

"Making a difference through excellence of service"



CITY OF WARRENTON

WORK SESSION

AGENDA

**City Commission of the City of Warrenton
Tuesday, November 13, 2018 – 5:30 P.M.**

**Warrenton City Commission Chambers
225 South Main Avenue
Warrenton, OR 97146**

- 1. Call to Order**
- 2. Roll Call**
- 3. Homestay Lodging Program**
- 4. Adjourn**

Warrenton City Hall is accessible to the disabled. An interpreter for the hearing impaired may be requested under the terms of ORS 192.630 by contacting Dawne Shaw, City Recorder, at 503-861-0823 at least 48 hours in advance of the meeting so appropriate assistance can be provided.

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CITY OF WARRENTON

WARRENTON CITY COMMISSION PUBLIC COMMENT CARD

NAME: Earl Ming / Karen Ming

ADDRESS: 580 Russell Pl. Hammond *Failure to list address will result in not being recognized by Commission

EMAIL: Karenming4@gmail.com Subscribe to City Newsletter Email List

DOES YOUR COMMENT HAVE TO DO WITH AN AGENDA ITEM: (Y or N) Y

BRIEFLY DESCRIBE YOUR TOPIC: VACATION rental in
officers row

PLEASE GIVE THIS CARD TO THE CITY RECORDER PRIOR TO THE MEETING

November 8th 2018

To whom it may concern;

I write to you today in favor of allowing Air BNB and Vacation Rental in the Hammond/Warrenton area, specifically the Historic Hammond Area.

A little less than 5 years ago, we purchased what was then an abandoned shell @ 490 Russell Place in Hammond. At that time, we were looking for a "project" for my husband and I to work together on and re-sell quickly. The "structure" was purported to be an old Army Storage shed. Although several prior owners had attempted to convert it to living space, it had never been successfully converted. To say it was in disrepair would be a major understatement. Prior to completion, we fell in love with the Hammond area. Not only did it provide a much needed respite from the stress of day to day living in the Portland Metro area, we have been blessed by the wonderful ability to gift the use of the house to family and friends. In early 2016, it became apparent that we would need to supplement the cost of our second home in order to keep it. We were made aware of the Air BNB Platform and thinking it fit us perfectly, we created our profile. We never had a chance to fully make use of it because my Husband's Father and wife had to move up from Klamath Falls (due to health issues), so they made the Hammond House their primary residence. Unfortunately, his father passed away in the Fall of 2017. We hurriedly moved his stepmother in with us in Hillsboro and began work on building a larger home in Hillsboro to accommodate 3 adults full time. It was during this time we reactivated the Air BNB Platform created in 2016, as we knew we would be unable to use the Hammond House at all until work was completed on our new Hillsboro residence. I tried 3 different times (going into the city) to acquire/registration of our Air BNB Status, to no avail. I was told there were no "as yet" protocols in place.

Because of this we qualify to be "Grandfathered in" as a Vacation Rental using the Air BNB Platform. I have an arrangement with my next-door neighbor for monitoring of guests and cleaning of the Hammond House between guests. Both Paying and gifted guests). I have ample off street parking in front and behind the house (our lot is almost 20,000 SF) The home exceeds all new build and rental requirements as it is an entirely new (fully permitted) home in a historic shell. My husband is semi retired and will be using the home as his primary residence, but we still wish to enjoy the flexibility of renting to family & friends and through the Air BNB Platform. We are good neighbors to our wonderful Historic Fort Stevens Area and look forward to the hopefully not to distant future when we both can enjoy full time residency there.

I believe our instance is not unique. I know many folks ensure a home is not standing vacant during long absences and/or supplement the costs associated with a secondary residence through short term rental. I understand the cities desire to curb the "buying up of properties by Deep Pocketed Out Of Towner's" for vacation rentals, but that is not the case in our situation, or others like us. I feel we fill, in a responsible way, a need that promotes tourism, growth and appreciation of our Historic Warrenton Community

Thank you for your time and consideration

Respectfully

Kathy & Jim Hogan

490 Russell Place

Hammond, OR

CITY OF WARRENTON
FINANCE DEPT

NOV 09 2018

RECEIVED
WARRENTON, OR 97146

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AGENDA

CITY OF WARRENTON

MEMORANDUM

TO: The Warrenton City Commission
FROM: Kevin A. Cronin, Community Development Director
DATE: For Agenda of November 13, 2018
SUBJ: **Work Session:** Homestay Lodging Program

SUMMARY

Homestay lodging was a topic of discussion at the August 14, August 28, and October 9 City Commission meetings. The Commission directed staff on a number of items, including:

- Confer with Building Official on definitions and reconcile nuances between the Development Code and State Building Code;
- Develop an inventory of existing listings to bring them into compliance.
- Organize a 30-day grace period starting on January 1, 2019 for non-compliant homestay and illegal vacation rentals to conform to new homestay, rooming house, or bed and breakfast option.
- Develop a new homestay lodging program with safety regulations, inspections, and a sunset clause for vacation rentals to reevaluate the program at some future date. City Attorney conducts a review of proposed Ordinance.
- Develop an overlay zone proposal in 2019 for a pilot vacation rental dwelling (VRD) program on a portion of Fort Pointe and Officer's Row near Fort Stevens in Hammond.

The proposed safety regulations, existing short-term rental listings organized by zoning category, and a glossary of short-term rental definitions are attached for review and discussion.

Staff would like guidance from the City Commission as to whether the enclosed information adequately addresses concerns raised at previous Commission meetings. If so, staff can begin to draft an ordinance for a city code amendment process, have the City Attorney conduct a review, and begin to implement a grace period in 2019.

RECOMMENDATION/SUGGESTED MOTION

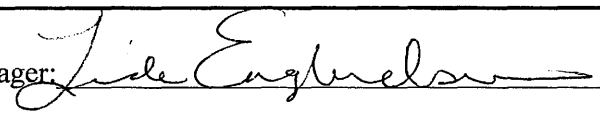
I move to direct staff to draft an ordinance for homestay lodging safety regulations to be added to the Municipal Code and present a proposal at a future regularly scheduled Commission meeting.

ALTERNATIVE

I move to direct staff to conduct additional research and provide a report at a future regularly scheduled Commission meeting.

FISCAL IMPACT

The fiscal impact to the City is unknown at this time. However, a proposed fee resolution will offset staff time to process future homestay lodging requests. In addition, it is expected that additional revenue will be collected through business licenses and transient room taxes.

Approved by City Manager:  _____

All supporting documentation, i.e., maps, exhibits, etc., must be attached to this memorandum.

Short-term Rental Glossary
November 2018

- **Homestay lodging** is a short-term rental in an owner occupied, single-family detached unit using up to two bedrooms.
- **Vacation Rental Dwelling (VRD)** is a single-family dwelling that is non-owner occupied and is rented on a short-term rental basis.
- **Bed and Breakfast Inn (B&B)**. An owner- or operator-occupied dwelling where no more than five rooms are available for transient lodging and where a morning meal is provided.
- **Boarding, Lodging or Rooming House**. A residential type of building or portion thereof, other than a hotel or motel, where lodging with or without meals is provided for not less than two persons nor more than 10 persons, not including members of the owner- or tenant-occupied family.
- **AirBnb** is a for profit corporation based in San Francisco that offers hosts a web-based advertising platform for short-term rentals.
- **Host** is a person or business that offers a short-term rental for profit.

**Short term Rental Matrix
November 2018**

Type	Number of Rooms	Zoning	Management Status
Homestay Lodging	1-3 bedrooms	Residential Districts (Proposed)	Owner Occupied
Bed & Breakfast*	1-5 bedrooms	Residential Districts	Owner or Manager
Boarding House	2-10 persons	RH High Density Residential	Owner or Manager
Vacation Rental	Entire House	Commercial Zones ("Hotel")	Owner or Off Site Manager

*Meal required

Existing Parking Requirements

Rooming and boarding houses; dormitories	2 spaces per each 3 guest rooms, or 1 space per 3 beds, whichever is greater
Bed and breakfast	1 space per guest bedroom

**Short-term Rental Inventory
November 2018
AirBnb Listings (June 2018)**

Physical Address	Customer	Owner Occupied	Zoning	Legal Status
1145 S MAIN	LISA LAMPING	WARRENTON, OR 97146	RH High Density Residential	Homestay* Rooming house Bed & Breakfast
1601 S MAIN	DAVE & STEPHANIE DAVIS	WARRENTON, OR 97146	C-1 General Commercial	Legal
640 SW CEDAR AVE	CHARLENE SUDENGA	TIGARD, OR 97223	RH High Density Residential	Illegal VRD
674 NW 9TH ST	TERESA & STEVE PETERSEN	WARRENTON, OR 97146	R10 Intermediate Density Residential	Homestay Eligible
84 SE 10TH PL	HOLLY STEVENS	WARRENTON, OR 97146	R10 Spur 104 – CMU Commercial Mixed Use	Homestay Eligible
490 RUSSELL PL	JAMES AND KATHLEEN HOGAN	HILLSBORO, OR 97124	R10 Intermediate Density Residential	Illegal VRD
1920 THIRD AVE.	MARK & COLLEEN SIMONSEN	HAMMOND, OR 97121	R10 Intermediate Density Residential	Homestay Eligible
968 SW LONGLAKE DR	SCOTT EDWARDS	WARRENTON, OR 97146	R40 Low Density Residential	Homestay Eligible
1081 KINGSALMON PL	WALTER & KEELIN BRUBAKER	PORTLAND, OR 97215	R10 Intermediate Density Residential	Illegal VRD
642 FIFTH AVE.	RONALD WALK	PORTLAND, OR 97206	CMU Commercial Mixed Use	Legal
520/540 RUSSEL PL	MIKE & KARIN HOPPER	WOONVILLE, WA 98077	R10 Intermediate Density Residential	Illegal VRD

*Requires decision on number of guest rooms