

ORDINANCE 2022-1198

AN ORDINANCE ESTABLISHING A TEMPORARY MORATORIUM ON VACATION RENTALS WITHIN THE CITY OF REEDSPORT AND DECLARING AN EMERGENCY

WHEREAS, the City of Reedsport defines a vacation rental as: a dwelling unit that is rented out to a single party for a period of less than thirty (30) days in length where there are no primary occupants or where the residents who occupy the unit do so for less than two hundred seventy (270) days per year. A vacation rental is similar to a commercial lodging use. It is a primary use and is more commercial in nature than is a short-term rental.

WHEREAS, the City allows vacation rentals: (a) in permitted dwelling units, (b) in the residential and Commercial Mixed Use zones, (c) with a Conditional Use Permit and Business License, and (d) only if the rental can meet these standards, contained in Reedsport Municipal Code 10.64.030:

1. At least one (1) parking space per two (2) guests is required on site.
2. Occupancy is limited to not more than eight (8) guests per rental period.
3. The property owner shall obtain a Vacation Rental Operator's [Business] license and comply with the business licensing regulations.
4. The property owner shall comply with the Transient Room Tax provisions.

WHEREAS, the City of Reedsport City Council has expressed concerns about Vacation Rental(s) compromising the residential character of neighborhoods and depleting the City's needed housing inventory; and

WHEREAS, the City of Reedsport is awaiting the completion of a Housing Needs Analysis and Buildable Land Inventory; and,

WHEREAS, the City of Reedsport City Council wishes to place a temporary moratorium on the establishment of Vacation Rentals so that joint sessions may be scheduled with the City of Reedsport Planning Commission to discuss the findings of the Housing Needs Analysis and Buildable Land Inventory, and to make appropriate recommendations for updates to Reedsport's Municipal Codes governing vacation rentals; and,

WHEREAS, Oregon Revised Statute (ORS) 197.520 authorizes cities to impose a moratorium on the issuance of permits, including the approval of vacation rentals, upon demonstration of compelling need and findings in accordance with ORS 197.520(3)(a); and,

NOW, THEREFORE, THE CITY OF REEDSPORT ORDAINS AS FOLLOWS:

SECTION 1. MORATORIUM. The City shall halt the acceptance of Vacation Rental land use applications and business licenses for vacation rentals.

SECTION 2. SUNSET. This moratorium shall expire automatically without further action of the City Council, one hundred twenty (120) days after the date of adoption, unless repealed sooner by the City Council.

SECTION 3. EXTENSIONS. The City Council may extend the moratorium if it finds the issues necessitating a moratorium as described herein still exist and reasonable progress is being made to alleviate those issues. Such an extension may be for a period not to exceed six (6) months.

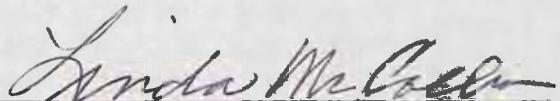
Section 4. EMERGENCY. In order to protect the public health, safety, and welfare and that the character of the City's residential neighborhoods is not compromised while the City reassesses its criteria for permitting vacation rental uses, an emergency is declared to exist, and this Ordinance is effective upon its adoption by the City Council.

EFFECTIVE DATE OF ORDINANCE. This Ordinance shall become effective immediately upon its adoption by the Reedsport City Council and its approval by the Mayor.

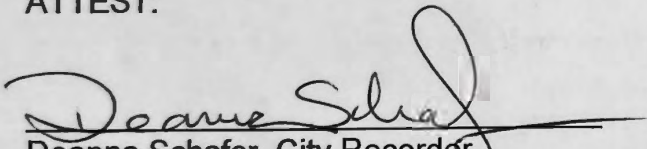
PASSED BY THE CITY COUNCIL this 5th day of December 2022.

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APPROVED BY THE MAYOR this 5th day of December 2022.


Linda McCollum, Mayor

ATTEST:


Deanna Schafer, City Recorder