



Hood River County Community Development

Planning, Building Codes, Code Compliance, Economic Development & Veterans' Services
601 State Street, Hood River, OR 97031

ERIC WALKER, INTERIM DIRECTOR
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IMPORTANT NOTICE THAT MAY AFFECT YOUR PROPERTY

THIS LETTER IS TO NOTIFY YOU THAT HOOD RIVER COUNTY IS PROPOSING CERTAIN AMENDMENTS TO ITS ZONING ORDINANCE THAT MAY AFFECT THE PERMISSIBLE USES OF YOUR PROPERTY AND OTHER PROPERTIES.

The Hood River County Board of Commissioners (“Board”) will hold a public hearing on **Tuesday, January 22, 2019, at 6:00 p.m.** (or there soon after) in the Board of County Commissioner’s conference room (*1st floor*) of the County Business Administration Building, 601 State Street, Hood River, to consider amendments to various articles of the County Zoning Ordinance as they pertain to establishing **Short Term Rentals** within the County.

This notice is being mailed to you because Hood River County has determined that adoption of these code amendments may affect the permissible uses of your property, and other properties in the affected zone, and may change the value of your property.

The specific modifications proposed at this time include, but are not limited to, the following:

- Establishing criteria to “grandfather” certain short term rentals currently in operation, but not yet permitted, including a potential phase-out period of approximately 7 years.
- Eliminating the existing cap on the total number of short term rental permits issued in the County.
- Boosting current residency requirements for short term rentals by requiring that they be operated out of a person’s primary residence/domicile only.
- Establishing criteria to demonstrate proof of residency.
- Precluding short term rentals on property zoned Exclusive Farm Use, Forest, or Primary Forest.
- Restricting the maximum number of days per year (e.g. 180 days) a short term rental may operate.

Please note that the proposed ordinance modifications will only affect future applications and will not be applied retroactively to existing short term rentals that have already been appropriately permitted.

If you have any comments that you would like the Board to consider prior to the hearing, they should be submitted to County Community Development **no later than Thursday, January 10, 2019**. At least 10 copies should be provided for written comments submitted the night of the hearing. Please note that more than one hearing may be held, although public testimony may be limited at subsequent meetings.

A copy of the actual ordinance amendments under consideration are available for review or purchase (\$0.25/page) at the County Community Development Department (601 State Street, Hood River), and are also available for review on the County website (www.co.hood-river.or.us – click Departments, click Community Development, click Planning and Zoning Services, and then scroll down and click on the link “STR Draft Ordinances”). For additional information or questions, please contact Eric Walker, Interim Community Development Director, at (541) 387-6840; or by e-mail at: eric.walker@co.hood-river.or.us.

NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR OR SELLER: IF YOU RECEIVE THIS NOTICE, IT MUST BE PROMPTLY FORWARDED TO THE PURCHASER. [NOTICE SENT: DECEMBER 18, 2018]