

MEMORANDUM

DATE: March 15, 2023
TO: Planning Commission Members
FROM: Tom Schauer, Senior Planner
SUBJECT: Public Testimony Received to Date for G 1-23: Zoning Ordinance Amendments for Short-Term Rentals

STRATEGIC PRIORITY & GOAL:



HOUSING OPPORTUNITIES (ACROSS THE INCOME SPECTRUM)
Create diverse housing opportunities that support great neighborhoods.

Attached is the written public testimony submitted to the Planning Department as of March 15, 2023 at noon.

1. Letter from Mark Pitts received via e-mail attachment on March 11, 2023.
2. March 12, 2023 Letter from Jonathan Booth hand-delivered to the Planning Department on March 13, 2023.
3. March 15, 2023 e-mail from Compton Crest HOA (compton.crest.hoa@gmail.com)

Response to proposed changes to 17.12010

To Whom It May Concern:

I am writing to express my support for the proposed changes to McMinnville Zoning Ordinance 17.12.010. Specifically:

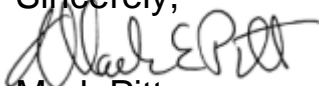
- In item 1, much appreciate the more than doubling of the space between rentals--from 200 to 500 feet.
- In item 3, the change from "guest room" to "bedroom."
- In item 7, I especially appreciate the addition of 24/7 to make it clear to skeptical applicants that yes indeed it DOES mean whenever a potential infraction occurs AND the addition of advanced notification of surrounding homeowners of contact information. These are excellent improvements! Thank you.
- In item 10, the requirement to include the permit number in advertising would have helped with the premature advertising of a recent applicant.

That said, a couple of questions/suggestions:

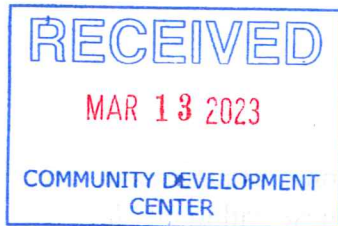
- In item 3, would it make any sense to add "as indicated in property listings or advertisements." In one recent application, there seemed to be a disconnect between the number of bedrooms listed in the house diagram and the number indicated in property listings on rental sites." Would there be benefit in requiring a connection between the two?
- In item 7, I can imagine that, in the absence of knowledge of local ordinances, rental guests might be noisy beyond allowed hours or park outside of assigned places and "I didn't know" being used as an excuse by a series of guests. Could the city require the posting of key city ordinances in a prominent place in the home to encourage renters to obey the law AND to avoid the excuse that "I didn't know"?
- In the new item 13, should the phrase be revised to say "Complaints on conditions 1 through 10 above..." since the new item 10 is a violation/enforcement issue?

Thank you to the Planning Commission, to Heather Richards, and to the special ad hoc committee that worked on these issues.

Sincerely,



Mark Pitts



ATTACHMENT 2

Jonathan and Karleen Booth
3844 NE Joel St
McMinnville, OR 97128

503-599-7040

JB@JKBtoday.com

Sunday, March 12, 2023

McMinnville Planning Department
City of McMinnville
231 NE 5th Street
McMinnville, OR 97128

Dear friends

Zoning Ordinance for Short-Term Rentals

Thank you for your notice dated February 24th, 2023.

I understand the limitations of the notice, but I hope that at the public meeting, we will hear a clearly articulated reasoning for this proposal. Clearly, the Docket itself sets out some reasons for this proposal but doesn't provide any data on which the issues are based.

I want to comment on the following clauses:

O.7 – In general this appears to be a sensible proposal, but the clause only allows for a single person to be the emergency complaint person. This would result in this person having to ensure that they, and they alone, were always available which seems unreasonable and unworkable. Would it not make more sense to have 1 or more people with contact details and one of them to be available at all times? The regulation as it exists is unworkable.

With regard to O.3 and 17.60.060 Section 5 it appears that this is either unchanged or reduced in that Short Term Rental properties that are not owner-occupied require one space per bedroom rather than a guest room as before. As guest rooms might include rooms other than sleeping quarters this might be a reduction in the requirement but a home with three bedrooms would require three off-road parking spaces.

O.10 May I presume from this that the permit number will have to be included in AirBnB listings in future?

Overall, with regard to this docket, I am not seeing any reference to transitional arrangements. For example, are existing permit holders being “grandfathered in”, or will those within 500 feet of each other have to compete for authorization?

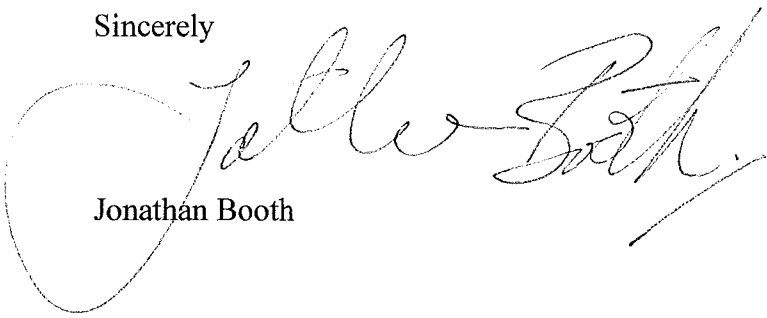
I would be grateful to know the renewal date for my permit and what the City intends to do to ensure that these dates are informed to

Is the requirement to provide contact details going to be made with the completion of a specific form created by the city?

Finally, I want to say that I fully support the council in taking a strategic look at this issue and I hope these comments will be viewed as helpful and will lead to further clarification.

Sincerely

Jonathan Booth

A handwritten signature in cursive script, appearing to read "Jonathan Booth", written in black ink. The signature is positioned to the right of the printed name "Jonathan Booth".

Planning

From: Compton Crest <compton.crest.hoa@gmail.com>
Sent: Wednesday, March 15, 2023 10:53 AM
To: Planning
Cc: Hyder Lot 21; Bunn Lot 25; Carson Lot 27
Subject: Docket G1-23 Proposed amendments to the McMinnville Zoning Ordinance

This message originated outside of the City of McMinnville.

To: City of McMinnville Planning Commission

planning@mcminnvilleoregon.gov

From: Compton Crest Homeowners' Association, Inc. [Compton Crest HOA]

compton.crest.hoa@gmail.com

REF: Docket G1-23 Proposed amendments to the McMinnville Zoning Ordinance, adopting amended standards for Short-Term Rentals [STR]

Submitted comments for the March 16, 2023, McMinnville Planning Commission Public Hearing

The Compton Crest HOA Board is aware of the proposed changes to the City of McMinnville's short-term rental [STR] standards. Our Board totally agrees with the direction the Planning Commission is taking by putting more controls over STR in McMinnville.

We have been an HOA in McMinnville since 2007 and are proud of our neighborhood and association. We would like the Commission to consider the wishes of our HOA in this process. Our HOA is a legal entity that represents 47 lot owners and our CC&Rs reflect what our Owners want for their neighborhood and their investment. We do not want our quiet neighborhood to be impacted by potential "party houses" and the traffic, safety and other issues that can arise from short term rentals. After a review of our CC&Rs at our October 2022 annual Owners meeting, our Owners agreed, as did the Board, that our HOA does not want to have STR in our neighborhood. These wishes of the Owners will be reflected in our CC&Rs update this year.

We respectfully request that the Planning Commission ~~to~~ consider two things:

- Adding language to the ordinance that HOA guidelines per their CC&Rs be considered in the STR licensing process; and
- That HOAs in McMinnville be afforded an opportunity to approve or deny STR in their HOA neighborhoods during the licensing application process, perhaps by requiring HOA approval correspondence be attached to the application, for any neighborhoods governed by an HOA.

Thank you for your consideration.

Sincerely,

The Compton Crest Homeowners' Association Board

Mark Hyder, President

Leah Carson, Vice President

Bob Bunn, Treasurer

Catherine Olsen, Secretary