

STATE OF CALIFORNIA, COUNTY OF SISKIYOU
BOARD OF SUPERVISORS
MINUTE ORDER, AUGUST 6, 2019

Public Hearings – Community Development – Planning Division - Continued public hearing for the second reading of an ordinance of the County of Siskiyou amending Chapter 6 of Title 10 of the Siskiyou County Code to limit vacation rentals within the sphere of influence of the City of Mt. Shasta to properties of 2.5 acres or greater in size. Ordinance 19-09 adopted.

This was the time set for a continued public hearing for the second reading of an ordinance of the County of Siskiyou amending Chapter 6 of Title 10 of the Siskiyou County Code to limit vacation rentals within the sphere of influence of the City of Mt. Shasta to properties of 2.5 acres or greater in size, having been introduced on July 2, 2019.

Chair Criss and Deputy County Clerk Wendy Winningham provided a brief overview of the proposed ordinance and public hearing information.

Assistant County Counsel Natalie Reed provided a brief history of the proposed ordinance to limit vacation rentals within the sphere of influence of the City of Mt. Shasta to parcels 2.5 acres or larger in size, advising that, although the Planning Commission did not recommend approval of the proposed ordinance, the Board of Supervisors discussed the issue and approved the first reading of the ordinance on July 2, 2019.

In response to Chair Criss, Deputy County Clerk Wendy Winningham advised that the Clerk's Office and the Board received correspondence from Realtor/Broker Sherry Anderson sharing support for codification of Resolution 03-121 via adoption of the proposed ordinance.

There being no public comments received, the public hearing was declared closed.

Supervisor Nixon advised of reviewing the audio from the July 2, 2019 first reading public hearing in order to participate and vote for the second reading of the proposed ordinance. Supervisor Nixon spoke in support of adopting the proposed ordinance to limit vacation rentals in the certain Mt. Shasta area, and encouraged those area property owners wishing to pursue vacation rentals on their smaller properties work together to develop a method to address and self-police vacation rental operations in that area in a way to not negatively impact their neighbors.

It was moved by Supervisor Kobseff and seconded by Supervisor Valenzuela to introduce, waive and approve the second reading and adopt the Ordinance to amend Article 15, Chapter 6 of title 10 of the Siskiyou County Code regarding vacation rentals within the sphere of influence of the City of Mt. Shasta and adopt the CEQA exemption. The Clerk read the ordinance title into the record and the motion to adopt Ordinance 19-09 carried unanimously.

I certify that the foregoing is a full, true and correct copy of a Minute Order adopted by the Board of Supervisors, Siskiyou County, State of California.

ATTEST: LAURA BYNUM, County Clerk and ex-Officio Clerk of the
Siskiyou County Board of Supervisors.

By: _____
Deputy



STATE OF CALIFORNIA, COUNTY OF SISKIYOU
BOARD OF SUPERVISORS
MINUTE ORDER, JULY 2, 2019

PUBLIC HEARINGS - COMMUNITY DEVELOPMENT - PLANNING DIVISION - Public hearing for the first reading of an ordinance of the County of Siskiyou amending Chapter 6 of Title 10 of the Siskiyou County Code to limit vacation rentals within the sphere of influence of the City of Mt. Shasta to properties of 2.5 acres or greater in size. First reading approved. Public hearing continued to August 6, 2019 at 10:30a.m.

This was the time set for a public hearing for the first reading of an ordinance of the County of Siskiyou amending Chapter 6 of Title 10 of the Siskiyou County Code to limit vacation rentals within the sphere of influence of the City of Mt. Shasta to properties of 2.5 acres or greater in size.

Chair Criss opened the public hearing.

Deputy County Clerk Wendy Winningham read the ordinance information into the record.

Community Development Director Christy Cummings Dawson provided a staff report, including a brief history of earlier discussions regarding County Resolution 03-121 related to vacation rentals within the sphere of influence of the City of Mt. Shasta. Ms. Cummings Dawson advised that the Board of Supervisors requested input from the Siskiyou County Planning Commission with regards to the portion of Resolution 03-121 concerning the 2.5 acre parcel size and that the Planning Commission had expressed concerns.

Ms. Cummings Dawson summarized the concerns, including potential unfairness by requiring only parcels 2.5 acres and larger to be permitted within this area (other vacation rentals in the County are not similarly limited in parcel size) and possible negative impacts to Transient Occupancy Tax (TOT) revenues. Ms. Cummings Dawson further advised that the Planning Commission did not approve the proposed zoning text amendment to codify that portion of Resolution 03-121 related to the 2.5 acre or larger parcel size.

In response to Chair Criss, Ms. Winningham advised that the Clerk's Office received correspondence from Kathryn and Mike Mason and from Michael Williams related to this issue.

Mt. Shasta residents Mike and Kathryn Mason spoke in opposition to the proposed zoning text amendment to limit the minimum parcel size for permitted vacation rentals within the sphere of influence of the City of Mt. Shasta, sharing concerns that the City of Mt. Shasta's vacation rentals were not similarly limited by parcel size and the unfair restriction on those properties located within the City's sphere of influence.

Continued.....

I certify that the foregoing is a full, true and correct copy of a Minute Order adopted by the Board of Supervisors, Siskiyou County, State of California.

ATTEST: LAURA BYNUM, County Clerk and ex-Officio Clerk of the
Siskiyou County Board of Supervisors.

By: _____
Deputy



STATE OF CALIFORNIA, COUNTY OF SISKIYOU
BOARD OF SUPERVISORS
MINUTE ORDER, JULY 2, 2019

PUBLIC HEARINGS - COMMUNITY DEVELOPMENT - PLANNING DIVISION – (continued)

Brief discussion followed between members of the Board and Mr. Mason regarding the Mason's need to be permitted as a vacation rental, their plans to apply for a vacation rental permit, although their property size is less than 2.5 acres and the Mason's understanding that they pay TOT taxes through their property management agency.

South County residents Steve Pigoni and Mark Russell spoke in support of codifying that portion of Resolution 03-121 and the 2.5 acre minimum parcel size for permitting vacation rentals in the City's sphere of influence, sharing concerns regarding the negative impacts associated with vacation rentals situated on smaller acre lots in residential neighborhoods.

South County resident Dan Nelson requested the ability to develop rental space/room within his home that is located on a lot smaller than 2.5 acres in size and near Mt. Shasta.

Supervisors Valenzuela and Kobseff spoke in support of codifying the 2.5 acre minimum parcel size requirement, advising that the Board of Supervisors originally intended for the requirement to be codified in 2003. Supervisor Valenzuela shared concerns regarding the County's limited Code Enforcement staffing available to enforce the regulations.

Discussion followed between members of the Board, Ms. Cummings Dawson and County Administrator Terry Barber regarding plans to develop similar regulations for vacation rentals Countywide, the potential negative impacts to private road conditions from increased traffic, for vacation rental properties on smaller, residential lots, the complaint-driven process related to enforcing vacation rental violations, the state and countrywide issues surrounding vacation rentals and the current lack of regulation that would prohibit the rental of a room within a home (to clarify Mr. Nelson's request).

It was moved by Supervisor Valenzuela and seconded by Supervisor Kobseff to introduce, waive and approve the first reading of the proposed ordinance to amend Article 15, Chapter 6 of Title 10 of the Siskiyou County Code regarding vacation rentals within the sphere of influence of the City of Mt. Shasta and direct the Clerk to schedule a continued public hearing on adoption of the CEQA exemption and a second reading of the ordinance amending Article 15 on August 6, 2019 at 10:30a.m. The Clerk read the ordinance title into the record and the motion carried with Supervisors Haupt, Kobseff, Valenzuela and Criss voting YES and Supervisor Nixon ABSENT.

I certify that the foregoing is a full, true and correct copy of a Minute Order adopted by the Board of Supervisors, Siskiyou County, State of California.

ATTEST: LAURA BYNUM, County Clerk and ex-Officio Clerk of the
Siskiyou County Board of Supervisors.

By: _____
Deputy



AGENDA WORKSHEET

Submit completed worksheet to:
Siskiyou County Clerk, 510 N Main St, Yreka, CA

Regular Time Requested: 10 minutes Meeting Date: 8/6/2019 80
OR
Consent

Contact Person/Department: Rachel Jereb, Community Development Phone: 8206
Address: 806 S. Main St. Cvel
19-09

Person Appearing/Title: Rachel Jereb, Associate Planner

Subject/Summary of Issue:

Second Reading of Zoning Text Amendment Ordinance: Review and possibly take action on a proposed zoning text amendment to Article 15, Chapter 6, of Title 10 of the Siskiyou County Code regarding vacation rentals. More specifically, the project would require vacation rentals within the sphere of influence of the City of Mt. Shasta to be on parcels of 2.5 acres or larger (Z1905).

Financial Impact:

NO <input checked="" type="checkbox"/>	Describe why no financial impact: Limits area of use permit issuance only.		
YES <input type="checkbox"/>	Describe impact by indicating amount budgeted and funding source below		
Amount:	_____		
Fund:	Description: _____	Org.: _____	Description: _____
Account:	Description: _____		
Activity Code:	Description: _____		
Local Preference: YES <input type="checkbox"/>	NO <input type="checkbox"/>		
For Contracts – Explain how vendor was selected:			
Additional Information: <u>4/5 vote required</u>			

Recommended Motion:

1. Introduce, waive, and approve the second reading and adopt Ordinance to amend Article 15, Chapter 6 of Title 10 of the Siskiyou County Code regarding vacation rentals within the sphere of influence of the City of Mt. Shasta and adopt the CEQA exemption.

Reviewed as recommended by policy:	
County Counsel	_____
Auditor	_____
Personnel	_____
CAO	_____

Special Requests:	
Certified Minute Order(s)	Quantity: _____
Other:	_____

NOTE: For consideration for placement on the agenda, the original agenda worksheet and backup material must be submitted directly to the Board Clerk (after reviewing signatures have been obtained) by 12:00 p.m. on the Wednesday prior to the Board Meeting.

highlighted
Planes
8/8/19

AGENDA WORKSHEET

Andrew. 8/6/19 @

Submit completed worksheet to: 10:30A
Siskiyou County Clerk, 510 N Main St, Yreka, CA

Regular Time Requested: 10 minutes Meeting Date: 7/2/2019

OR
Consent CB

Contact Person/Department: Christy Cummings Dawson, Community Development Phone: 8206

Address: 806 S. Main St.

Person Appearing/Title: Christy Cummings Dawson, Director

Subject/Summary of Issue:

Review and possibly take action on a proposed zoning text amendment to Article 15, Chapter 6, of Title 10 of the Siskiyou County Code regarding vacation rentals. More specifically, the project would require vacation rentals within the sphere of influence of the City of Mt. Shasta to be on parcels of 2.5 acres or larger (Z1905).

Financial Impact:

NO Describe why no financial impact: Limits area of use permit issuance only.

YES Describe impact by indicating amount budgeted and funding source below

Amount: _____
Fund: _____ Description: _____ Org.: _____ Description: _____
Account: _____ Description: _____
Activity Code: _____ Description: _____

Local Preference: YES NO

For Contracts – Explain how vendor was selected:

Additional Information: 4/5 vote required

Recommended Motion:

1. Introduce, waive, and approve the first reading of the proposed Ordinance to amend Article 15, Chapter 6 of Title 10 of the Siskiyou County Code regarding vacation rentals within the sphere of influence of the City of Mt. Shasta; and 2. Direct the Clerk to schedule a continued public hearing on adoption of the CEQA exemption and a second reading of the ordinance amending Article 15.

Reviewed as recommended by policy:
County Counsel _____
Auditor _____
Personnel _____
CAO _____

Special Requests:
Certified Minute Order(s) _____ Quantity: _____
Other: _____

NOTE: For consideration for placement on the agenda, the original agenda worksheet and backup material must be submitted directly to the Board Clerk (after reviewing signatures have been obtained) by 12:00 p.m. on the Wednesday prior to the Board Meeting. Revised 1/15/15

ORDINANCE NO. 19-09

AN ORDINANCE OF THE COUNTY OF SISKIYOU AMENDING CHAPTER 6 OF TITLE 10 OF THE SISKIYOU COUNTY CODE TO LIMIT VACATION RENTALS WITHIN THE SPHERE OF INFLUENCE OF THE CITY OF MT SHASTA TO PROPERTIES OF 2.5 ACRES OR GREATER

THE BOARD OF SUPERVISORS OF THE COUNTY OF SISKIYOU ORDAINS AS FOLLOWS:

SECTION 1: Section 10-6.1502(h)(9) of Article 36, of Chapter 6, of Title 10, allowing vacation rentals is hereby added as follows:

(9) Vacation rentals within the Sphere of Influence of the City of Mt. Shasta shall only be allowed on parcels of two and one-half (2.5) acres or greater.

SECTION 2: Constitutionality: If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portion of this ordinance. The Board of Supervisors hereby declares that it would have passed this ordinance and each section, subsection, sentence, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared unconstitutional.

SECTION 3: This ordinance shall become effective 30 days after its passage and shall, within 15 days of adoption, be published once in a newspaper of general circulation, printed and published in the County of Siskiyou.

PASSED AND ADOPTED this 6th day of August, 2019 at a regular meeting of the Board of Supervisors by the following vote:

- AYES: Supervisors Haupt, Kobseff, Valenzuela, Nixon and Criss
- NOES: NONE
- ABSENT: NONE
- ABSTAIN: NONE

Brandon A. Criss
 Brandon A. Criss, Chairman
 Board of Supervisors

ATTEST:
 LAURA BYNUM, CLERK,
 Board of Supervisors
 By Wendy Deje
 Deputy

SISKIYOU COUNTY
 ORDINANCE
 No. 19-09

COUNTY OF SISKIYOU



COMMUNITY DEVELOPMENT DEPARTMENT
Building ♦ Environmental Health ♦ Planning
806 South Main Street · Yreka, California 96097
Phone: (530) 841-2100 · Fax: (530) 841-4076
www.co.siskiyou.ca.us/community-development

CHRISTY CUMMINGS
DAWSON
DIRECTOR
STEPHEN KOLPACOFF, MD
PUBLIC HEALTH OFFICER

TO: Board of Supervisors
FROM: Christy Cummings Dawson, Deputy Director of Planning
DATE: July 2, 2019
SUBJECT: Vacation Rental Zoning Text Amendment (Z1905)

Background

The County currently has a county-wide ordinance regarding the permitting of vacation rentals (Section 10-6.1502). This code section requires that all prospective vacation rentals go through the use permit process before the Planning Commission and meet a number of criteria (see attached code section). Originally, in 2000, it was proposed that a Vacation Rental combining district be enacted in various areas and require only a ministerial approval for a specific vacation rental. Through the Planning Commission and Board of Supervisors approval processes, various changes were made to the proposal, including the removal of the combining district, and the processing of vacation rentals as discretionary use permits. Ordinance 01-01 was passed and adopted on January 9, 2001 (See attached Vacation Rental Ordinance history).

Mt Shasta Sphere of Influence

In April of 2003, there was a discussion before the Board of Supervisors about vacation rentals that included concerns regarding location, property rights, and rental availability. There was mixed support for, and concern regarding, vacation rentals. No action was taken. At the July 1, 2003 Board meeting, Resolution 03-121 was passed regarding Vacation Rentals within the Sphere of Influence of the City of Mt Shasta (see attached Resolution and Agenda worksheet). This Resolution set a minimum lot size for vacation rentals and increased the public notice requirements to include a 500' radius and an 1/8 page newspaper ad. Staff did not find any specific discussion in the record that led to the establishment of the 2.5-acre minimum parcel size requirement, but could speculate that there were considerations as to noise, traffic, and potentially a reference to the County's minimum lot size requirement.

BUILDING
Michael Crawford,
Deputy Director
Telephone: (530) 841-2100
Fax: (530) 842-0111

ENVIRONMENTAL HEALTH
Rick Dean,
Deputy Director
Telephone: (530) 841-2100
Fax: (530) 841-4076

PLANNING
Vacant,
Deputy Director
Telephone: (530) 841-2100
Fax: (530) 841-4076

Staff Report to Board of Supervisors

July 2, 2019

At its April 2, 2019 meeting, the Board of Supervisors directed staff to codify the portion of Board Resolution 03-121 requiring vacation rentals within the sphere of influence of the City of Mt. Shasta to be on properties of 2.5-acres or larger. That language is reflected in the proposed change to Article 15 of Title 10 of the Siskiyou County Code. Staff brought this zoning text amendment (Z1905) to the Planning Commission at its May 15, 2019 meeting. The Commission discussed the item and had concerns regarding the creation of an unfair advantage for vacation rental operators within the City limits, and a restriction of potential revenue for the County in Transient Occupancy Tax (TOT). There were also concerns from the Commissioners regarding a fair and equitable application of rules to the entire county. After discussion, the Commission voted not to approve the proposed zoning text amendment and directed staff to bring the Commission's concerns to the attention of the Board. Commissioner Veale asked that documentation of TOT revenues (Exhibit E) be included in this staff report to show the significance of the revenue source to the County.

Environmental Review

The proposed project is a zoning text amendment restricting vacation rentals within the sphere of influence of the City of Mt. Shasta to properties of 2.5-acres or larger. Vacation rentals are permitted within existing structures and are therefore categorically exempt from CEQA pursuant to CEQA Guidelines Section 15301, Class 1, Existing Facilities. This exemption consists of the operation, maintenance, permitting, or licensing of existing public or private structures or facilities involving negligible or no expansion of the use beyond what existed at the time of the lead agency's determination.

Exhibits

- A. Current Siskiyou County Code Section 10-6.1502(h)
- B. Resolution 03-121
- C. Map of Mt. Shasta Sphere of Influence
- D. Planning Commission Staff Report packet, May 15, 2019
- E. TOT revenue information
- F. Draft Ordinance amending Article 15

Recommended Motion

Introduce, waive, and approve the first reading of the proposed Ordinance to amend Article 15, Chapter 6 of Title 10 of the Siskiyou County Code regarding vacation rentals within the sphere of influence of the City of Mt. Shasta; and Direct the Clerk to schedule a continued public hearing on adoption of the CEQA exemption and a second reading of the ordinance amending Article 15.

From: Dusty Veale
To: Christy Cummings Dawson
Subject: Fw: TOT Figures - Vacation Rentals by City
Date: Monday, June 17, 2019 3:59:41 PM

christy could you please distribute to the other commissioners . thanks Dusty

----- Forwarded Message -----

From: Wayne Hammar <whammar@co.siskiyou.ca.us>
To: 'dustyveale@att.net' <dustyveale@att.net>
Sent: Monday, June 17, 2019, 11:56:06 AM PDT
Subject: FW: TOT Figures - Vacation Rentals by City

Hi Dusty,

Here are the total "area" TOT figures for the Vacation Rentals in the unincorporated portion of the County for the last full fiscal year, 2017-18. The criteria for the data was Vacation Rentals with the physical postal addresses of where they are located. This would obviously exclude Hotels, Motels, Resorts, Campgrounds, and RV Parks in the unincorporated areas. As you can see, the vacation rental numbers are fairly minimal as the total TOT collected by the County for 2017-18 was \$689,150.56. Also, there could be some additional Vacation Rental income for the areas that we could not identify as the VCA, Voluntary Collection Agreement, that we have with Airbnb brings in TOT revenue from what are likely some unregistered Vacation Rentals. Airbnb collects the TOT for us, but will not provide the names of the VR's that they collected the funds from.

Please let me know if you have any questions, and I apologize for the delay in getting you the data.

Thanks, Wayne

From: Jennifer Taylor
Sent: Monday, June 17, 2019 10:22 AM
To: Wayne Hammar
Subject: TOT Figures - Vacation Rentals by City

Hi, Wayne.

Here are the TOT figures our office has collected for Vacation Rentals for FY 2017/2018:

Callahan/Etna/MacDoel: \$1,893.89

Dunsmuir: \$2,601.84

McCloud: \$21,101.84

Mt. Shasta: \$26,798.24

Weed: \$14,280.55

Please let me know if you need additional information.

Jennifer Taylor

Siskiyou County Treasurer/Tax Collector's Office

311 4th Street, Room 104 Yreka CA 96097

(530) 842-8346 Fax#: (530) 842-8344

www.co.siskiyou.ca.us



SISKIYOU COUNTY
PLANNING COMMISSION STAFF REPORT
May 15, 2019

VACATION RENTAL ZONING TEXT AMENDMENT (Z1905)

- SUBJECT:** The project is a proposed zoning text amendment to Article 15, Chapter 6 to Title 10 of the Siskiyou County Code (SCC) regarding vacation rentals.
- GENERAL PLAN:** All
- ZONING:** All
- LOCATION:** Within the Sphere of Influence of the City of Mt. Shasta
- EXHIBITS:**
- A. Resolution PC-2019-017, A Resolution of the Planning Commission of the County of Siskiyou, State of California, Recommending the Board of Supervisors Adopt the Proposed Amendment to Article 15, Chapter 6 to Title 10 of the Siskiyou County Code (Z1905)
 - A1. Draft Ordinance Amending Article 15, Chapter 6 to Title 10 of the Siskiyou County Code Regarding Vacation Rentals within the Sphere of Influence of the City of Mt. Shasta

BACKGROUND

The County currently has a county-wide ordinance regarding the permitting of vacation rentals Section 10-6.1502). This code section requires that all prospective vacation rentals go through the use permit process before the Planning Commission and meet a number of criteria (see attached code section). Originally, in 2000, it was proposed that a Vacation Rental combining district be enacted in various areas and require only a ministerial approval for a specific vacation rental. Through the Planning Commission and Board of Supervisors approval processes, various changes were made to the proposal, including the removal of the combining district, and the processing of vacation rentals as discretionary use permits. Ordinance 01-01 was passed and adopted on January 9, 2001 (See attached Vacation Rental Ordinance history).

Mt Shasta Sphere of Influence

In April of 2003, there was a discussion before the Board of Supervisors about vacation rentals that included concerns regarding location, property rights, and rental availability. There was mixed support for, and concern regarding, vacation rentals. No action was taken. At the July 1, 2003 Board meeting, Resolution 03-121 was passed regarding Vacation Rentals within the Sphere of Influence of the City of Mt Shasta (see attached Resolution and Agenda worksheet). This Resolution set a minimum lot size for vacation rentals and increased the public notice requirements to include a 500' radius and an 1/8 page newspaper ad. Staff did not find any specific discussion in the record that lead to the establishment of the 2.5-acre minimum parcel size requirement, but could speculate that there were considerations as to noise, traffic, and potentially a reference to the County's minimum lot size requirement.

**Planning Commission Staff Report
May 15, 2019**

At its April 2, 2019 meeting, the Board of Supervisors directed staff to codify the portion of Board Resolution 03-121 requiring vacation rentals within the sphere of influence of the City of Mt. Shasta to be on properties of 2.5-acres or larger. That language is reflected in the proposed change to Article 15 of Title 10 of the Siskiyou County Code.

PROPOSED AMENDMENT TO ARTICLE 15, CHAPTER 6 OF TITLE 10

The full text of the proposed amendment to Article 15 can be found in Exhibit A1. The proposed language requires all vacation rentals within the Sphere of Influence of the City of Mt. Shasta to be on parcels of at least 2.5 acres.

DISCUSSION

Staff prepared a zoning text amendment for consideration by the Planning Commission and Board of Supervisors that would restrict vacation rentals within the Sphere of Influence of the City of Mt. Shasta to parcels of at least 2.5 acres. Staff published notice of this agenda item on May 1, 2019 in the Siskiyou Daily News.

ENVIRONMENTAL REVIEW

The proposed project is a zoning text amendment restricting vacation rentals within the sphere of influence of the City of Mt. Shasta to properties of 2.5-acres or larger. Vacation rentals are permitted within existing structures and are therefore categorically exempt from CEQA pursuant to CEQA Guidelines Section 15301, Class 1, Existing Facilities. This exemption consists of the operation, maintenance, permitting, or licensing of existing public or private structures or facilities involving negligible or no expansion of the use beyond what existed at the time of the lead agency's determination.

PLANNING DEPARTMENT'S RECOMMENDATION

At this time, staff recommends the Commission recommend the Board of Supervisors approve the zoning text amendment (Z1905) regarding vacation rentals within the Sphere of Influence of the City of Mt. Shasta.

SUGGESTED MOTION

I move that we recommend the Board of Supervisors adopt the CEQA exemption and approve Zoning Text Amendment Z1904, requiring vacation rentals within the sphere of influence of the City of Mt. Shasta to be on parcels of at least 2.5 acres.

PREPARATION

Prepared by the Siskiyou County Planning Division.

For project specific information or to obtain copies for your review, please contact:

**Planning Commission Staff Report
May 15, 2019**

Christy Cummings Dawson, Director
Siskiyou County Community Development
806 S. Main Street
Yreka, California 96097

RESOLUTION PC 2019-017
A RESOLUTION OF THE PLANNING COMMISSION OF THE COUNTY OF SISKIYOU,
STATE OF CALIFORNIA, RECOMMENDING THE BOARD OF SUPERVISORS
ADOPT THE PROPOSED AMENDMENT TO ARTICLE 15
OF TITLE 10, CHAPTER 6 OF THE SISKIYOU COUNTY CODE (Z1905)

WHEREAS, the Planning Division prepared a draft text amendment to Article 15 of Title 10, Chapter 6 of the Siskiyou County Code to restrict vacation rentals within the Sphere of Influence of the City of Mt. Shasta to properties sized 2.5 acres or greater; and

WHEREAS, the proposed amendment to Article 15 of Title 10, Chapter 6 is listed in Exhibit A-1 to this Resolution; and

WHEREAS, the Planning Division presented its oral and written staff report on the proposed zoning text amendment at a regular meeting of the Planning Commission on May 15, 2019; and

WHEREAS, the proposed zoning text amendment was evaluated pursuant to the California Environmental Quality Act (CEQA); and

WHEREAS, the Planning Division recommended that the project be determined exempt from CEQA pursuant to CEQA Guidelines Section 15301, Existing Facilities; and

WHEREAS, the Planning Division recommended approval of the proposed revision to Article 15 of Title 10, Chapter 6 of the Siskiyou County Code (Z1905); and

WHEREAS, a Notice of Public Hearing was published in the Siskiyou Daily News on May 1, 2019; and

WHEREAS, the Planning Commission held a duly noticed public hearing on the proposed revision to Article 15 of Title 10, Chapter 6 of the Siskiyou County Code (Z1905) on May 15, 2019; and

WHEREAS, on May 15, 2019, the Chair of the Planning Commission opened the duly noticed public hearing on the proposed zoning text amendment to receive testimony both oral and written, following which the Chair closed the public hearing and the Commission discussed the proposed zoning text amendment prior to reaching its decision.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission recommends the Board of Supervisors adopt the Categorical Exemption and that the Board of Supervisors adopt the proposed revision to Article 15 of Title 10, Chapter 6 of the Siskiyou County Code, as shown in Exhibit A-1 to this Resolution.

IT IS HEREBY CERTIFIED that the foregoing Resolution PC-2019-017 was duly adopted on a motion by Commissioner _____ and seconded by Commissioner _____, at a regular meeting of the Siskiyou County Planning Commission held on the 15th day of May, 2019, by the following roll call vote:

VACATION RENTAL ZONING TEXT AMENDMENT (Z1905)

AYES:

NOES:

ABSENT:

ABSTAIN:

SISKIYOU COUNTY PLANNING COMMISSION

Tony Melo, Chair

WITNESS, my hand and seal this 15th day of MaY, 2019.

Christy Cummings Dawson, Secretary of the Commission

ORDINANCE NO. _____

**AN ORDINANCE OF THE COUNTY OF SISKIYOU
AMENDING CHAPTER 6 OF TITLE 10
OF THE SISKIYOU COUNTY CODE
TO LIMIT VACATION RENTALS WITHIN THE SPHERE OF INFLUENCE OF THE
CITY OF MT SHASTA TO PROPERTIES OF 2.5 ACRES OR GREATER**

THE BOARD OF SUPERVISORS OF THE COUNTY OF SISKIYOU ORDAINS
AS FOLLOWS:

SECTION 1: Section 10-6.1502(h)(9) of Article 36, of Chapter 6, of Title 10, allowing vacation rentals is hereby added as follows:

(9) Vacation rentals within the Sphere of Influence of the City of Mt. Shasta shall only be allowed on parcels of two and one-half (2.5) acres or greater.

SECTION 2: Constitutionality: If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portion of this ordinance. The Board of Supervisors hereby declares that it would have passed this ordinance and each section, subsection, sentence, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared unconstitutional.

SECTION 3: This ordinance shall become effective 30 days after its passage and shall, within 15 days of adoption, be published once in a newspaper of general circulation, printed and published in the County of Siskiyou.

PASSED AND ADOPTED this ___ day of June, 2019 at a regular meeting of the Board of Supervisors by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Brandon A. Criss, Chairman

Board of Supervisors

ATTEST:
LAURA BYNUM, CLERK,
Board of Supervisors

By _____
Deputy

ORDINANCE NO. _____

**AN ORDINANCE OF THE COUNTY OF SISKIYOU
AMENDING CHAPTER 6 OF TITLE 10
OF THE SISKIYOU COUNTY CODE
TO LIMIT VACATION RENTALS WITHIN THE SPHERE OF INFLUENCE OF THE
CITY OF MT SHASTA TO PROPERTIES OF 2.5 ACRES OR GREATER**

THE BOARD OF SUPERVISORS OF THE COUNTY OF SISKIYOU ORDAINS
AS FOLLOWS:

SECTION 1: Section 10-6.1502(h)(9) of Article 36, of Chapter 6, of Title 10, allowing vacation rentals is hereby added as follows:

(9) Vacation rentals within the Sphere of Influence of the City of Mt. Shasta shall only be allowed on parcels of two and one-half (2.5) acres or greater.

SECTION 2: Constitutionality: If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portion of this ordinance. The Board of Supervisors hereby declares that it would have passed this ordinance and each section, subsection, sentence, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared unconstitutional.

SECTION 3: This ordinance shall become effective 30 days after its passage and shall, within 15 days of adoption, be published once in a newspaper of general circulation, printed and published in the County of Siskiyou.

PASSED AND ADOPTED this ___ day of July, 2019 at a regular meeting of the Board of Supervisors by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Brandon A. Criss, Chairman

Board of Supervisors

ATTEST:
LAURA BYNUM, CLERK,
Board of Supervisors

By _____
Deputy

Exhibit "A"
Siskiyou County Code Section 10-6.1502(h)

2/13/2019

Article 15. - General Provisions, Conditions, and Exceptions* | Code of Ordinances | Siskiyou County, CA | Municode Library

- (h) Vacation rentals may occur within a single or two-family dwelling subject to the following conditions and standards:
- (1) The vacation rental shall be managed by a County resident or professional property management firm located in Siskiyou County, and such resident or firm shall be available on a twenty-four (24) hour basis;
The maximum rental period for each occupancy shall be thirty (30) consecutive days;
 - (3) Occupancy requirements shall:
 - (i) Meet the Uniform Housing Code; and
 - (ii) Meet the existing State and local water and sewage disposal regulations, including testing of the water supply as required, if provided by a private water source;
 - (4) Accessory uses. Pools, spas, saunas, and shared laundry facilities, if provided, are considered to be public facilities and shall be subject to Health and Building Department review for compliance with State and local regulations for public pools and laundries;
 - (5) Inspections. An inspection of the existing residence shall be required by both the Building and Health Departments to determine if the facility complies with the standards specified herein. Proof of compliance is required prior to authorization for use of the dwelling as a vacation rental. Cost of inspections shall be off-set by payment of applicable inspection fees, as established by the Board of Supervisors;
 - (6) Parking. One off-street parking space shall be provided for the vacation rental, plus one additional space for each bedroom. Such spaces may be provided in tandem;
 - (7) Signs. One non-illuminated sign, not in excess of two (2) square feet in area shall be permitted;
 - (8) The Planning Commission may consider modification of the above standards, may apply more restrictive standards, or may add other conditions to the use permit as a means to maintain compatibility with the neighborhood.

The Planning Commission's action shall consider the decision of duly recognized Property Owners Associations concerning the establishment of vacation rentals within their jurisdiction, and

- (9) The maximum occupancy is limited to the number and size of sleeping rooms. Each sleeping room shall have not less than seventy (70) square feet of floor area for the first two (2) occupants. The floor area requirement shall increase at a rate of fifty (50) square feet for each occupant in excess of two (2). In no instance shall the occupancy exceed ten (10) persons.

Exhibit "B"

Board of Supervisors Resolution 03-121

**RESOLUTION of the BOARD of SUPERVISORS
of SISKIYOU COUNTY for the ESTABLISHMENT of POLICIES
for the ADMINISTRATION of NEW VACATION RENTAL PROPOSALS
WITHIN the CITY of MT. SHASTA'S SPHERE of INFLUENCE**

WHEREAS, the County of Siskiyou does promote and recognize the value of both tourism and the economic benefits related thereto; and

WHEREAS, this Board supports tourist-related land uses such as vacation rentals; and

WHEREAS, vacation rentals have proven to be a popular mechanism to promote tourism, enhance economic opportunities, and provide a variety of accommodations to the traveling public; and

WHEREAS, the proliferation of vacation rentals has not been without difficulties, particularly in those areas surrounding the City of Mt. Shasta, where numerous conflicts between neighboring properties have developed and a significant market of unregulated vacation rentals has emerged, thereby exacerbating these conflicts; and

WHEREAS, this Board desires to maintain the equitable opportunity to allow vacation rentals, where appropriate, without undermining the fabric and integrity of neighborhoods in and around Mt. Shasta. ; and

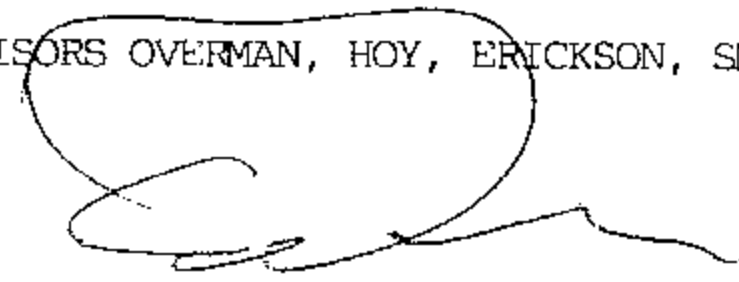
NOW, THEREFORE, BE IT RESOLVED, that the Board of Supervisors hereby adopts the following policy to aid in the reduction of land use conflicts caused by new vacation rentals:

These policies are intended to be administered exclusively within the Mt. Shasta Sphere-of-Influence, and are in addition to those regulations outlined in Section 10-6.1502(h) of the Zoning Ordinance.

1. No new vacation rental shall be permitted where the subject property is less than 2.5 acres in area.
2. Notice of public hearing for any use permit for any new vacation rental shall include notification to landowners within 500' of the subject property and a 1/8-page advertisement in a newspaper of local circulation.
3. Enforcement/compliance efforts shall be increased to promote equity and minimize land use conflicts.

The forgoing resolution was adopted at a regular meeting of the Board of Supervisors of the County of Siskiyou on JULY 1, 2003, by the following votes:

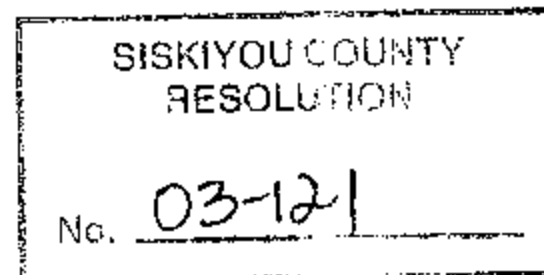
AYES:	SUPERVISORS OVERMAN, HOY, ERICKSON, SMITH AND ARMSTRONG
NOES:	NONE
ABSENT:	NONE
ABSTAIN:	NONE



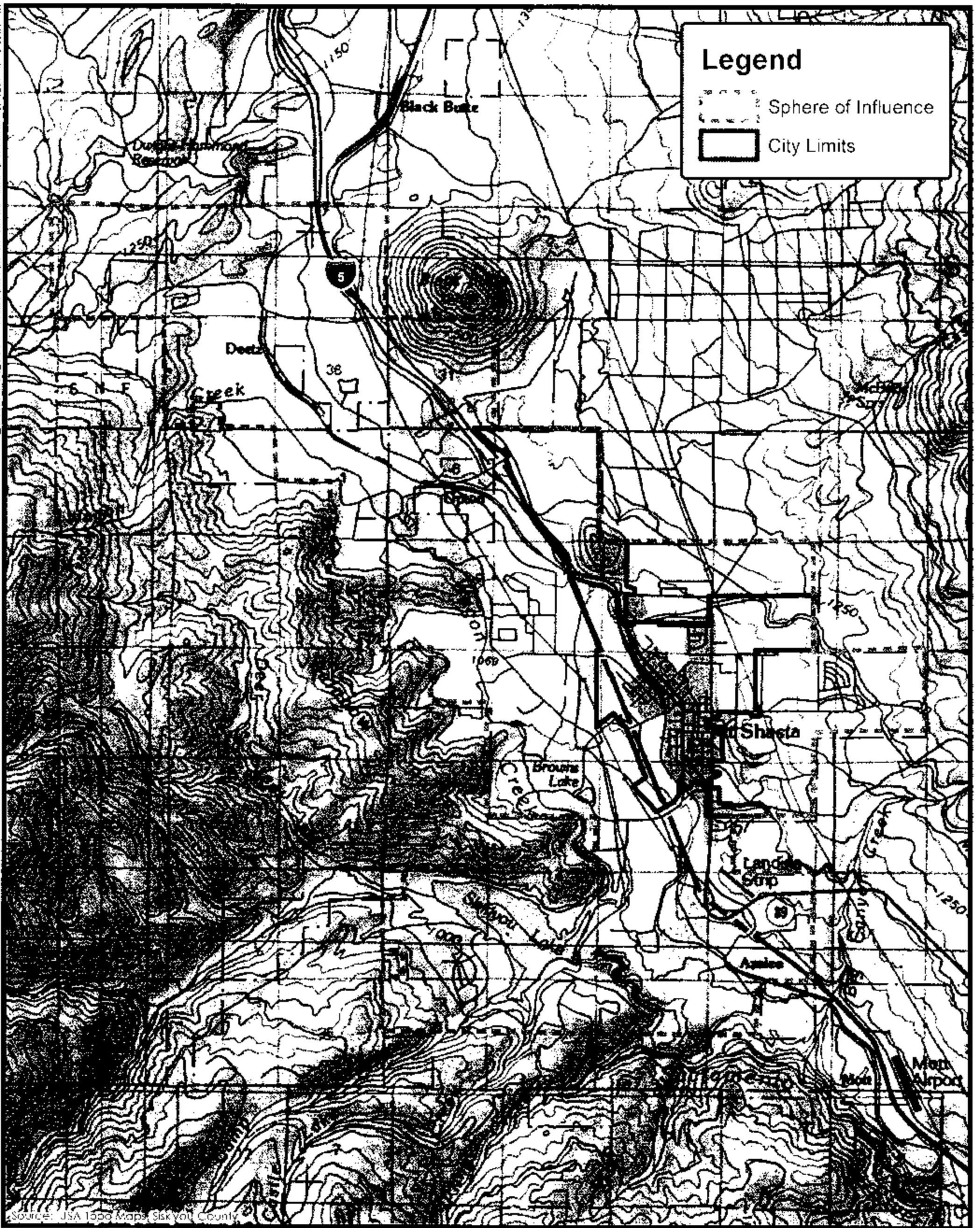
 W.R. Overman, Chair
 Siskiyou County Board of Supervisors

ATTEST:
COLLEEN BAKER, COUNTY CLERK

By: 
 Deputy



I:\GIS\SRF02\COUNTY\MAD\S\WORK\M1 SHASTA CITY BOUNDARY 6210 - 2/7/2011 9:25:27 PM



Source: USA Topo Maps, Siskiyou County



Figure 1
 City of Mt. Shasta Boundaries
 PMC

NOTICE OF PUBLIC HEARING

The Siskiyou County Board of Supervisors will hold a Public Hearing on Tuesday, July 2, 2019, at 10:15A.M., in the Board of Supervisors' Chambers, Siskiyou County Courthouse, 311 Fourth Street, Yreka, California on the following item:

VACATION RENTAL ZONING TEXT AMENDMENT (Z1905)

The project is a proposed zoning text amendment to Article 15, Chapter 6 to Title 10 of the Siskiyou County Code (SCC) regarding vacation rentals. More specifically, the project would require vacation rentals within the sphere of influence of the City of Mt. Shasta to be on parcels of 2.5 acres or larger.

It is anticipated that the proposed zoning text amendment will be determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Class 1, Existing Facilities. This exemption consists of the operation, maintenance, permitting, or licensing of existing public or private structures or facilities involving negligible or no expansion of the use beyond what existed at the time of the lead agency's determination.

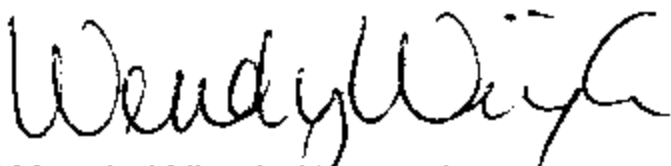
The Board of Supervisors will consider the appropriateness of said environmental recommendation based on the record of evidence before them. If substantial evidence has been presented demonstrating a more appropriate environmental determination than the one that has been recommended, the Board of Supervisors may recommend an alternative environmental determination pursuant to the requirements of CEQA.

All interested persons are invited to be present and be heard thereon or present comments in writing to the Board of Supervisors, 510 North Main Street, Yreka, CA 96097. If you are unable to attend the public hearing, you may direct written comments to the Board of Supervisors, 510 North Main Street, Yreka, CA 96097. All publications are on file in the Planning Division office for public review. In addition, a staff report will be available at the Planning Division Office, 806 South Main Street, Yreka, CA 96097, three working days prior to the Board of Supervisors' meeting. Please contact the Planning Division at (530) 841-2100 if you have any questions regarding this project.

All items presented to the Board of Supervisors during a public hearing, including but not limited to, letters, email, petitions, photos, or maps, become a permanent part of the record and must be submitted to the Clerk of the Board. It is advised that the presenter bring 7 copies of anything presented to the Board and that the presenter create copies in advance for their own records.

If you challenge the proposed CEQA determination or zone change in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to Planning prior to or at the public hearing.

LAURA BYNUM, County Clerk



By: Wendy Winningham, Deputy County Clerk

JUN 28 2019

AFFIDAVIT OF PUBLICATION

BOARD OF SUPERVISORS

510 N MANIN ST

YREKA, CA. 96097

LAURA BYNUM, CLERK

BY: 

Deputy Clerk

NOTICE OF PUBLIC HEARING

The Siskiyou County Board of Supervisors will hold a Public Hearing on Tuesday, July 2, 2019, at 10:15A.M., in the Board of Supervisors' Chambers, Siskiyou County Courthouse, 311 Fourth Street, Yreka, California on the following item:

VACATION RENTAL ZONING TEXT AMENDMENT (Z1906)

The project is a proposed zoning text amendment to Article 15, Chapter 6 to Title 10 of the Siskiyou County Code (SCC) regarding vacation rentals. More specifically, the project would require vacation rentals within the sphere of influence of the City of Mt. Shasta to be on parcels of 2.5 acres or larger.

It is anticipated that the proposed zoning text amendment will be determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Class 1, Existing Facilities. This exemption consists of the operation, maintenance, permitting, or licensing of existing public or private structures or facilities involving negligible or no expansion of the use beyond what existed at the time of the lead agency's determination.

The Board of Supervisors will consider the appropriateness of said environmental recommendation based on the record of evidence before them. If substantial evidence has been presented demonstrating a more appropriate environmental determination than the one that has been recommended, the Board of Supervisors may recommend an alternative environmental determination pursuant to the requirements of CEQA.

All interested persons are invited to be present and be heard thereon or present comments in writing to the Board of Supervisors, 510 North Main Street, Yreka, CA 96097. If you are unable to attend the public hearing, you may direct written comments to the Board of Supervisors, 510 North Main Street, Yreka, CA 96097. All publications are on file in the Planning Division office for public review. In addition, a staff report will be available at the Planning Division Office, 808 South Main Street, Yreka, CA 96097, three working days prior to the Board of Supervisors' meeting. Please contact the Planning Division at (530) 841-2100 if you have any questions regarding this project.

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If you challenge the proposed CEQA determination or zone change in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written

correspondence delivered to Planning prior to or at the public hearing.
LAURA BYNUM, County Clerk
NEWS# 10451 PUB. JUNE 19, 2019

IN THE MATTER OF

NEWS# 10451

NOTICE OF PUBLIC HEARING

VACATION RENTAL ZONING TEXT AMENDMENT

STATE OF CALIFORNIA) ss:
County of Siskiyou)

ROBERT J RAMEY

of said County, being duly sworn, deposed and says: THAT he is and at all times herein mentioned was a citizen of the United States of America, over the age of twenty-one years, and that he is not, nor was he at any of the times hereinafter named a party to, nor interested in the above entitled matter; that he is the PRINCIPAL CLERK OF THE PRINTER OF THE SISKIYOU DAILY NEWS, a newspaper of general circulation, printed and published in the City of Yreka, County of Siskiyou, State of California, and which newspaper is published for the dissemination of local and telegraphic news and intelligence of a general character, and which newspaper at all times herein mentioned had and still has a bona fide subscription list of paying subscribers, and which newspaper has been established, printed and published at regular intervals in the said City of Yreka, County of Siskiyou, State of California, for a period exceeding one year next preceding the date of publication of the notice hereinafter referred to; and which newspaper is not devoted to nor published for the interests, entertainment or instruction of a particular class, profession, trade, calling, race or denomination, or any number of same; that the notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof, on the following; dates, to-wit:

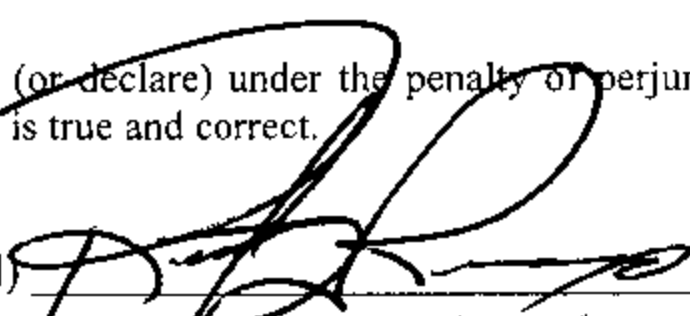
06/19/19

Siskiyou Daily News adjudicated May 18, 1953, No. 15190

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

(Signed)

Date:


06/19/19

Wendy Wunningham

From: Christy Cummings Dawson
Sent: Monday, June 10, 2019 12:02 PM
To: Wendy Wunningham
Subject: Vacation Rental PHN for 7/2
Attachments: Z1905_BOS_PHN.doc

Attached is the PHN for the vacation rental zoning text amendment within the SOI of Mt. Shasta. Thanks!

Christy Cummings Dawson
Community Development Director
County of Siskiyou
806 S. Main St.
Yreka, CA 96097
530-842-8206

COUNTY OF SISKIYOU

SAMPLE



COMMUNITY DEVELOPMENT DEPARTMENT

Building ♦ Environmental Health ♦ Planning

806 South Main Street • Yreka, California 96097

Phone: (530) 841-2100 • Fax: (530) 841-4076

www.co.siskiyou.ca.us/page/community-development

CHRISTY CUMMINGS

DAWSON

DIRECTOR

STEPHEN KOLPACOFF, MD

PUBLIC HEALTH OFFICER

The Siskiyou County Board of Supervisors will hold a Public Hearing on Tuesday, July 2, 2019, at 10:30 A.M., in the Board of Supervisors' Chambers, Siskiyou County Courthouse, 311 Fourth Street, Yreka, California on the following item:

VACATION RENTAL ZONING TEXT AMENDMENT (Z1905)

The project is a proposed zoning text amendment to Article 15, Chapter 6 to Title 10 of the Siskiyou County Code (SCC) regarding vacation rentals. More specifically, the project would require vacation rentals within the sphere of influence of the City of Mt. Shasta to be on parcels of 2.5 acres or larger.

It is anticipated that the proposed zoning text amendment will be determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Class 1, Existing Facilities. This exemption consists of the operation, maintenance, permitting, or licensing of existing public or private structures or facilities involving negligible or no expansion of the use beyond what existed at the time of the lead agency's determination.

The Board of Supervisors will consider the appropriateness of said environmental recommendation based on the record of evidence before them. If substantial evidence has been presented demonstrating a more appropriate environmental determination than the one that has been recommended, the Board of Supervisors may recommend an alternative environmental determination pursuant to the requirements of CEQA.

All publications are on file in the Planning Division office for public review, and all interested persons are invited to attend the meeting and be heard on any agenda item. In addition, a staff report will be available at the Planning Division office three working days prior to the Board of Supervisors' meeting. Please contact the Planning Division at (530) 841-2100 if you have any questions regarding this project.

All items presented to the Board of Supervisors during a public hearing, including but not limited to, letters, email, petitions, photos, or maps, become a permanent part of the record and must be submitted to the Clerk of the Board. It is advised that the presenter bring 10 copies of anything presented to the Board and that the presenter create copies in advance for their own records.

If you challenge the proposed CEQA determination or zone change in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to Planning prior to or at the public hearing.

CHRISTY CUMMINGS DAWSON, SECRETARY / SISKIYOU COUNTY PLANNING COMMISSION

BUILDING

Michael Crawford,
Deputy Director

ENVIRONMENTAL HEALTH

Rick Dean,
Deputy Director

PLANNING

Vacant
Deputy Director

Wendy Winningham

From: Michael Kobseff
Sent: Saturday, June 15, 2019 1:13 PM
To: Wendy Winningham
Subject: Fwd: Vacation rentals

RECEIVED
JUN 17 2019
SISKIYOU COUNTY
CLERK'S OFFICE

Thank you,
Michael N. Kobseff
Siskiyou County Supervisor
District 3

----- Original message -----
From: Kathi Williams <kathiwilliams50@gmail.com>
Date: 6/13/19 3:39 PM (GMT-08:00)
To: Michael Kobseff <mkobseff@co.siskiyou.ca.us>
Subject: Vacation rentals

Supervisor Kobseff,
I am writing to you to say I support making vacation rentals be licensed for 2 1/2 acre parcels only. We have been living next door to an unlicensed rental for years. It has been awful for us. I never signed up for living next to a motel. I hope all members of the planning commission get one next to their house. I would support criminal charges against cheating property managers. I have made two complaints to the county to no avail. Presently the house next door to us is for sale. My wife and I have endured years of stress, and are considering leaving siskiyou county and california after 47 years. We thought we could retire in peace.

Michael Williams 530 926 3192

FWD to BOS 6/17/19

Copy to 6/16/19
Meeting &
Consensus

Wendy Winningham

From: Michael Kobseff
Sent: Tuesday, July 2, 2019 6:43 AM
To: Wendy Winningham
Subject: Fwd: Vacation Rentals within the "Sphere of Influence" of Mt. Shasta

Thank you,
Michael N. Kobseff
Siskiyou County Supervisor
District 3

RECEIVED
JUL 02 2019
SISKIYOU COUNTY
CLERK'S OFFICE

----- Original message -----

From: Kathryn Mason <mkjrmason@aol.com>
Date: 6/28/19 9:48 AM (GMT-08:00)
To: Brandon Criss <bcriss@co.siskiyou.ca.us>, dist2sup@sbcglobal.net, Michael Kobseff <mkobseff@co.siskiyou.ca.us>, Lisa Nixon <lnixon@co.siskiyou.ca.us>, Ray Haupt <rhaupt@co.siskiyou.ca.us>
Subject: Vacation Rentals within the "Sphere of Influence" of Mt. Shasta

To the Board of Supervisors of Siskiyou County,

We own a vacation home on Timber Hills Road a few miles outside the city of limits of Mt. Shasta which has been our family retreat, and home to our parents for a few years in the past, since 2008. We try to get to Mt. Shasta as much as we can, but it is usually only around the major holidays and a couple times during the summer. Otherwise, it sits empty. A couple of years ago, in an attempt to help mitigate the cost of the house and since we are not able to use the house as often as we would like, we started renting it on a vacation rental basis. Although the rental income only covers a portion of our monthly expenses, it still makes it possible for us to keep our beloved vacation home.

It has been brought to our attention that we are apparently in violation of a resolution that was written in 2003, but never codified, that states that houses outside of the city limits of Mt. Shasta (where vacation rentals are apparently permitted in certain residential zones), but within a "sphere of influence" around Mt. Shasta (which extends a few miles from the city limits) is only allowed if the house sits on a parcel that is at least 2.5 acres. Beyond this "sphere of influence," vacation rentals are allowed throughout the entire rest of the county.

We would like to lodge our objection to this seemingly unfair restriction on only properties in the areas immediately surrounding the city of Mt. Shasta, and ask, respectfully, that this resolution be reconsidered and eliminated. Our property is on

FW to BOS 7/2/19

Copies to
7/2/19
Mason

approximately 1.1 acres which is not a small piece of land. The houses on our street are buffered from one another by this space and are not immediately next to each other as houses in the city are (and yet where vacation rentals are allowed). We understand from our real estate broker that the houses in the outlying areas are the most popular to rent because people like the more rustic and country homes that are found there. The people that have rented our house have been in the area for weddings, family reunions, spiritual retreats, as well as skiing, boating, golfing and fishing vacations. We've had people from all over the country and internationally, come and enjoy the majestic beauty of the Shasta area and Siskiyou County.

These are people that only want a house for a few days or a week; they are not potential long-term renters that are being siphoned from the long-term rental pool, nor are they the kinds of renters who would otherwise want to go to the local hotels in town and thereby eliminating hotel revenue. In addition, these rentals provide Transient Occupancy Tax (TOT) income for the county, as well as other revenue to the City and County as they spend time hiking, skiing, eating meals and participating in other activities in the area. Further, we explicitly state in our rental agreements that they must adhere to quiet hours, there are no drugs permitted and parking must be confined to our property. Moreover, we make it clear we have the right to forfeit their security deposit if they violate any of these provisions. We also make efforts to accommodate any concerns by our neighbors. In the end, it seems like a win-win situation for both us and the county of Siskiyou if we are permitted to continue renting it out as a vacation rental.

We also understand that there are other people, like us, who own second homes or vacation homes within the "sphere of influence" around Mt. Shasta for whom the 2.5 acre restriction creates a hardship by eliminating the ability to collect rents to offset the costs of ownership and still be able to use their homes. The 2.5 acre requirement seems arbitrarily applied to this small area and unfair when the vast majority of homeowners in Siskiyou County are not restricted this way at all.

With all of this in mind, please give thought to the idea that, for whatever reason it was initially written, the resolution requiring that homes have 2.5 acres for short-term vacation purposes in the "sphere of influence" around Mt. Shasta is now an obsolete resolution serving no viable purpose, is arbitrary and should be removed, especially considering the need for county and city funds and the rule of equity and fairness. We are not competing for the same renters that long-term rentals are vying for; our home, and the homes of other owners in the area, are simply a logical and desirable place to stay for visitors to the area who want a home-environment for their vacation to our favorite get-away destination in the world!

We would be happy to discuss this further with you if desired. Thank you for your consideration.

Kathryn & Mike Mason
Reply Reply All Forward

© 2019 Verizon Media



Wendy Winningham

From: Lisa Nixon
Sent: Sunday, August 4, 2019 4:31 PM
To: Terry Barber; Edward Kiernan; Wendy Winningham
Subject: FW: Board of Supervisors Meeting Agenda 8/6/19 - Community Development - Planning division - Resolution 03-121

We all received this email about short term vacation rentals.

Lisa L. Nixon,
Siskiyou County Supervisor, District 4
1312 Fairlane Road
Yreka, California 96097
Email: lnixon@co.siskiyou.ca.us
Tel: (530) 643-3503
Website: www.co.siskiyou.ca.us

RECEIVED
AUG 05 2019
SISKIYOU COUNTY
CLERK'S OFFICE

From: Sherry Anderson [SherryCB@live.com]
Sent: Sunday, August 04, 2019 2:35 PM
To: Brandon Criss; Dist2sup@sbcglobal.net; Michael Kobseff; Lisa Nixon; Ray Haupt
Cc: Sherry Anderson
Subject: Board of Supervisors Meeting Agenda 8/6/19 - Community Development - Planning division - Resolution 03-121

Supervisors Criss, Valenzuela, Kobseff, Nixon and Haupt,

I regret I am unable to attend the meeting on 8/6/19 and address the continuing public hearing regarding an ordinance that limits vacation rentals within the sphere of influence of the City of Mt. Shasta to properties of 2.5 acres or greater in size.

In reviewing the planning commission's agendas, minutes, audio and other documentation:
I urge the Board of Supervisors to codify Resolution 03-121.

I understand some comments as to "fair competition" and some questions as to why not make it the same county-wide. Our county is too diverse for a one resolution fits all when it comes to short term (vacation) rentals. Fair competition in my opinion applies to business and/or trade. Not rural residential living. I know many residents that consider the illegal vacation rentals "unfair competition" when they have followed the legal permit process. MANY constituents feel they have the right to peace and quiet in the rural community they bought homes in and not worry about the adjacent home becoming a vacation rental. There are plenty of parcels over 2.5 acres that could support tourism and be legal vacation rentals.

The comments about our county missing out on income is a valid point. Yet as I mentioned in the April meeting, we all know our county doesn't have the resources to enforce code to insure the TOT is paid.

This is a tough policy to address and I want to thank all of you for your service and dedication.

Respectfully,

Sherry Anderson, Broker
Realtor®, CRS – Certified Residential Specialist

BOS were copied 8/14/19

copy to eaves
" to meeting

Alpine Realty
(530) 925-4104 cell
Lic # 00968455

AFFIDAVIT OF PUBLICATION

F I L E D

Siskiyou County

SEP - 9 2019

BOARD OF SUPERVISORS

510 N MAIN ST

YREKA, CA. 96097

LAURA BYNUM, CLERK

BY: 

Deputy Clerk

IN THE MATTER OF

NEWS# 10541

ORDINANCE NO 19-09

STATE OF CALIFORNIA) ss:
County of Siskiyou)

ROBERT J RAMEY

ORDINANCE NO.19-09

AN ORDINANCE OF THE COUNTY OF SISKIYOU AMENDING CHAPTER 6 OF TITLE 10 OF THE SISKIYOU COUNTY CODE TO LIMIT VACATION RENTALS WITHIN THE SPHERE OF INFLUENCE OF THE CITY OF MT SHASTA TO PROPERTIES OF 2.5 ACRES OR GREATER

THE BOARD OF SUPERVISORS OF THE COUNTY OF SISKIYOU ORDAINS AS FOLLOWS:

SECTION 1: Section 10-6.1502(h)(9) of Article 36, of Chapter 6, of Title 10, allowing vacation rentals is hereby added as follows:

(9) Vacation rentals within the Sphere of Influence of the City of Mt. Shasta shall only be allowed on parcels of two and one-half (2.5) acres or greater.

SECTION 2: Constitutionality: If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portion of this ordinance. The Board of Supervisors hereby declares that it would have passed this ordinance and each section, subsection, sentence, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared unconstitutional.

SECTION 3: This ordinance shall become effective 30 days after its passage and shall, within 15 days of adoption, be published once in a newspaper of general circulation, printed and published in the County of Siskiyou.

PASSED AND ADOPTED this 6th day of August, 2019 at a regular meeting of the Board of Supervisors by the following vote:

AYES: Supervisors Haupt, KJobseff, Valenzuela, Nixon and Criss

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

ATTEST: LAURA BYNUM, CLERK

Board of Supervisors.
NEWS# 10514 PUB. AUG. 14, 2019

of said County, being duly sworn, deposed and says: THAT he is and at all times herein mentioned was a citizen of the United States of America, over the age of twenty-one years, and that he is not, nor was he at any of the times hereinafter named a party to, nor interested in the above entitled matter; that he is the PRINCIPAL CLERK OF THE PRINTER OF THE SISKIYOU DAILY NEWS, a newspaper of general circulation, printed and published in the City of Yreka, County of Siskiyou, State of California, and which newspaper is published for the dissemination of local and telegraphic news and intelligence of a general character, and which newspaper at all times herein mentioned had and still has a bona fide subscription list of paying subscribers, and which newspaper has been established, printed and published at regular intervals in the said City of Yreka, County of Siskiyou, State of California, for a period exceeding one year next preceding the date of publication of the notice hereinafter referred to; and which newspaper is not devoted to nor published for the interests, entertainment or instruction of a particular class, profession, trade, calling, race or denomination, or any number of same; that the notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof, on the following; dates, to-wit:

08/14/19

Siskiyou Daily News adjudicated May 18, 1953, No. 15190

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

(Signed) 

Date: 8/14/19

7/2/19
@ 10:30A

PUBLIC HEARING CHECKLIST

Public Hearing for: Vacation Rental Text Amend

	Date	Initials
Prepare public hearing notice and meet 10 day publication requirements in the Siskiyou Daily News. A courtesy publication may be needed, depending on the project location. SDN Publication Date: <u>6, 19, 19</u> Courtesy publication in _____ on <u>1/1</u>	6/10/19	ww
Post the public hearing notice to the County's webpage.	6/11/19	ww
Post at County Clerk's Office	6/10/19	ww
Post at three locations at the Courthouse	6/11/19	ww
Send notice to property owners within 300 feet of the project, if applicable. Planning Department will provide address information Prepare letter Prepare mailing Complete Proof of Mailing	N/A	
Place on appropriate agenda template in Questys, and scan public hearing notice	6/10/19	ww
Place a "tickler" in Outlook for 5 days after publication, to see if affidavit of publication was received. If not, call newspaper.	6/14/19	ww
Scan affidavit of publication into Questys once received.	7/5/19	ww
Email public hearing notice to Public Hearing Distribution list members	6/13/19	ww
Notify Dept that public hearing is in Questys and to start a workflow project	6/10/19	ww

***If an ordinance was adopted it is to be posted on the County's webpage (send to Central IT for placement)