MINUTES
MAUPIN PLANNING COMMISSION MEETING
June 11, 2019
6:00 p.m.

MAUPIN CITY PARK COMMUNITY BUILDING
206 BAKEOVEN ROAD
MAUPIN, OREGON

PRESIDING: Dale Madden

COMMISSION PRESENT: Dale Madden, Andrew Kreipe, Suze Riley, Carol Beatty

COMMISSION ABSENT: Denis Carlsen

STAFF PRESENT: Recorder DeOra Patton, Planner Dan Meader, Associate Planner Joshua Chandler

Visitors Present: Stan Suenaga, Medy Gantz, Don Jacklin, Susan Kay, Karen Tacker, Kathy Peck, Susan Wright, Rob Miles, Sue Knapp

CALL TO ORDER/ ROLL CALL/ PLEDGE OF ALLEGIANCE. The meeting was called to order by Chairman Madden at 6:00 p.m. Roll Call of Planning Commission was conducted by Recorder Patton. Chairman Madden led the Commissioners in the Pledge of Allegiance.

DISCUSS REQUEST TO REVISIT VACATION RENTALS. Planner Meader explained this discussion on the agenda came up at the end of last month's meeting at the request of a member of the Commission.

Associate Planner Chandler paraphrased his staff report of June 8, 2019 providing information on background of short-term rentals, discussion for either establishing detailed code enforcement procedures or reestablishing a permitting process, examples of code enforcement and permitting/licensing of other cities, and staff recommendation. There are strict and lenient approaches on zone restrictions, fees, fines, and HB4120 that helped municipalities to collect monies. Judging by the history and recent decision by the City of Maupin on the subject of short-term rentals, it can be assumed that many community members are still in support of the ban. He would recommend exploring the mechanics of a short-term rental licensing process unique to Maupin. With the direction from Council, Staff is prepared to implement whatever decision is felt necessary for the City.

Medy Gantz submitted opposition to the Commission having discussion on allowing vacation rentals in residential zones based on the matter having been discussed, voted and decided on to ban, and not having had time to see how the ban is working. On inquiry as to why revisit, Commissioner Riley stated to look at creating another means of revenue, to recognize vacation rentals are not going to go away, and have discussion about what could be done. Mrs. Gantz supported finding a way to fine, to find way to regulate those who are not following the rules, but not revisiting allowance of vacation rentals in residential zones.

As to enforcement, City Manager Suenaga inquired of any city shutting off services such as water or power as a method of enforcement. Kathy Peck submitted taking legal action as a possible solution to violators such as what the Rivercrest Homeowners Association had to do as their solution. Susan Kay submitted the cities referenced in the staff report have a police department and the City of Maupin does not.

Mia Sheppard requested the City Planner provide more information on property owner rights to operate a business in home or rent home. She wants the Commission to move in direction to talk about this. She moved here to do business and not have all the rules.

Recorder Patton recognized the Commission and audience have been provided with copies of the Minutes of the May 17, 2017 Planning Commission Meeting and the Minutes of the June 20, 2017, September 27, 2017 and November 15, 2017 City Council Meetings, pertaining to the public hearings and decisions and the Adoption of Ordinance No. 305 to Ban Vacation Rentals in the City and copy of the ordinance. She presented and read a letter to the Commission from Mayor Lynn Ewing acknowledging, in Council discussions when the ban was discussed, Council also left the door open to revisit this issue. Based on the many past discussions at Council, some considerations are:

1) Create rules for vacation rentals based on zone. Vacation rentals may be more acceptable in either Commercial, CRT or RC zones than in Residential zones.

2) Be sure your rules address off-street parking based on a realistic formula.

3) Look at rules for motels and bed-and-breakfast facilities for ideas.

4) One of the big concerns in the past was having a local contact person in case of emergencies or violations. You may want to consider a way to address this.

5) Enforcement seemed to also be an issue you may want to address.

6) Consider future zone changes to add additional capacity to RC, CRT and GC zones. They should probably be adjoining existing similar zones.

Also, may want to consider holding a joint Planning Commission/City Council Work Session to

discuss this in detail and avoid duplication of effort as well as additional planning expense.

Chairman Madden submitted, in recognition of The Oasis and Deschutes Motel being on the market for sale and could be closed for business, there may be a need to revisit vacation rentals.

Mia Sheppard spoke on benefits for economy and alternatives, options to visitors.

Kathy Peck spoke on people building their homes in Maupin having emotional investment, commitment, comfort and security. Want to support the motels in Maupin. Do not want a ghost vacation rental town, and then having to try to go back to correct.

Suze Riley spoke of people asking to rent her place and, as a realtor, have people in Portland wanting to build a house here and rent out part-time. Those people are going elsewhere. She presented suggestions to create something that works for everyone to include a contract to operate, limited permits, limited times for rental to two weekends a month, limit rental to two rooms only, civil penalties, and could regulate by neighborhood watch.

Planner Meader acknowledged, in recap, Staff has provided information to the Commission, but in the process, the City Council is the body that enacts legislation. The issue has been brought up and the Commission needs to get sense of direction from the Council now before going further. The City has some good background, the City needs to have at minimum some code enforcement, there is still some people interested in short-term rentals, and upon having made point, now let the Council take the position for direction.

AUDIENCE PARTICIPATION. none

COMMUNICATIONS. none

NEXT MEETING: July 9, 2019 *(Rescheduled to July 17 for Joint Worksession with Council)*

ADJOURN: Chairman Madden adjourned the meeting at 8:03 p.m.

Respectfully submitted by
DeOra M Patton
City Recorder

SIGNED _____
Chairman