

ORDINANCE 2022-01-1091

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WHITE SALMON,
WASHINGTON, DECLARING A TEMPORARY SHORT-TERM RENTAL
MORATORIUM EXTENSION**

WHEREAS, WSMC Chapter 17.08 defines a short-term rental as a residential lodging use, that is not a hotel or motel or bed and breakfast, in which a dwelling unit, or portion thereof, is offered or provided to a guest(s) by the residence owner or operator for a fee for fewer than thirty consecutive nights;

WHEREAS, a short-term rental may also include structures, buildings, and residences where the owner or manager is either on site or not, and includes but is not limited to properties that are advertised on internet platforms such as Airbnb, VRBO and HomeAway, and;

WHEREAS, short-term rentals have potential negative impacts on residential areas not originally anticipated, including but not limited to nuisance impacts such as excess garbage, insufficient parking, excess noise, trespassing, infringement upon privacy, increased fire risk, zoning code violations, inadequate insurance coverage, excess demands upon law enforcement, and other negative impacts on the peaceful enjoyment of neighborhoods and public health, safety, and welfare, and;

WHEREAS, the proliferation of short-term rentals also has a potential negative impact on the economy of the city, exacerbating the scarcity of available long-term housing for permanent residents as well as creating excess demands on public services and facilities, and;

WHEREAS, short term rentals have potential positive impacts by providing a higher return on investment for homeowners wishing to offset their own housing costs, enabling some residents and their families to remain in the City of White Salmon, and;

WHEREAS, short term rentals have potential positive impacts on the economy of the city by increasing tourist-generated income, such as sales taxes, while also increasing sales for many local businesses, and;

WHEREAS, these stated impacts from short-term rentals make the city inclined to impose reasonable regulations on the practice, and

WHEREAS, in order to have effective and appropriate regulation of short-term rentals, the city needs to maintain the status quo until such time as new short-term rental land use regulations can be considered by the Planning Commission and adopted by the City Council, and;

WHEREAS, a moratorium pertaining to the designation, permitting, construction, development, expansion, remodeling, creation, locating, and siting, etc., of short-term rental uses was enacted on July 21, 2021, and;

WHEREAS, that moratorium was for a period not to exceed six months, expiring January 21, 2022; and

WHEREAS, the City Council and Planning Commission have conducted public hearings regarding the short term rental ordinances on October 27, 2021; December 1, 2021; and January 5, 2022 to receive public input, and conducted a public hearing with regard to this extension on January 19, 2022. Notwithstanding, the council is working to complete the ordinance and expects to complete it well within the allowed six-month extension allowed under RCW 35.63.200; and

WHEREAS, the Council finds adopting a six-month extension to the short term rental moratorium is in the public's best interest with the goal of lifting the moratorium upon enactment of ordinances well within the extension period.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WHITE SALMON, STATE OF WASHINGTON DO ORDAIN AS FOLLOWS:

SECTION 1. Short-term Rental Moratorium Extension Adopted.

1. The above recitals are hereby adopted as final findings and conclusions herein.
2. The City of White Salmon does hereby extend its short-term rental moratorium of July 21, 2021 for an additional six-month period on the designation, permitting, construction, development, expansion, remodeling, creation, locating, and siting of new short-term rental properties.
3. This moratorium extension shall be for a period not to exceed six months unless shortened upon adoption of short-term rental ordinances or otherwise extended pursuant to RCW 35.63.200 for good cause by resolution at a later date.

SECTION 2. Severability. If any section, subsection, sentence, clause, phrase, or other portion of this Ordinance, or its application to any person, is, for any reason, declared invalid, in whole or in part by any court or agency of competent jurisdiction, said decision shall not affect the validity of the remaining portions hereof.

SECTION 3. Emergency Ordinance. This ordinance, passed by a majority plus one of the whole membership of the City Council as a public emergency ordinance necessary for the protection of the public health, public safety, public property, or public peace, shall be effective immediately upon its passage.

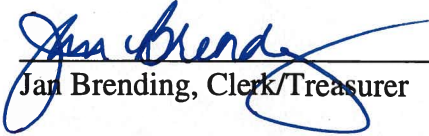
ADOPTED this 19th day of January, 2022.

CITY OF WHITE SALMON



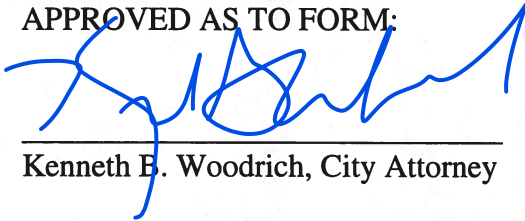
Marla Keethler, Mayor

ATTEST:



Jan Brending, Clerk/Treasurer

APPROVED AS TO FORM:



Kenneth E. Woodrich, City Attorney