

ESTACADA PLANNING COMMISSION MINUTES
THURSDAY, APRIL 28, 2016 - 7:00 PM
CITY HALL

1. CALL TO ORDER

The meeting was called to order at 7:00 pm.

2. ROLL CALL

Present: Cm. Richard Hawkes, Cm. Dave Piper, Cm. Jason Meier, Cm. Michael Ennis, DCR Traci Hovda, EDM Terra Wilcoxson, Consultant Kelly O'Neal.

Absent: Cm. Tom Sager, Cm. Richard Hartwig, Cm. Ben Wheeler.

3. APPROVAL OF JANUARY 28, 2016 MINUTES

Consensus was to approve the minutes as presented.

4. PUBLIC HEARINGS

A. Ordinance 2016-003 - An Ordinance amending various code sections to include regulations for short-term rentals including Chapters: 16.08 (Definitions), 16.12 (Zone Descriptions), 16.16 (Low Density zoning district), 16.20 (Medium Density zoning district), 16.24 (High Density zoning district), 16.26 (Downtown zoning district), 16.28 (General Commercial zoning district), 16.32 (Residential Commercial zoning district), and 16.76 (Parking). This ordinance will also create Chapter 16.62 (Short-Term Rentals) and repeal Section 16.60.060 (Bed and Breakfast Inns).

Cm. Piper opened the public hearing. EDM Terra Wilcoxson gave a brief description of how this proposal came about and introduced the consultant.

Kelly O'Neal, Senior Planner, City of Sandy, Consultant on this proposal - reviewed a short presentation of the short term rental ordinances and explained that they are for 30 day stays or less and can be in any residential unit, either in the residential or commercial zoning districts.

Mr. O'Neal then reviewed the staff report and the ordinances in detail. He said the next step is for the Commission to make a recommendation to the City Council, who will hold another public hearing.

Cm. Hawkes thanked Mr. O'Neal for an excellent presentation and feels like this is a great proposal.

Cm. Piper asked why tents, teepees and yurts are even being considered. EDM Wilcoxson explained that they provide an opportunity for short term rentals

and increase tourism in Estacada. It's another type of camping and is very common on AirBnB.

Cm. Piper stated that he can't picture these types of units on any property within the city limits. Cm. Meier agrees with Cm. Piper.

Mr. O'Neal said if the property owner couldn't meet the 8 standards in the conditional use section they couldn't even apply. Also, neighboring property owners would be notified and given the chance to weigh in on the matter and the Commission could make a decision on a case by case basis. Cm. Piper feels they are just opening a can of worms that could have negative future implications.

Mr. O'Neal also suggested that language could be added that put an expiration date on the conditional uses, such as 3 years.

Cm. Hawkes asked if anyone has shown interest. EDM Wilcoxson said a few people have heard that we are reviewing the idea and have come in showing interest.

Mr. O'Neal said the Commission could recommend only yurts or teepees be allowed and not allow tents at all. Cm. Piper doesn't feel like this fixes anything.

Gary Warkentin, guest - asked the reason for having seasonal times listed. Mr. O'Neal said it encourages the outdoor units to be taken down during the off season to protect them from becoming unsightly.

Cm. Hawkes asked if the City would receive any hotel taxes from these units. EDM Wilcoxson explained that Estacada does not have a hotel tax, but that Clackamas County does and would collect that revenue. Cm. Hawkes is concerned with the City having to spend resources with their Code Enforcement Officer and not receive revenue to offset it.

Mr. O'Neal explained the City would receive a business license fee, building inspection fee and transportation SDC's - which would help improve roads. He also stated that if the property owners aren't adhering they could be charged a fine to help pay for Code Enforcement. He said we might not make money, but wouldn't be losing money this way.

EDM Wilcoxson also stated that if the Commission is concerned with the workload of the Code Enforcement Officer perhaps a conversation with the City Manager would help.

Cm. Ennis moved to recommend approval of the proposed ordinances to the City Council. Motion died for lack of a second.

Cm. Piper moved to recommend approval of the proposed ordinances excluding anything to do with the outdoor conditional uses; but did not want to exclude exterior buildings. Cm. Meier seconded the motion.

Cm. Ennis feels property sizes would limit the possibility of outdoor units and feels the conditional use should be allowed. Cm. Piper cannot envision any situation it would be ok.

Roll Call Vote: Cm. Hawkes - yes, Cm. Piper - yes, Cm. Ennis - no, Cm. Meier - yes. Motion passed 3-1.

5. ADJOURNMENT

The meeting was adjourned at 7:50pm.