

Planning Commission Workshop Agenda
July 1, 2014, following regular meeting, City Hall Council Chambers
898 Elk Drive, Brookings, OR 97415

(The Planning Commission will act in their role as *Committee for Citizen Involvement (CCI)* in conducting this workshop)

1. Call To Order
2. Roll Call
3. Topics
 - 3.I. Review And Discussion Of Revisions To Chapter 17.124.170 Specific Standards Applying To Conditional Uses, Short-Term Rentals, Brookings Municipal Code

Documents: [MEMO.PDF](#), [OTHER CODES.PDF](#), [MAPS.PDF](#), [LIST.PDF](#), [DRAFT TEXT.PDF](#)
4. Remarks From Commission Members
5. Report From The Planning Staff
6. Adjournment

This workshop is not a public hearing, and will not be televised. A hearing for all topics will be held at a future date.

All public meetings are held in accessible locations. Auxiliary aids will be provided upon request with 10 days advance notification. Please contact 469-1137 if you have any questions regarding this agenda.



MEMO

TO: Planning Commission

FROM: Donna Colby-Hanks, Planning Manager DC

DATE: May 26, 2016

SUBJECT: June 7, 2016 Planning Commission Workshop - code revisions to consider additional criteria for short term rentals.

At their March 1, 2016 meeting, the Planning Commission directed Staff to discuss with the Site Plan Committee, the concept of some limitations on the number of short term rentals receiving approval with conditional use permits. Site Plan Committee discussed the matter and expressed support in the Planning Commission considering additional criteria.

The City of Brookings as well as many other cities within Oregon are experiencing a shortage of workforce housing. The conversion of smaller homes into short term rentals could further deplete the number of rental homes available for the local workforce and exacerbate the shortage problem. Larger homes would be accompanied by higher rents and therefore would not be as likely to function as workforce housing. Research into the requirements of other cities within Oregon did not reveal any jurisdictions that restrict smaller homes from becoming short term rentals.

Research indicates that short term rental visitors typically stay longer and there are more opportunities for their tourism dollars to reach deeper into the community than other tourists. These visitors are more likely to shop in local stores as well as support restaurants and galleries. The visitors thereby provide economic support for the community.

Several cities have adopted requirements for the separation of short term rentals, a limit on the percentage of short term rentals within a certain distance, or a maximum number of short term rentals within city limits. Examples of these are included as **Attachment A**. Maps showing existing short-term rentals with a 250 foot or 100 foot buffer are included as **Attachment B**. Unlike the City of Brookings, many of the jurisdictions do not allow the "permit" to be transferred when the property is sold. A list of the approved short-term rentals within the City of Brookings is included as **Attachment C**.

A hearing on the draft revisions (**Attachment D**) will be scheduled for a future Planning Commission meeting.

The Planning Commission will be acting in their role of *Committee for Citizen Involvement (CCI)* in conducting this workshop.

Bend

Chapter 3.6.500 special standards for short-term rentals

E. Concentration Limits. There shall be at least 250 feet of separation between properties zoned SR2-1/2, RL, RS, RM, RH and MR outside of the Old Mill District boundary (noted as Type II in Figure 3.6.500.C) with a permitted short-term rental measured radially from the property boundary of the subject property as determined by the City of Bend Development Services Director or designee.

Bandon

Chapter 17.92.090 Standards governing conditional uses.

K. Vacation Rental Dwellings. Vacation rental dwellings are a conditional use in the CD-1 and CD-2 and CD-3 zones, and are subject to the requirements of this chapter. A dwelling may only be eligible for VRD status provided that it is an existing single-family detached dwelling, and that less than 30% of the dwellings on property within 250 feet of the subject property are VRD's.

Cannon Beach

Chapter 17.77 Short term rental of dwelling units

F. It is the city's intention to maintain ninety-two transient rental permits. When a transient rental permit is revoked pursuant to subsection E of this section, 17.77.040(A)(1) or 17.77.050, the city will accept a new application for a transient rental permit as follows. The city will maintain a roster of property owners who are interested in obtaining a transient rental permit for their dwelling unit. A property owner may place his or her name on the roster at any time. When an opportunity for a new transient rental permit arises, the city will select a name from the roster by means of a random selection. The person so selected will have one hundred eighty days to obtain a transient rental permit. If the person so selected does not obtain a transient rental permit within one hundred eighty days, a new name will be selected from the roster by random selection.

G. The maximum period of time that a person may hold a transient rental permit obtained by means of random selection, as described in subsection F of this section, is five years. At the end of the five-year period, a new a transient rental permit holder will be selected by means of random selection as described in subsection F of this section.

Seaside

Section 6.137 Vacation Rental Dwelling

E. Spatial distribution requirements. Within the medium density residential (R-2) zones and high density residential (R-3) zones, not more than 20% of the properties within 100' of the subject property can be currently licensed for VRD use without Planning Commission review.

Newport

Chapter 14.25 Vacation Rental Facilities

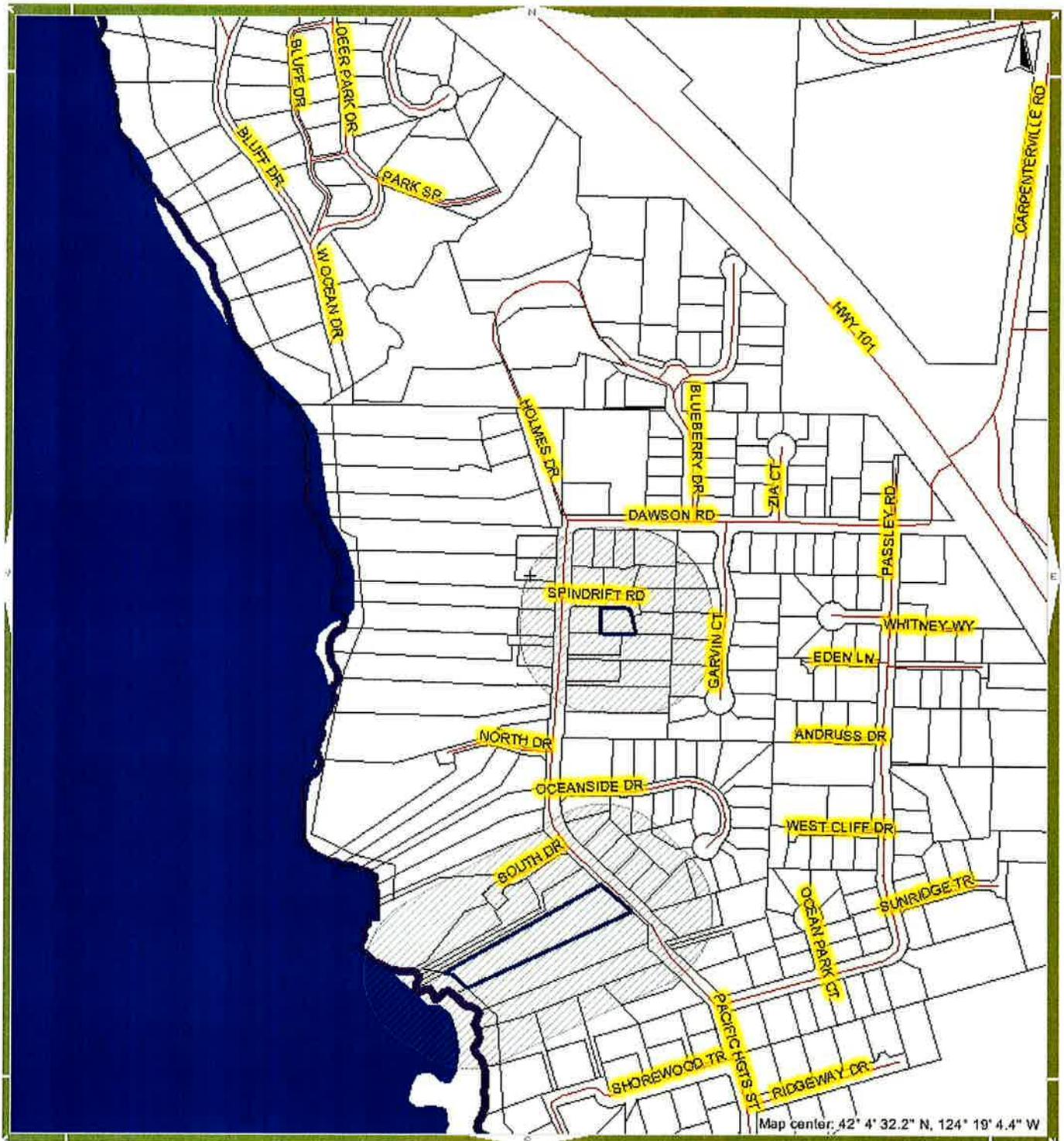
No separation or maximum number of vacation rentals within the City.

Lincoln City

Chapter 17.80.050 Vacation rental dwelling use criteria

No separation or maximum number of vacation rentals within the City.

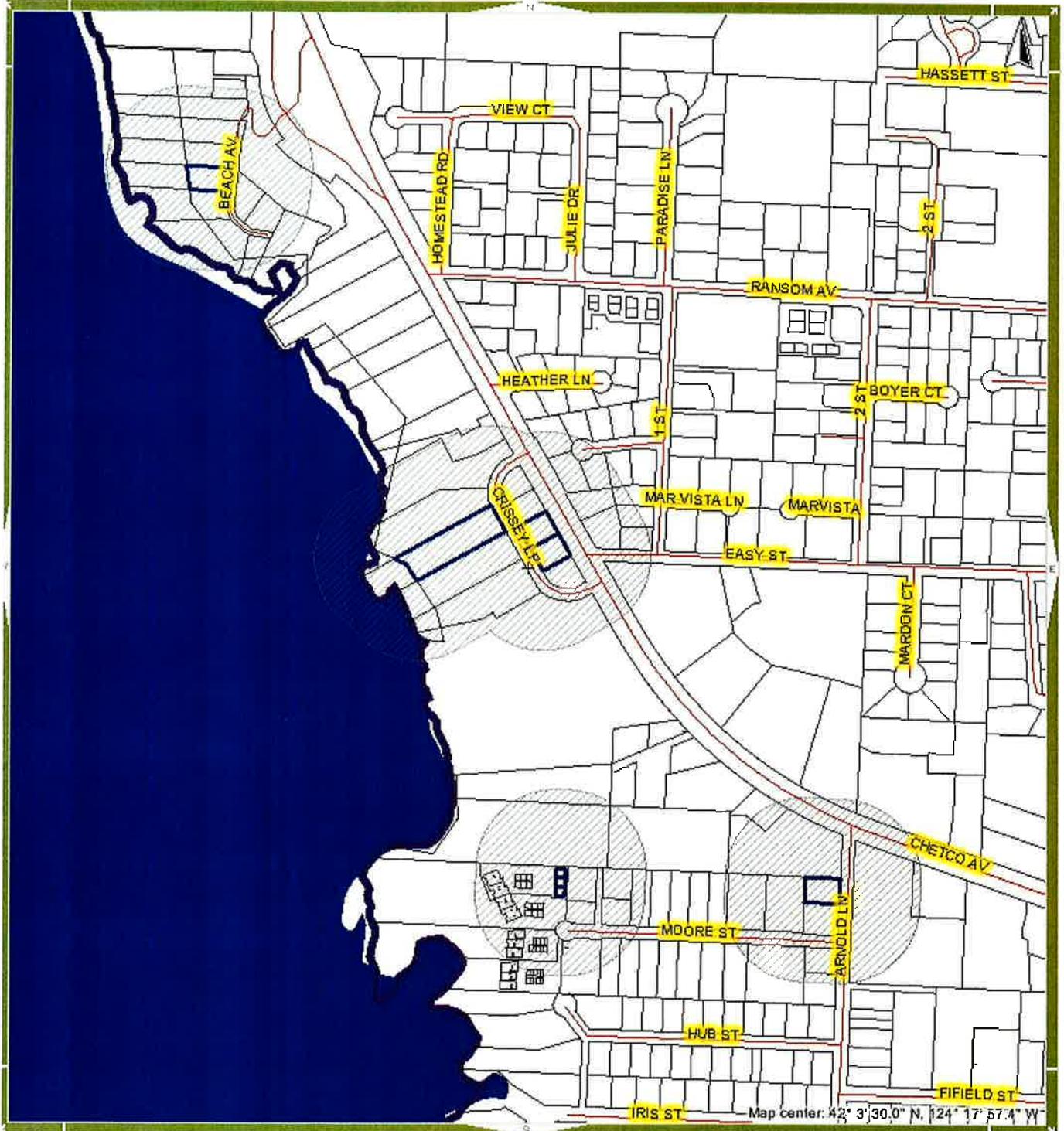
Dawson area - 250 foot buffer



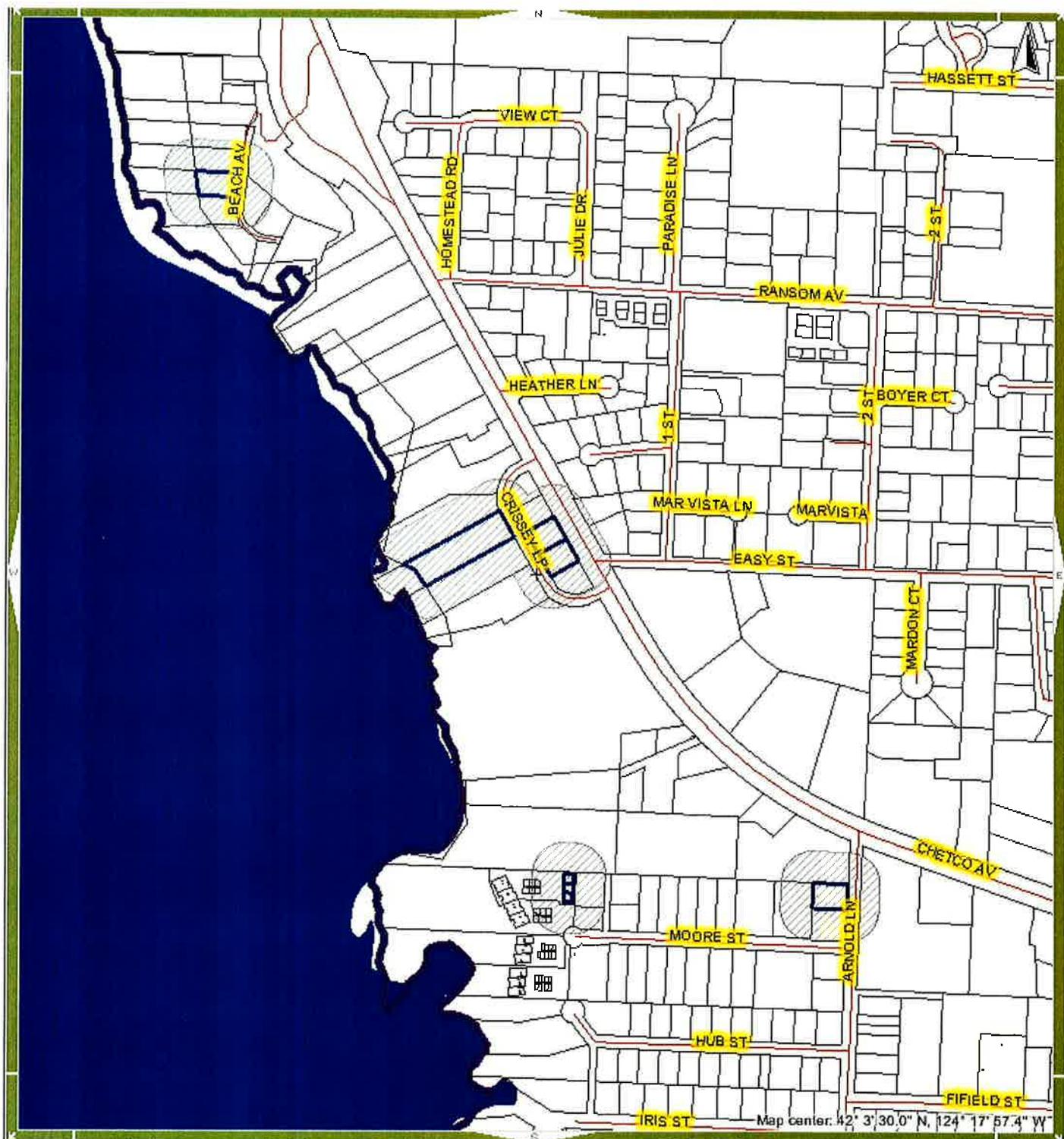
Dawson area - 100 foot buffer



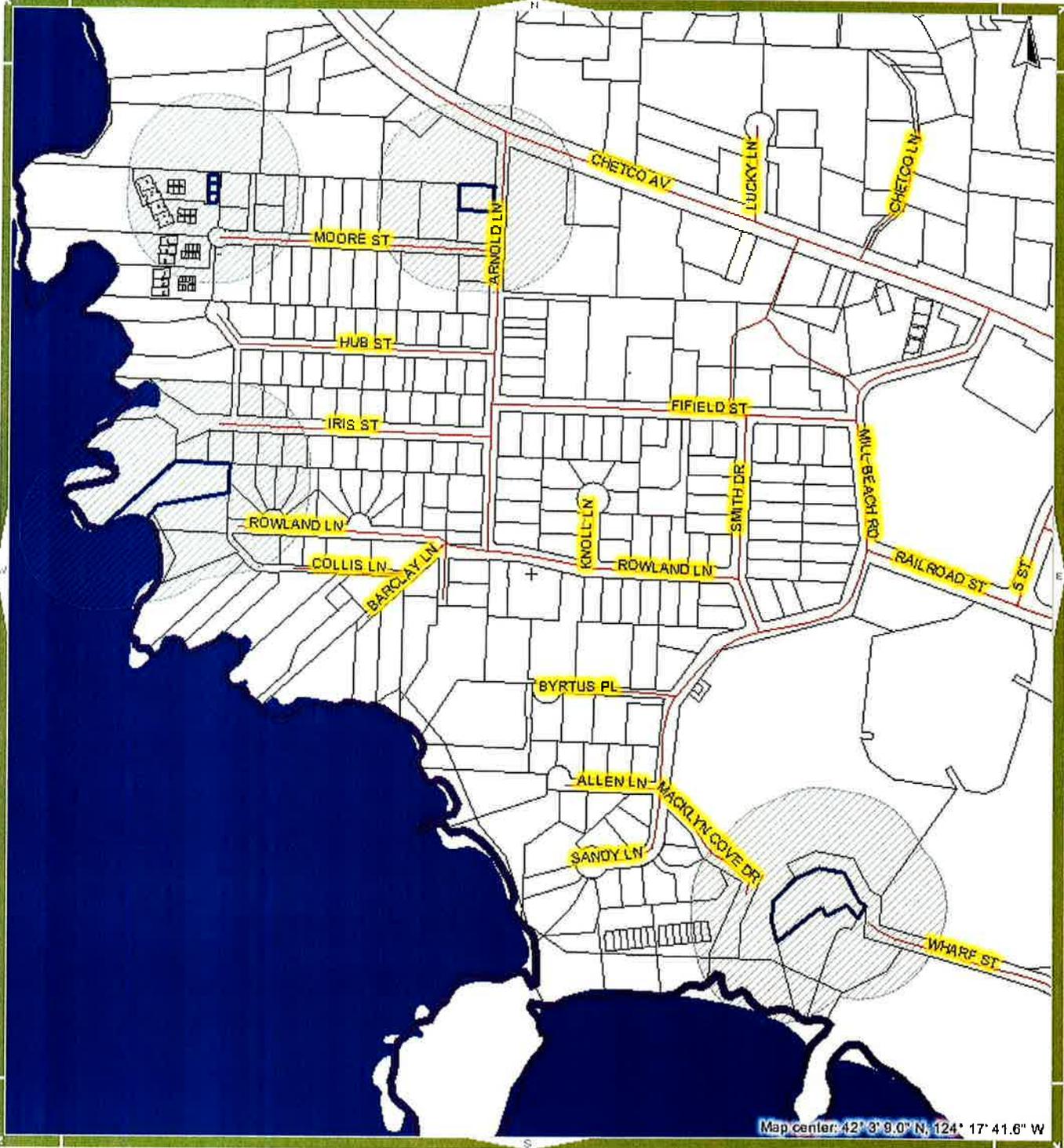
Crissey/Moore - 250 foot buffer



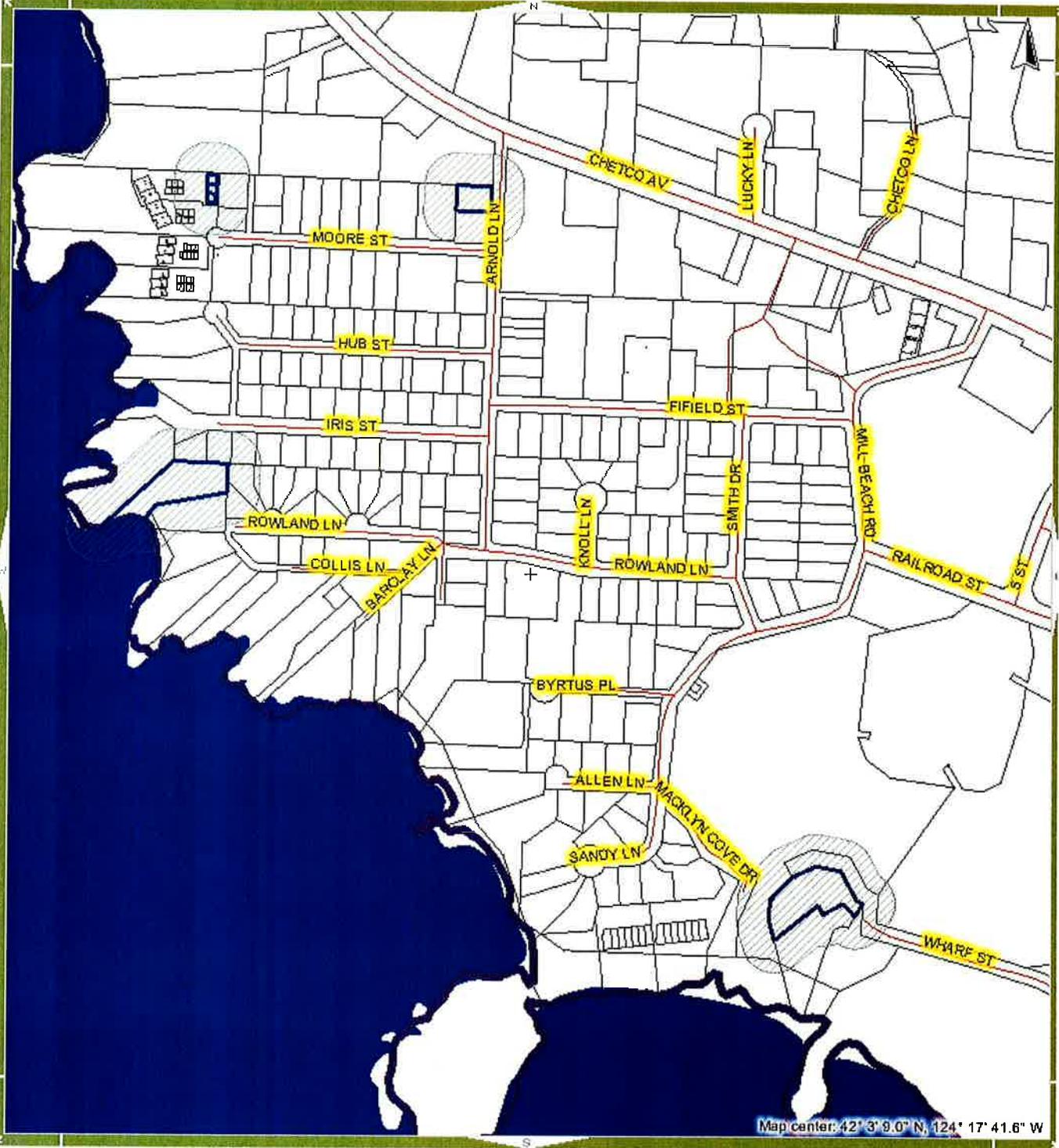
Crissey/Moore - 100 foot buffer



Arnold/Rowland - 250 foot buffer



Arnold/Rowland - 100 foot buffer



Tanbark - 250 foot buffer



Tanbark - 100 foot buffer



Memory/Del Norte - 250 foot buffer



Memory/Del Norte - 100 foot buffer



Short-term Rentals

Name	Map/taxlot	Address	Type of Business	CUP approval	special conditions
Harbor & Sea View Home	4113-08BB; 1801	21 Otter Terrace	Short term	CUP-1-07	None
Amventures Co Inc	4113-05CC-03211	210 Lilac Court	Short term	CUP-1-08	None
Tinsley Rentals	4113-06BC-00600	1331 Crissey Circle	Short term	CUP-4-06	limit 8 guests & 4 vehicles, front yard sign 12 X 18
Coastal Memory Rentals	4113-05CD-06700	302 Memory Lane	Short term	CUP-2-08	limit 8 guests only 6 adults, no signage, RV not as sleeping
Chetco Point Terrace	4113-07A -00419	847 Chetco Point Terrace	Short term	CUP-1-09	none
Spindrift Vacation Home	4014-36BB-05010	96303 Spindrift Lane	Short term	CUP-2-09	None
South Coast Inn B & B	4113-05CB-00302	516 Redwood	Bed & Breakfast	CU-2-85	
Holmes Sea Cove B & B	4014-25CC-02000	17350 Holmes Drive	Bed & Breakfast	County approved 1984	
A Little Bit of Heaven	4113-08BB-00222	431 Buena Vista	Short term	pre-existing	
Richard Holtzman	4113-06BC-01100	1328 Crissey Circle	Short term	pre-existing	
Fishin' Shack	4113-06CB-00100	521 Arnold	Short term	pre-existing	
Titus Properties Cypress	4113-05CC-03801	221 & 223 Cypress	Short term	pre-existing	
Logan	4113-06BC-01001	1326 Crissey Circle	Short term	CUP-4-06	no more than 4 vehicles parked on premises
Wild Rivers Motorlodge	4113-05CC-03807	213 & 215 Cypress	Short term	CUP-3-02	none
	4113-06CB-60007	1307 Moore Street	Short term	CUP-2-03	none (3 condos)
	4113-06CB-60008	1307 Moore Street	Short term	CUP-2-03	none (3 condos)
	4113-06CB-60009	1307 Moore Street	Short term	CUP-2-03	none (3 condos)
	4113-08BA-00206	223 Memory Lane	Short term	CUP-1-10	limit 6 guests, no parking access, no signage, no RV sleeping
Adams Bed & Breakfast	4113-08BB-02100	18 Seascape Court	Bed & Breakfast	CUP-1-12	2 bedrooms, 4 parking spaces
Family Tides/Bernard	4114-01AA-00403	1535 Beach Ave	Short term	CUP-3-15	limit 3 vehicles, no towing or oversized vehicles
Baier	4113-05CD-60117	222 Del Norte # 17	Short term	CUP-2-14	limit 1 vehicle, no towing or oversized vehicles
Lowenthal	4113-05CD-60313	222 Del Norte #13	short term	CUP-1-14	limit 1 vehicle, no towing or oversized vehicles
Chambers	4113-05CD-90103	222 Del Norte #3	Short term	CUP-3-13	limit 4 vehicles, no towing or oversized vehicles
Robertson	4113-05CD-80107	222 Del Norte #7	Short term	CUP-2-13	limit 2 vehicles, no towing or oversized vehicles
Milojevich/Mosher	4113-08BA-01001	333 Memory Ln	Short term	CUP-1-13	none
Pimentel	4014-36BC-01400	96344 Dawson Rd	short term	CUP-2-15	limit 3 vehicles, no overnight parking of motorhomes/travel trailers
Johnson	4113-06D -00402	1051 Wharf St	Short term	CUP-1-15	none
Baldwin	4113-05CD-60315	222 Del Norte # 15	Short term	CUP-5-15	limit 1 vehicle, no towing or oversized vehicles
Mason	4113-05CD-60314	222 Del Norte #14	Short term	CUP-1-16	limit 1 vehicle, no towing or oversized vehicles
Gyurko	4113-08BB-02002	18 Otter Terrace	Short term	CUP-2-16	no towing or recreational vehicles
Lyons	4113-06CB-04901	1266 Rowland Lane	Short term	CUP-3-16	none

Proposed new text is **bold**.

17.124.170 Short-term rentals.

Any existing dwelling in any of the residential zones and in the general commercial (C-3) zone can be used for short-term rental purposes as set forth in that zone and pursuant to certain regulations as follows:

- A. The property owner or holder shall obtain a business license from the city of Brookings and register the dwelling on a separate form.
- B. A transient room tax will be applied pursuant to Chapter 3.10 BMC.
- C. The property owner shall provide the name, address and telephone number of a local representative, either a property management business or an individual living within the Brookings urban growth boundary, who has the authority to make or have repairs made, resolve disputes and/or terminate occupancy if necessary.
- D. Representative's name and telephone number shall be posted within the dwelling.
- E. Applicant shall subscribe to a scheduled waste collection service and provide garbage receptacles on the property.
- F. The dwelling must contain more than 1000 square feet of living area.**
- G. A dwelling may only be eligible to be utilized as a short term rental if less than 20% of the dwelling units within 100 feet of the subject property lines are approved short-term rentals.**