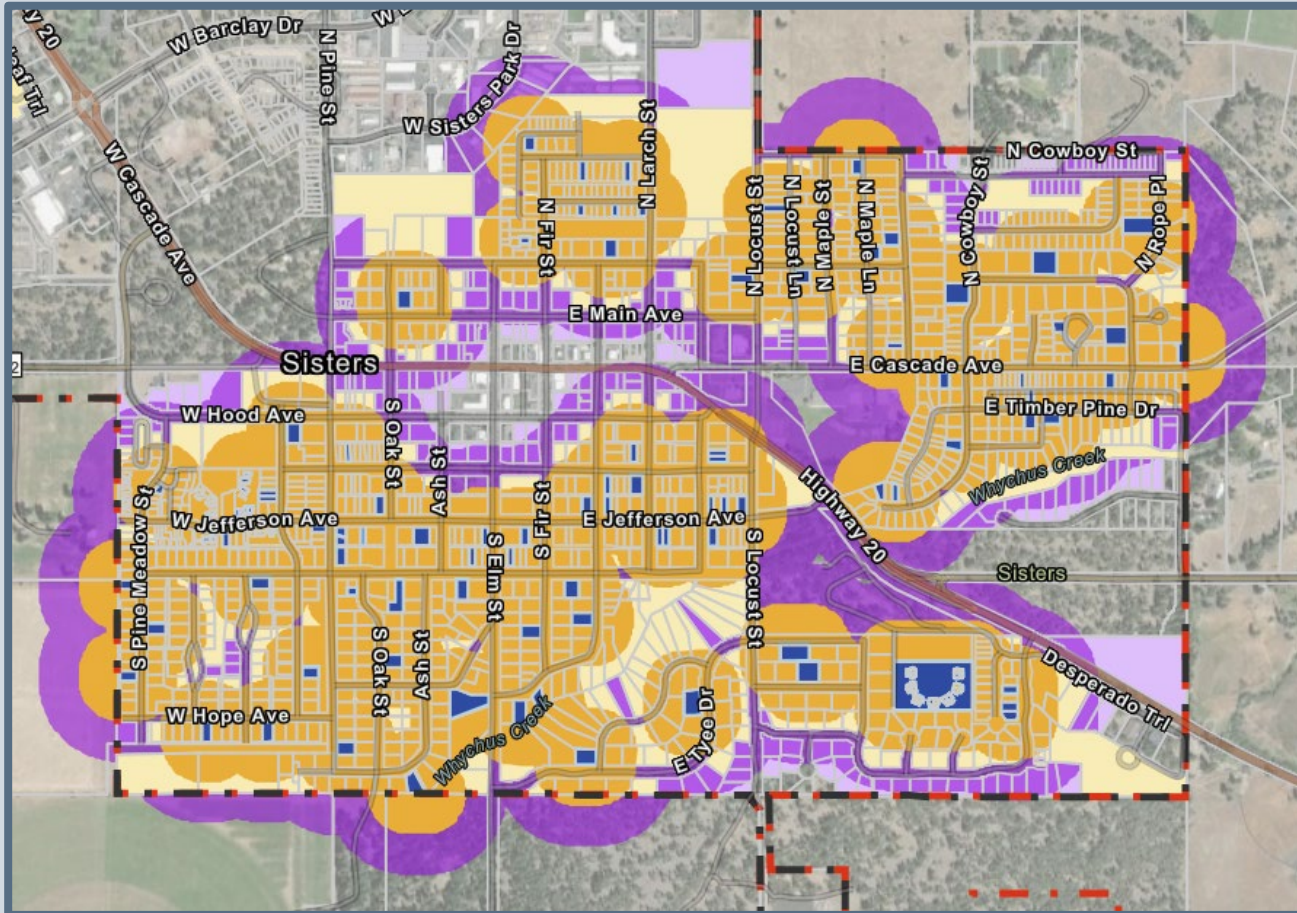


# ANALYSIS OF INCREASING CONCENTRATION LIMITS

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# ANALYSIS OF INCREASING CONCENTRATION LIMITS



# ANALYSIS OF INCREASING CONCENTRATION LIMITS

Zone District	Total Tax Lots	Concentration Buffer Distance (in feet)	Tax Lots Located in Buffer	% Tax Lots Located in Buffer
Residential (R)	1,113	250	692	74
		500	802	86
Multi-Family Residential (MFR)	1,091	250	558	57
		500	702	72
Residential-Pine Meadow Village (R-PMV)	157	250	122	91
		500	128	96
Sun Ranch Residential (SRR)	63	250	36	72
		500	47	94
North Sisters Business Park (NSBP)	53	250	6	12
		500	14	29
Downtown Commercial (DC)	337	250	141	53
		500	239	89
Highway Commercial (HC)	56	250	12	27
		500	24	53

## ELIGIBILITY IMPACT

### 500-Ft Buffer in Residential Districts

- **Residential District**
  - 14% Eligible (110 fewer lots)
- **Multi-Family Residential District**
  - 28% Eligible (144 fewer lots)

**Note:** Does not account for HOA / CC&Rs

### Applying Buffer in Commercial Districts

- **Downtown Commercial District**
  - 250-Ft. Buffer = 47% Eligible
  - 500-Ft. Buffer = 11% Eligible



# QUESTIONS?

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