



# CITY OF WHITE SALMON

<b>Meeting Date:</b>	<b>October 27, 2021</b>	<b>Meeting Title:</b>	<b>Planning Commission</b>
<b>Submitting Department:</b>	<b>Planning Department</b>	<b>Presenter:</b>	<b>Brendan Conboy, City Planner</b>
<b>Agenda Item:</b>	<b>Short Term Rental (STR) Moratorium – Draft Text Amendments to WSMC 5.02 Short-Term Rental</b>	<b>Public Comment:</b>	<b>Yes</b>

### **Purpose and Policy Considerations**

On July 21, 2021, the White Salmon City Council adopted [Ordinance 2021-07-1083](#), a Moratorium on New Short-term Rentals (STR) for a period of time not to exceed six months, unless extended for good cause pursuant to [RCW 35.63.200](#).

The ordinance requires that the Council hold a public hearing within 60 days of the of the moratorium taking effect. On September 1, 2021, the City Council held a public hearing and voted unanimously in favor of extending the moratorium until such time that regulations may be enacted. Council directed staff to begin refining the focus of proposed regulations with the Planning Commission ([Staff Report](#), [Video](#), [Minutes](#)). The intent of the moratorium is to respond to repeated and substantial complaint from members of the public citing the adverse impacts of unregulated STR uses across the community, broadly speaking. Council made key findings for the moratorium detailed in the ordinance.

### **Planning Commission: August 25, 2021**

Staff brought the matter before the Planning Commission for a work session on August 25, 2021, to gather feedback to provide the Council prior to the public hearing on September 1, 2021 ([Video](#), [Staff Report](#)).

### **Planning Commission: September 22, 2021**

Staff brought the matter before the Planning Commission for a second work session on September 22, 2021, to further refine outstanding issues the Planning Commission still sought consensus on. ([Video](#), [Staff Report](#))

### **Recommendation**

Staff recommends that the Planning Commission discuss the proposed draft text amendments (Exhibit A) and provide direction to staff. Staff will then prepare any necessary reports and draft ordinances to bring back to the City Council at a public hearing.