

January 10, 2024

Rockaway Beach
City Council
Workshop





SHORT TERM RENTALS

January 2024



ORDINANCE 2024-01

This evening, the Rockaway Beach City Council will be considering amending its current STR ordinance, placing a “cap” on the number of STR permits it would allow to be issued.

To aid this conversation, City staff have compiled this data to help facilitate their deliberations.



HOW OTHER CITIES PERMIT STRS



BAY CITY

Bay City has placed a cap on STRs at 5% of the housing stock.

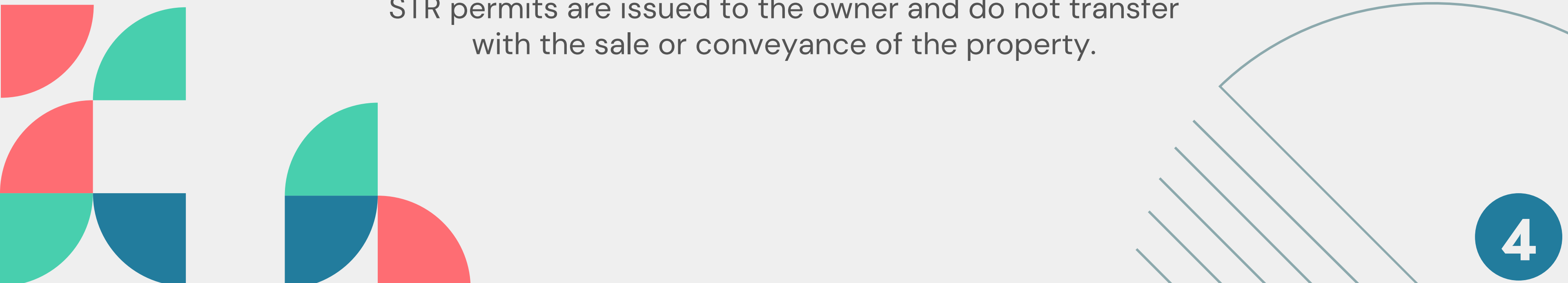
Bay City has imposed the following distances be maintained between STRs:

1 block or 200' in the M1 and S3 zones

2 blocks or 400' in the L1 zone

There are no distance minimums in the NH1 zone

STR permits are issued to the owner and do not transfer with the sale or conveyance of the property.





GARIBALDI

Garibaldi allows STRs conditionally in the R1 zone if they are located South of Hwy 101 or if they are accessed privately from Hwy 101.

STRs are allowed outright in the C1 and D1 zones.



WHEELER

STRs are not permitted within Wheeler.



NEHALEM

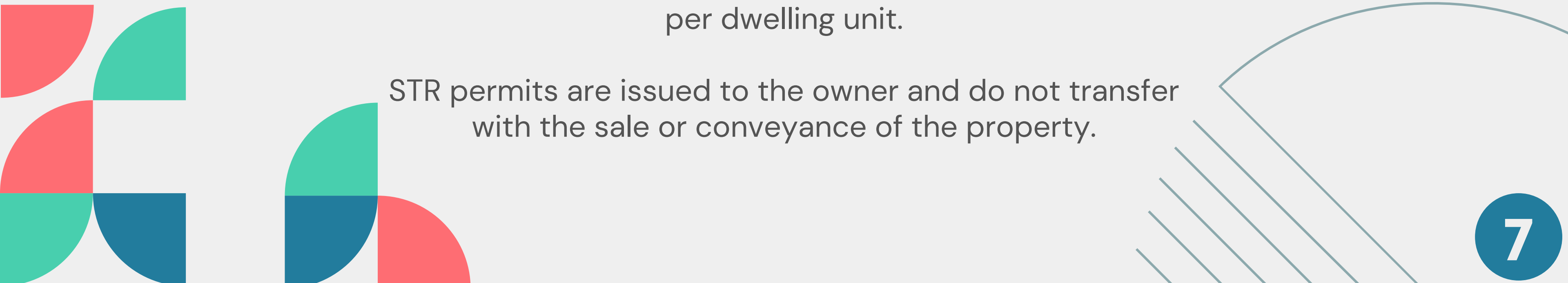
Nehalem does not have a cap on STRs.

STRs are allowed in any residential or mixed-use structure, as long as the STR does not entail the conversion of an existing commercial use to residential.

STRs may not be located within a 150' radius of another STR.

STR permits are limited to 1 permit per individual and 1 permit per dwelling unit.

STR permits are issued to the owner and do not transfer with the sale or conveyance of the property.



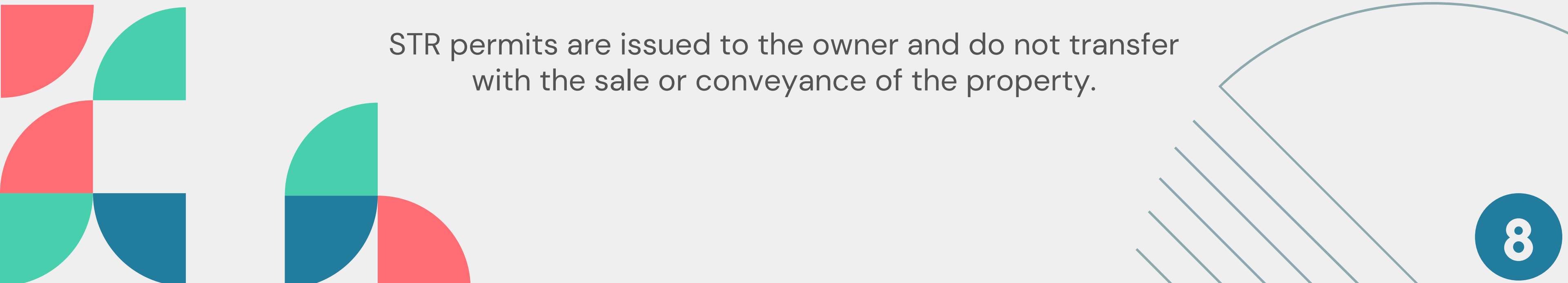


MANZANITA

Manzanita has placed a cap on STRs in the R2, R3 and SRR zones, limiting STRs to 17.5% of the dwelling units within these zones. The STR cap does not apply to other zones.

STR permits are limited to 1 permit per individual and 1 permit per dwelling unit.

STR permits are issued to the owner and do not transfer with the sale or conveyance of the property.



UNICORPORATED AREAS

Tillamook County established a cap on the 21 suburban areas based on number of currently operating STRs, plus an additional 1%. For example, Rockaway Beach's UGB had 80 STRs (17% of the housing stock), so the cap for this suburban area is 18%.

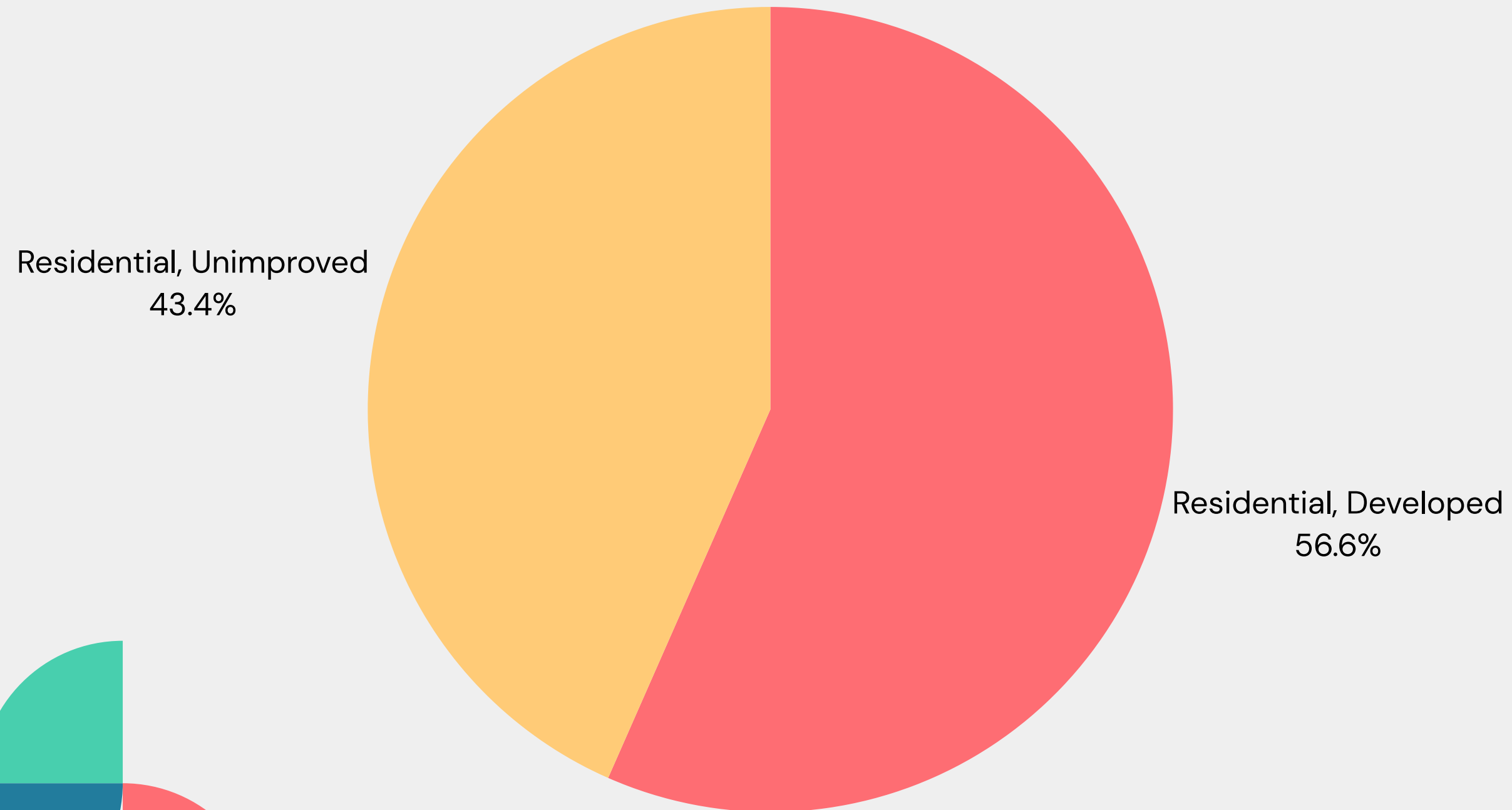
Outside of the suburban areas, STRs permits are not allowed on contiguous properties (i.e. STRs cannot be located contiguously to another STR).

STR permits are limited to 1 permit per individual.

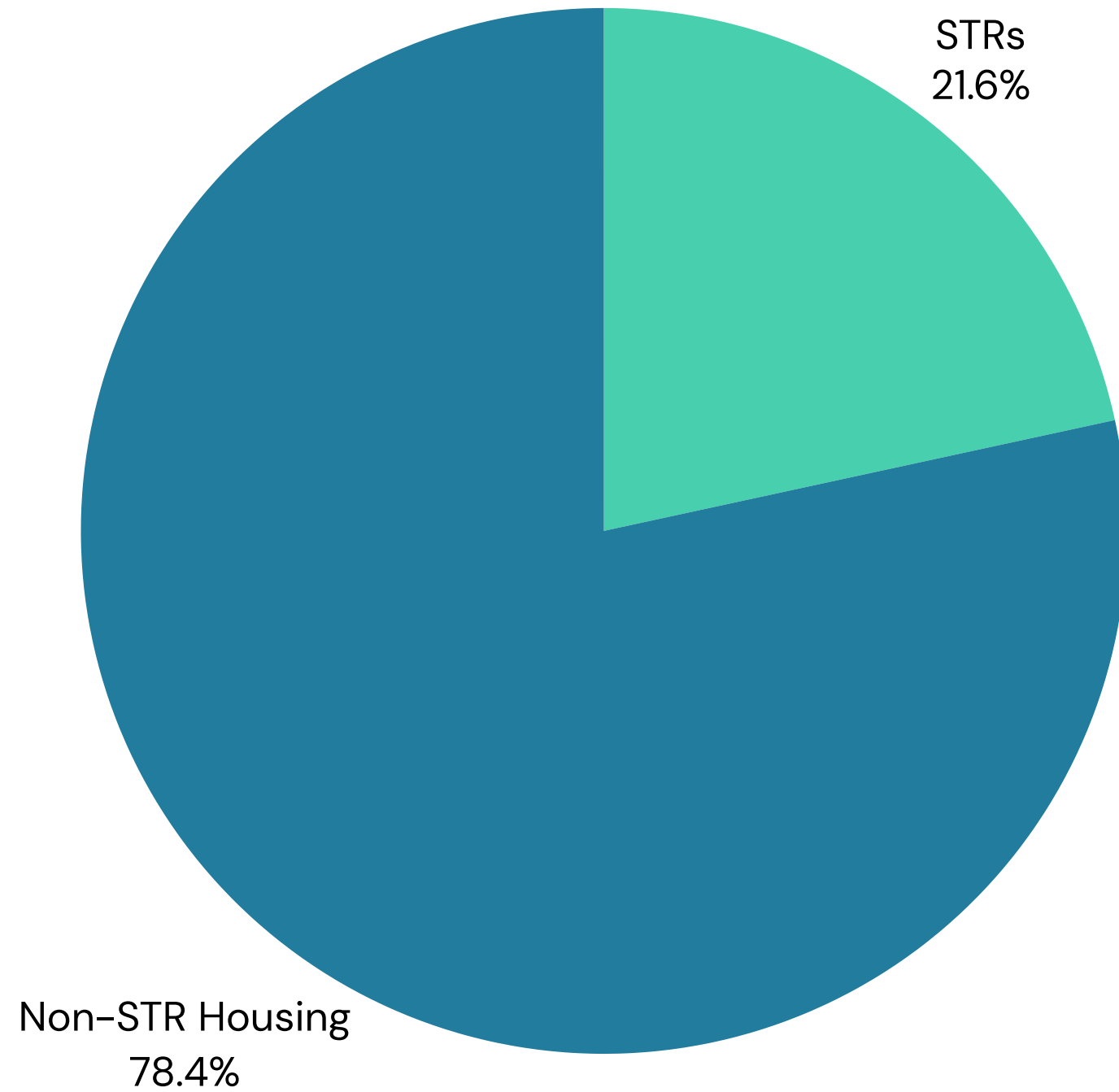
STR permits are issued to the permit holder and may be transferred 1 time to another licensee who does not already hold an STR license. This limitation does not apply to family members (i.e. multiple transfers may occur between family members).

TOTAL LANDS

There are 2,104 improved, residential properties in Rockaway Beach and 1,612 unimproved residential properties.



OUR HOUSING STOCK

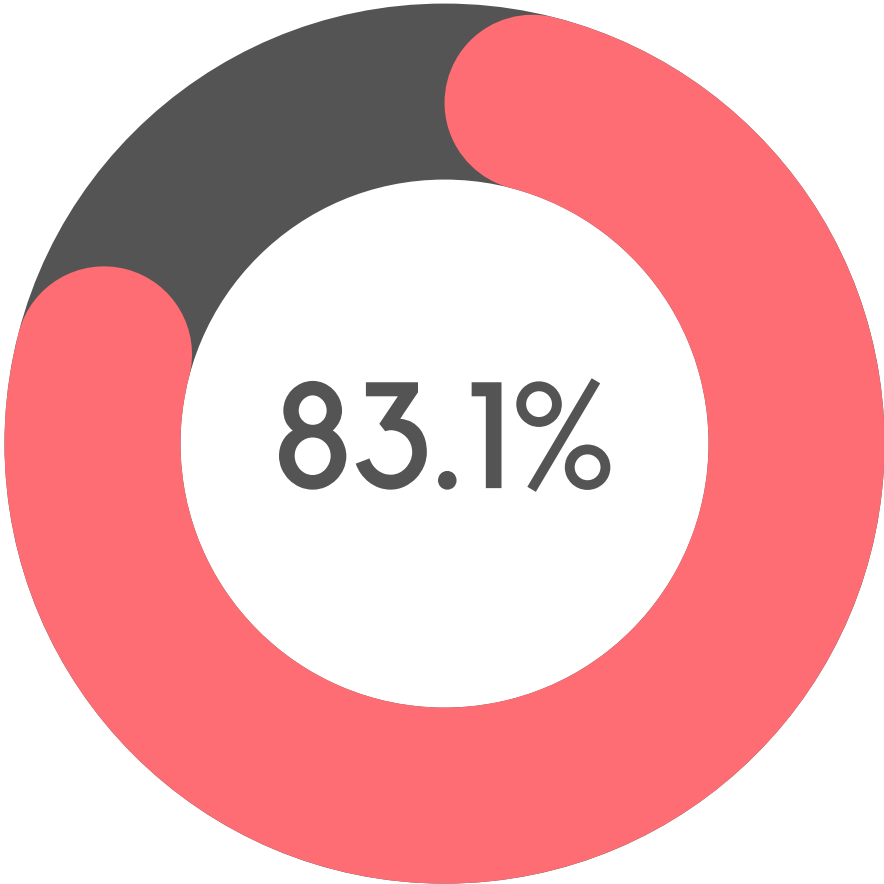
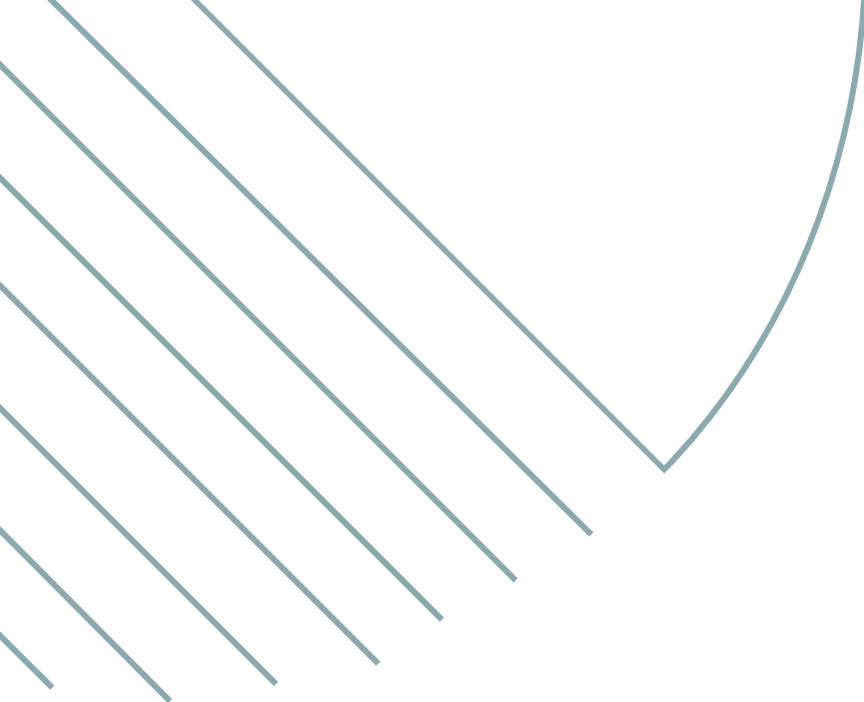


There are currently **455*** STRs in Rockaway Beach.

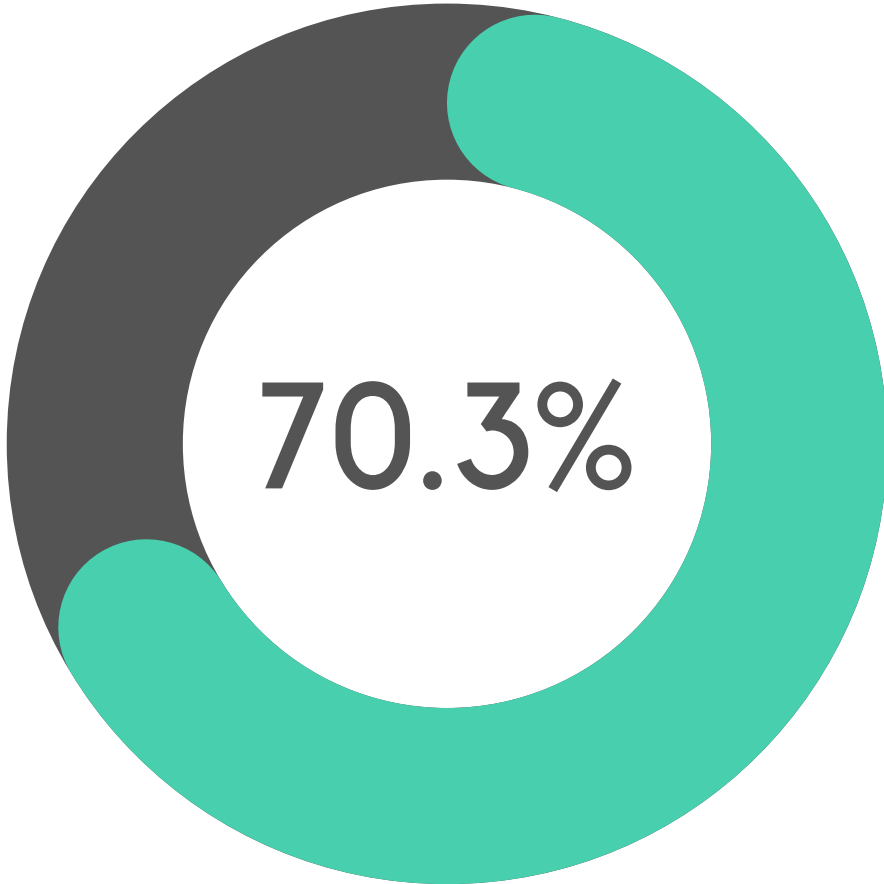
Of the properties that have been developed for residential use, STRs make up 21.6% of our available housing stock.

*Additionally, there are 8 STR permits currently under review by City Staff. As these permits have not been issued, the under-review permits are not included in this data.

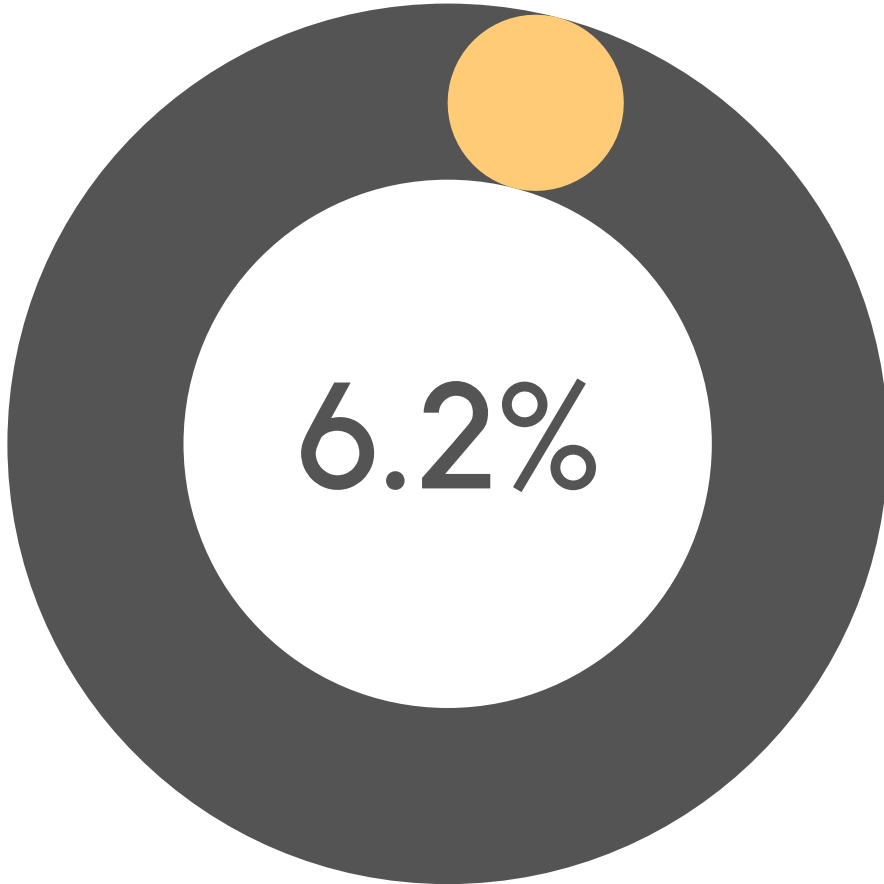
WHO OWN STRS



OWN A SINGLE STR

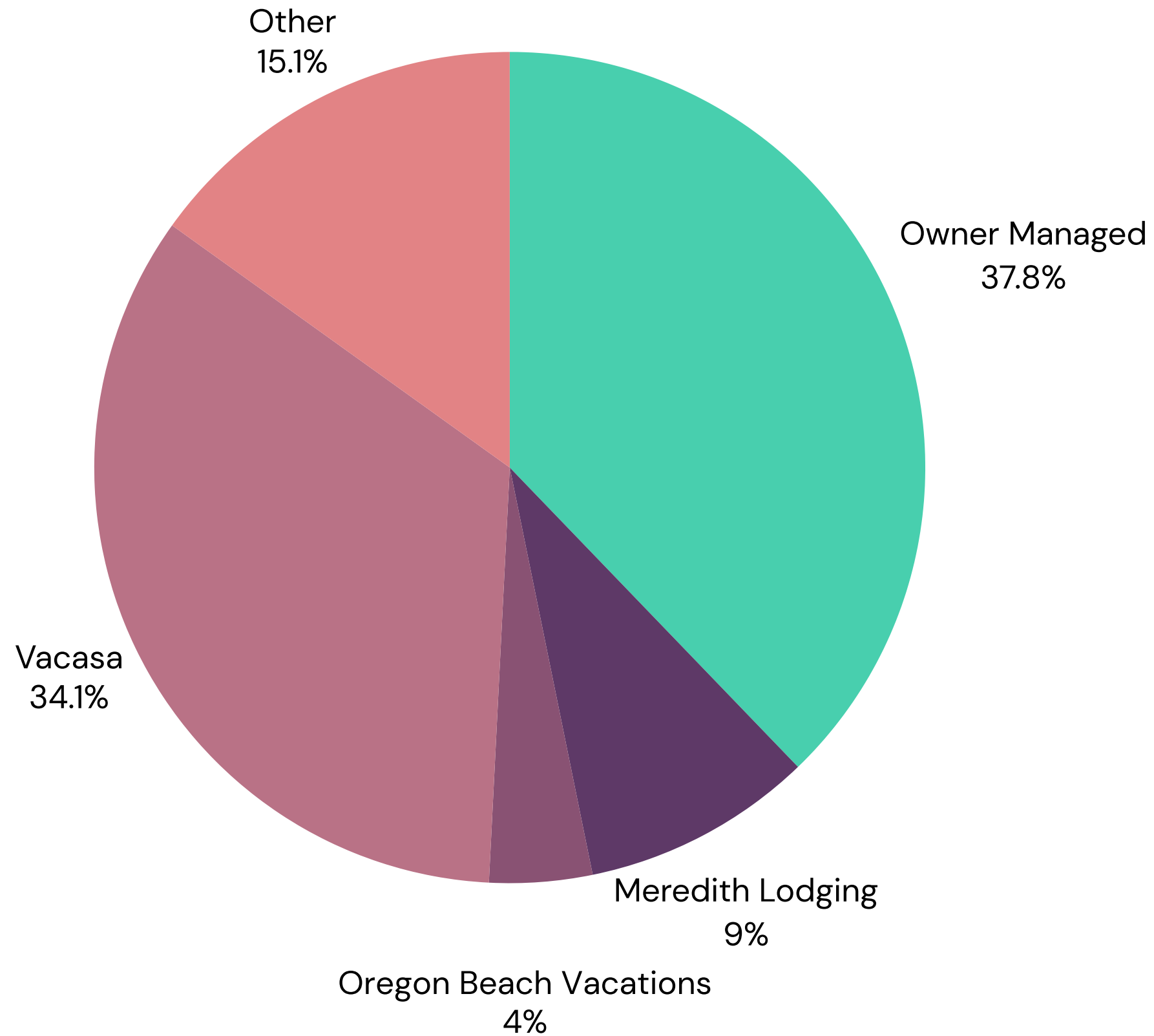


ARE OREGONIANS



ARE FROM ROCKAWAY

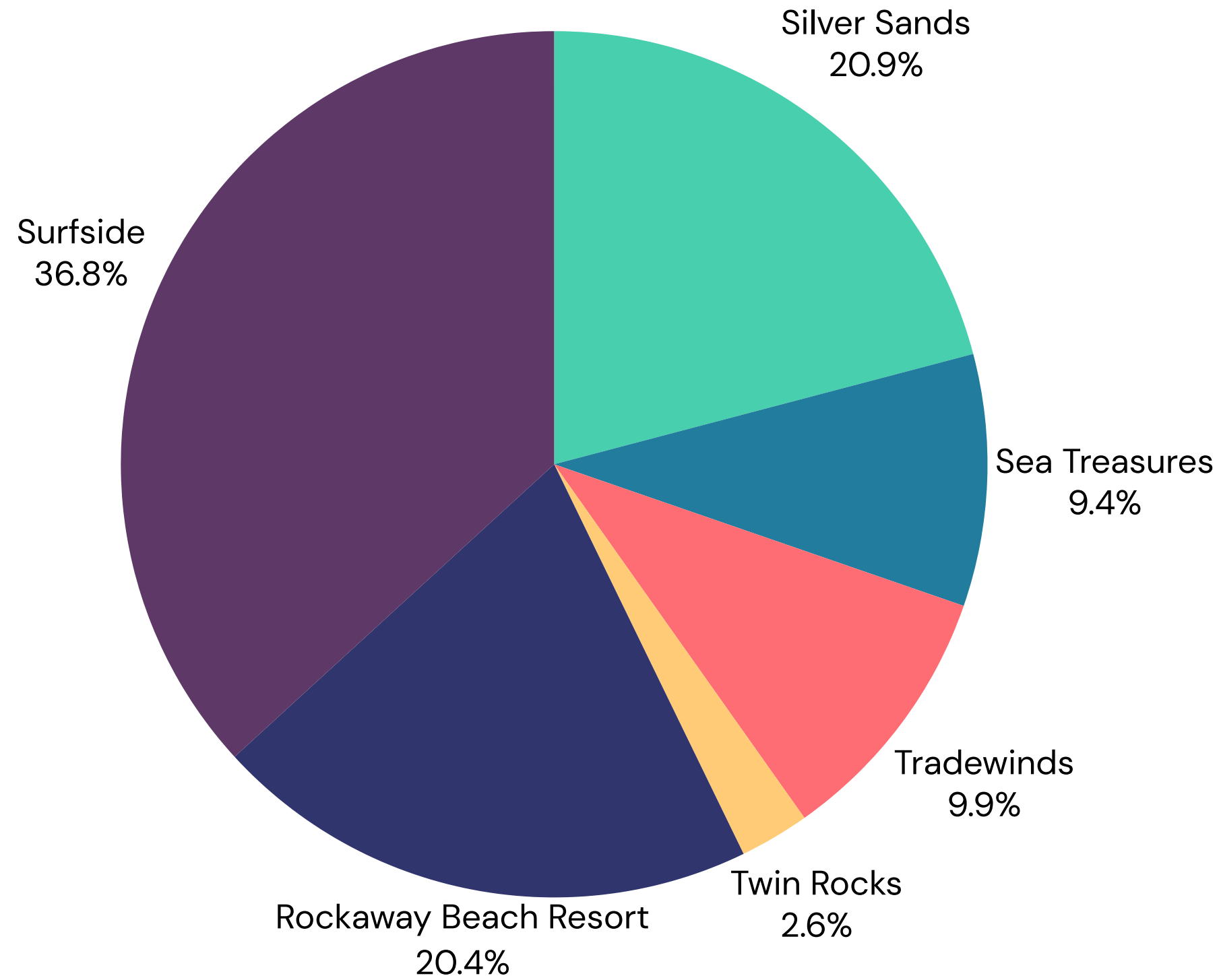
MANAGING AGENCIES



This graphic shows the percentage of properties managed by the property owners, Meredith Lodging, Oregon Beach Vacations, Vacasa or by another third party agency.



HOTELS



In addition to STRs, Rockaway Beach is home to 6 hotels, which make up over 24.4% of the available hotel rooms in Tillamook County.

This graph shows the availability of rooms, per hotel.

In total, these hotels can provide occupancy for 762 visitors.