



City of McMinnville
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MINUTES

October 19, 2017
Planning Commission
Work Session Meeting

5:30 pm
McMinnville Civic Hall, 200 NE 2nd Street
McMinnville, Oregon

Members Present: Chair Roger Hall, Vice-Chair Zack Geary, Commissioners: Susan Dirks, Gary Langenwaller, Roger Lizut, Lori Schanche, and Erica Thomas

Members Absent: Erin Butler and Martin Chroust-Masin

Staff Present: Chuck Darnell – Associate Planner, Ron Pomeroy – Principal Planner, and Heather Richards – Planning Director

1. Call to Order

Chair Hall called the meeting to order at 5:30 p.m.

2. Discussion Items:

- **Vacation Home Rentals**

Principal Planner Pomeroy began a presentation on vacation home rentals. He said the City adopted vacation home rental standards in 2008. At that time they were conditional uses that had a 660 foot spacing requirement between them. Since there were no complaints, the City moved in 2012 to remove the spacing standards. In 2014 the City amended the standards to take it from Planning Commission conditional use review to administrative staff review. The standards included maintaining the characteristics of a single family residence, providing one off street parking space for each guest bedroom, signs were limited to 3 square feet and only one, the rental limitation was 21 consecutive days, there needed to be smoke detectors, there needed to be a local person who could respond immediately to emergency situations, they could be renewed for one year at a time, and the Planning Commission would review any complaints.

Principal Planner Pomeroy stated that some concerns had recently been raised including: vacation rental homes were commercial uses being allowed in residential neighborhoods, vacation rental homes might have a negative impact on the neighborhood social cohesion, they could remove homes from long term residency and affordable housing stock, and in some cases there were too many clustered together. He stated that the current City inventory showed there were 38 permitted and active vacation home rentals. He discussed the map of where the rentals were located. They averaged renting 100 and one-half days per year. Less than 1% of the single family housing stock in McMinnville was in vacation rental home use now. He shared information on other city's requirements for vacation home rentals and short term rentals. The only City of those surveyed that had spacing standards was Bend, which was 250 feet between rentals, but only in certain areas

of the city. Manzanita capped the number of rentals allowed in certain areas. Most cities required two off street parking spaces for these rentals.

Chair Hall stated that the Planning Commission would now open the meeting to the public to provide comments on the topic of vacation home rentals.

Bill Whiteman, 3480 NE Hembree Street, said that he had concerns with vacation home rentals and that neighbors did not know who was staying in the vacation home rentals. There was a vacation home rental in his neighborhood, and people came and went from the home frequently. Mr. Whiteman shared examples of requirements in retirement communities in Arizona, which required that surrounding property owners be notified when a home was being rented on a short term basis.

Sidonie Winfield, 549 NW Birch Street, said that there were too many homes on her street being converted to vacation home rentals, which was negatively impacting the cohesiveness and character of the neighborhood. With vacation home rentals and turnover, it was difficult for neighbors to know the people living in the homes around them. Ms. Winfield stated that there was likely more properties being used as vacation home rentals than the city had approved, and suggested some kind of enforcement be taken on those properties renting without an approved vacation home rental license.

Jan Montgomery, 530 NW Birch Street, stated that she too was concerned with the number of vacation home rentals on her street, and that there seemed to be too many in this one area of town. Ms. Montgomery stated the homes sat vacant when they were not being rented, which made the homes feel like ghost homes. Ms. Montgomery also stated that there seemed to be no ability to deny a vacation home rental application. She was supportive of some kind of spacing requirement for these uses.

Stacey Martin, 1330 NW Meadows Drive, said that she owned a vacation home rental south of downtown. She urged the Planning Commission to also consider the benefit that these uses can have on the surrounding area and the need the fill for tourist accommodations in McMinnville.

Pat Angland, 218 NW 7th Street, stated that she was concerned with the number of homes being converted to vacation home rentals in her neighborhood, and supported some kind of spacing requirement.

Chair Hall closed the public comment portion of the work session, and asked if the Commissioners had any comments on the topic or the comments received.

Commissioner Schanche stated that she was supportive of some kind of spacing standard, and potentially examining different standards in different areas of the city.

Vice-Chair Geary said he believed there should be stiff penalties for those property owners operating a vacation home rental without city approval, and that enforcement of those properties is very necessary. He stated that he was also supportive of some kind of spacing standard.

Commissioner Langenwaller stated that the ordinance should have more teeth and regulations to address vacation home rentals, and to allow staff to enforce upon those property owners that are operating a vacation home rental without city approval.

Commissioner Schanche agreed that there should be enforcement of the vacation home rentals operating without city approval.

Commissioner Langenwaller stated that there could be different standards for buffering between vacation home rentals, such as distances between the uses or density of the uses in any particular area.

Commissioner Lizut stated that a spacing standard could be appropriate, and that staff should look at different options for the spacing standard.

Chair Hall directed staff to continue to research the topic based on the Planning Commission guidance.

3. Adjournment

Chair Hall adjourned the work session at 6:34 p.m.



Heather Richards
Secretary