

Resolution PC 2022-025

A Resolution of the Planning Commission of the County of Siskiyou, State of California, Recommending that the Siskiyou County Board of Supervisors Consider the Chosen Vacation Rental Policies, and Directing Staff to Return with Revisions to Section 10-6.1502(h) of the Siskiyou County Municipal Code

Whereas, Siskiyou County has experienced an increasing demand for vacation homes, and a growing number of property owners have sought to fulfill this demand by converting structures from primary residences to short-term rentals over the last few years; and

Whereas, County residents and policy makers have observed that the increase in demand for Vacation Rentals has coincided with limited availability of residential units and very low vacancy rates; and

Whereas, the County of Siskiyou has prepared a vacation rental analysis in order to: 1) analyze the current Vacation Rental market in relation to the overall long-term rental market in Unincorporated Siskiyou County; 2) review Siskiyou County's current Vacation Rental ordinance; 3) review best practices for the regulation of Vacation Rentals; 4) recommend revisions to Siskiyou County's current Vacation Rental ordinance; and

Whereas, a Notice of Public Hearing was published in the Siskiyou Daily News on October 12, 2022; and

Whereas, public hearing notices were provided pursuant to Siskiyou County Code Section 10-6.2805 *et seq.*; and

Whereas, the Planning Division presented its oral and written staff report on the Vacation Rental Analysis policy recommendations at a regular meeting of the Planning Commission on October 19, 2022; and

Whereas, on October 19, 2022, the Planning Commission held a public hearing and considered all oral and written comments of the Vacation Rental Analysis policy recommendations; and

Whereas, this item was brought back to the Planning Commission and an additional public hearing was held on December 21, 2022, for additional discussion and consideration of recommended policies;

Whereas, this item was brought back to the Planning Commission and an additional public hearing was held on January 18, 2023, for additional discussion and consideration of recommended policies;

Whereas, that the Planning Division recommends chosen policies from the Vacation Rental Analysis policy recommendations;

Now Therefore Be It Resolved that the Planning Commission recommends that:

1. The Board of Supervisors considers the following regulations related to vacation rentals within the County:
 - A. Implement a licensing and monitoring program, with inspections to occur every 3-years, for a fee to be determined by the Auditor, funded by an estimated annual fee of \$500 to renew a Vacation Rental license. The monitoring program would include an annual inspection of the property by County staff.
 - B. Do not support the implementation of a \$20 per night flat fee Lodger's Tax that would be paid by Vacation Rental guests to the Vacation Rental owner.
 - C. Do not allow for a cap to be set of vacation rental permits to total units for all regions and allow for the market to determine the number of vacation rentals in any given region. The regions being categorized by United States census tract as follows: Dorris/Tulelake, Scott Valley, Yreka, Lake Shastina, Dunsmuir/Mt. Shasta, McCloud, and Happy Camp/Seiad Valley/Klamath River/Hornbrook.
 - D. Remove the current moratorium on the 2.5-acre moratorium countywide as well as the 2.5-acre minimum in the Mount Shasta Sphere of Influence.
2. That the Board of Supervisors direct staff to develop ordinances related to the above regulations.
3. The Planning Commission hereby finds that these recommendations are exempt from the California Environmental Quality Act ("CEQA") pursuant to Section 15061(b)(3) because it can be seen with certainty that there is no possibility of a significant effect on the environment from policy considerations only, where no action will be taken at this time and where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. In addition, the Planning Commission further finds that these recommendations are categorically exempt from further review under CEQA Class 8 Categorical Exemption, 14 CCR § 15308, (regulatory activity to assure protection of the environment).

It is Hereby Certified that the foregoing Resolution PC-2022-025 was duly adopted on a motion by Commissioner Fowle and seconded by Commissioner Veale at a regular meeting of the Siskiyou County Planning Commission held on the 18th day of January 2023 by the following vote:

Ayes: Commissioners Melo, Fowle, Veale and Lindler

Noes:

Absent: Commissioner Hart

Abstain:

Siskiyou County Planning Commission

DocuSigned by:

CACF47C8DEA64FD...

Danielle Lindler, Chair

Witness, my hand and seal this 18th day of January 2023



Hailey Lang, Secretary of the Commission