

MINUTES
Warrenton City Commission
Work Session – August 28, 2018
5:15 p.m.
Warrenton City Hall - Commission Chambers
225 S. Main
Warrenton, OR 97146

Mayor Pro-tem Newton called the work session to order at 5:20 p.m.

Commissioners Present: Mayor Balensifer, Mark Baldwin, Tom Dyer, Pam Ackley, and Rick Newton

Staff Present: City Manager Linda Engbretson, Finance Director April Clark, Community Development Director Kevin Cronin, Police Chief Mathew Workman, Fire Chief Tim Demers, and City Recorder Dawne Shaw

Community Development Director Kevin Cronin discussed homestay lodging safety regulations. He noted the hearing at the previous meeting, where homestay lodging was tabled at that time to hold a discussion. He briefly reviewed the agenda memo, as well as a hand out he presented on regulations. Mr. Cronin defined homestay lodging, and noted vacation rentals are different and typically not owner occupied.

Mayor Balensifer stated he would allow public comment – Lisa Lamping presented a handout for the record and noted she misunderstood what the work session was on and stated she wishes there could be a discussion on the whole thing, (vacation rentals, Airbnb, homestay lodging). She noted it is a big issue to address and one size does not fit all. Ms. Lamping stated she would like to see more discussion with citizens input, such as a town hall. Krista Bingham concurred with Ms. Lamping that there needs to be more discussion and asked what the Commission's concerns were. The Commission noted parking is an issue as well as taking homes off the market; have to maintain the balance. Ms. Bingham stated making any kind of ruling without community input is a concern. The Commission continued the discussion and Commissioner Newton noted they are trying to be ahead of the game. Mayor Balensifer stated the County housing task force is working on these issues. He noted he shares Commissioner Newton's concern to get ahead of the curve; and suggested continuing the conversation, and to postpone the ordinance until the county has a draft report, in October.

Mr. Cronin stated there are currently 12-13 Airbnb listings in Warrenton. He noted he did reach out to all and most are aware of this meeting/discussion. Discussion continued on the need to have a business license, adequate parking, and the need to have a responsible person present. Commissioner Ackley suggested looking at Seaside's model for vacation rentals.

The Commission is in agreement on requiring a business license; no cap on the number of rooms as long as there is adequate parking; and a responsible party present to deal with problems.

Discussion continued and the consensus was to have staff develop something and then have public comment.

There being no further business, Mayor Balensifer adjourned the work session meeting at 6:02 p.m.

APPROVED:



Henry A. Balensifer III, Mayor



ATTEST:



Dawne Shaw, City Recorder