

From: Ross Henry <rossh@ci.white-salmon.wa.us>
Sent: Monday, November 8, 2021 11:39 AM
To: Brendan Conboy <planner@ci.white-salmon.wa.us>
Subject: STR thoughts
Hi Brendan,

I have spent the last week talking to a lot of White Salmon residence. I apologize for not getting my revisions in last week. Nonetheless, I figured I could give you a rundown of what I am thinking.

In talking with folks who were involved with the STR's in Hood River there was big opposition to STRs. It became a battle and folks lost sight of middle ground or a measured approach. It really divided the city...

Currently, we don't have a big public out cry against STR's. None the less I believe they exist.

I recommend we take a measured approach that puts regulation on STR's, however, gives us room to adjust once we see how the dust settles, 3-5 years down the road. I believe that there needs to be an owner-occupied component to STR's. If that doesn't exist the homeowners need to realize this is a commercial use in a residential zone. I think we need to find out how many STR homes are currently being owned by out-of-town/second-home residence. Assuming there is a few then I propose we grandfather them in for 8 + years, once they sell that goes away. As well as limit the days they can STR. Probably 180 days. Moving forward non-owner occupied is not allowed.

For those who are owner-occupied, we allow them to operate as they have as long as they follow the rules with no limit on days. I don't see how limiting days will change anything for the city/community. If they live there those days will be limited based on that.

Overall I say we limit the STR's to 10% of total housing stock. No lottery. First in, create a waiting list. We can adjust this number as needed. The STR's in the commercial district doesn't count towards this number.

I'm undecided on CUP vs permit...

ADU's should be allowed as an STR to start. As long as the owner lives in the primary and is their primary. I think moving forward we limit the red tape to the ADU process and we can reduce hookup fees if the owner will rent them long term. I do think there are a fair amount of people using this income to afford to live in White Salmon.

In the commercial district, I don't think we limit based on percentages. If someone wants to build an STR/hotel then they need to build to Hotel standards. Existing houses shouldn't be restricted but building new homes as an STR should be limited.

Feel free to give me a call if you have any questions. I hope we can get this off to the council and put in place ASAP.

Thanks,
Ross