

CITY OF DUNDEE
PLANNING COMMISSION AGENDA
P.O. Box 220
620 SW 5th Street
Dundee, Oregon 97115

MEETING WILL BE TELECONFERENCED

Join Zoom Meeting <https://us02web.zoom.us/j/85365612309>

Or listen by calling: 1-301-715-8592

Meeting ID: 853 6561 2309

MEETING DATE: September 16, 2020
Meeting Time: 7:00pm

- I.** Call Meeting to Order
- II.** Public Comment
- III.** Approval of Minutes
- August 19, 2020
- IV.** Short-Term Vacation Rentals Workshop
- V.** Issues from Planning Commissioners
- VI.** Adjournment

Planning
Commission
Minutes from
August 19,
2020 will be
sent separately.

2020 Short Term Rental Community Survey Summary Report



DUNDEE
Oregon

September 9, 2020 | Matt Straite & Lauren Scott | MIG Inc.



Introduction

In late summer the City released a public survey in order to gather information and opinions on short term vacation rentals (STR's). The City already has a process in place for permits to operate an STR; however, the City Council has expressed a desire to re-visit the process, rules and requirements to see if there is a need to revise.

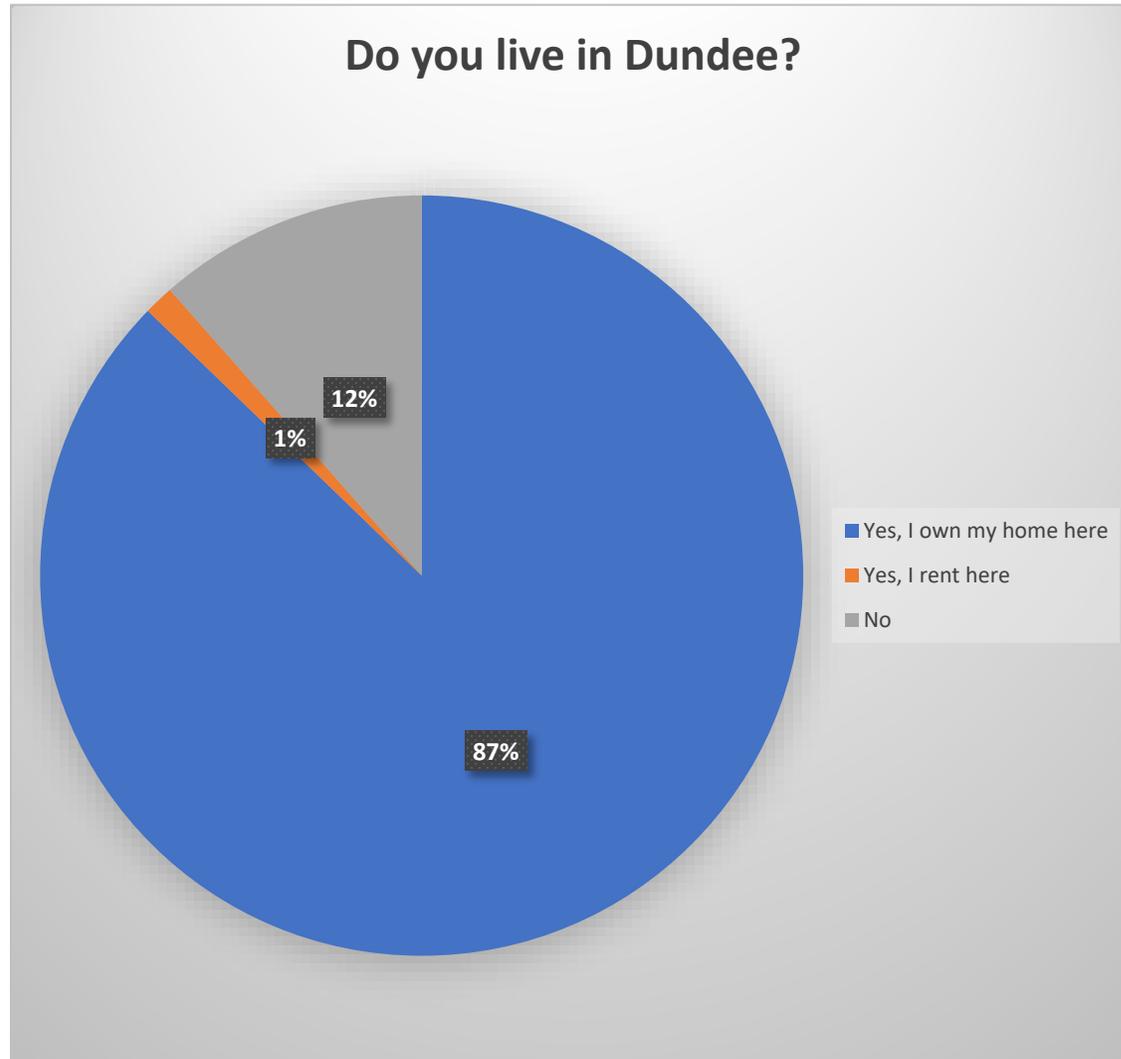
The survey included 28 questions, received 170 responses and featured the ability to fill in more detailed information in several of the questions.

This following report summarizes the responses to each question, provides brief analysis for each question and includes key individual responses by responders. Full responses to each question are provided in the appendix.

In summary there was not an overwhelming response one way or the other reading the need to review the current process/regulations. The responses seemed fairly evenly divided. Those who took the time to add additional comments tended to be those who did not support STR's in general, however, the simple responses tended to favor the supporters slightly.

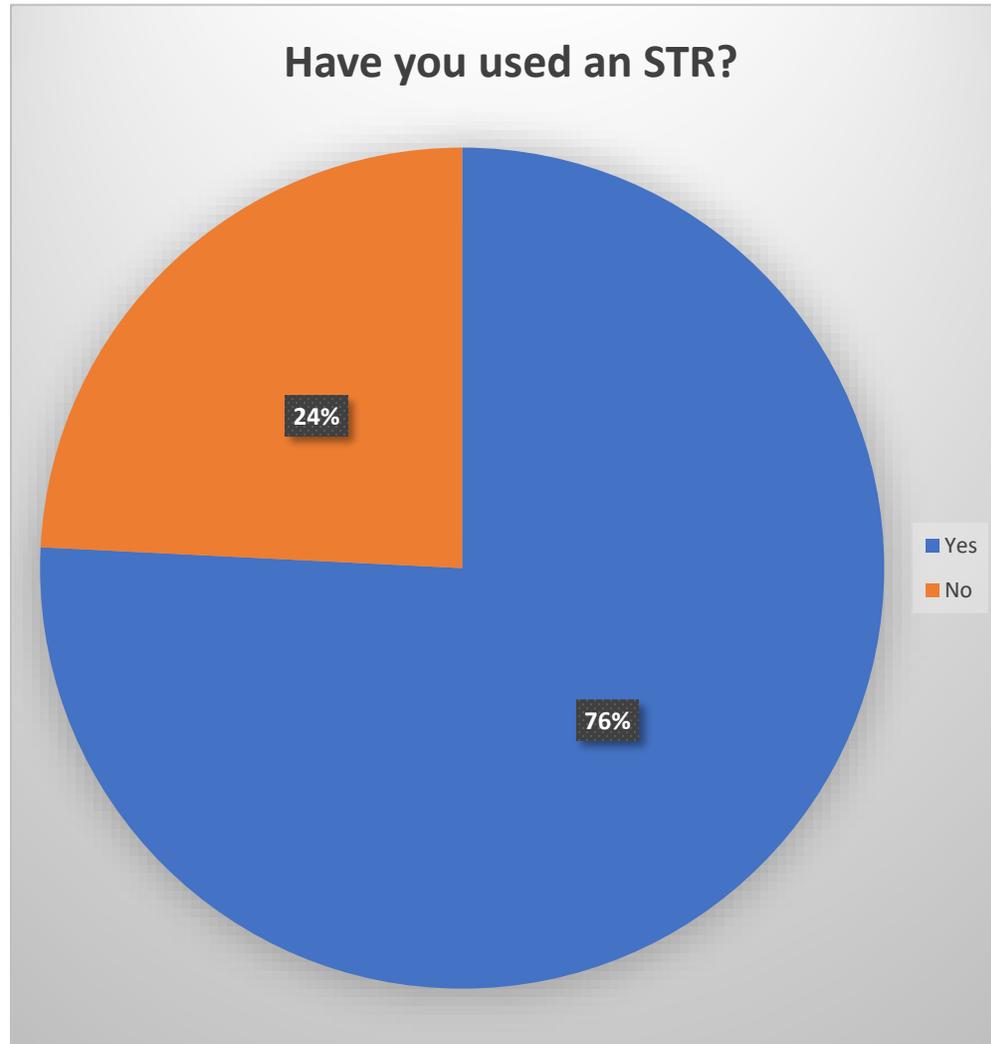


Question 1 & 2



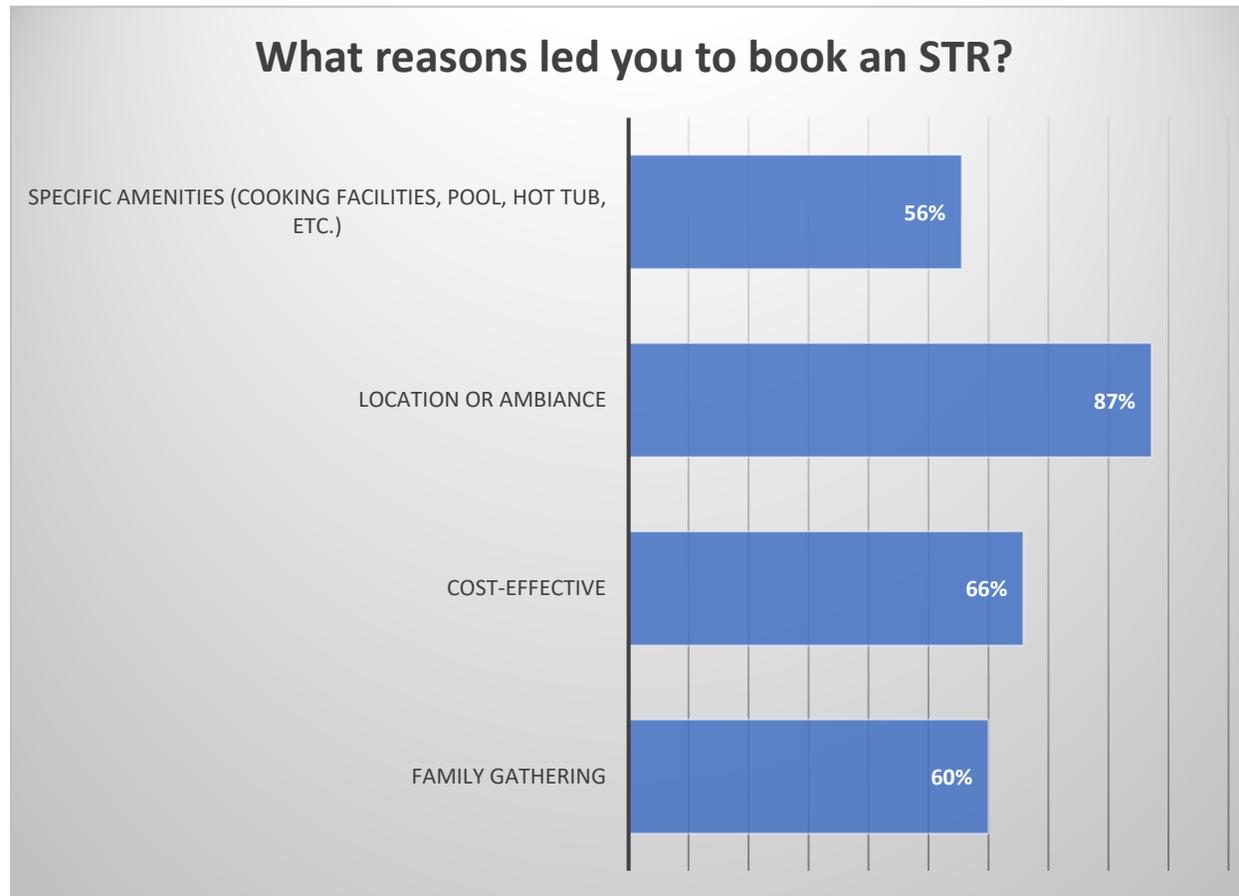
- Most of the responders live in the City of Dundee.
- 1% of the responders rent in the City.
- The responders were asked to provide the closest street intersections to their house in Question 2. Those are listed in the appendix.

Question 3



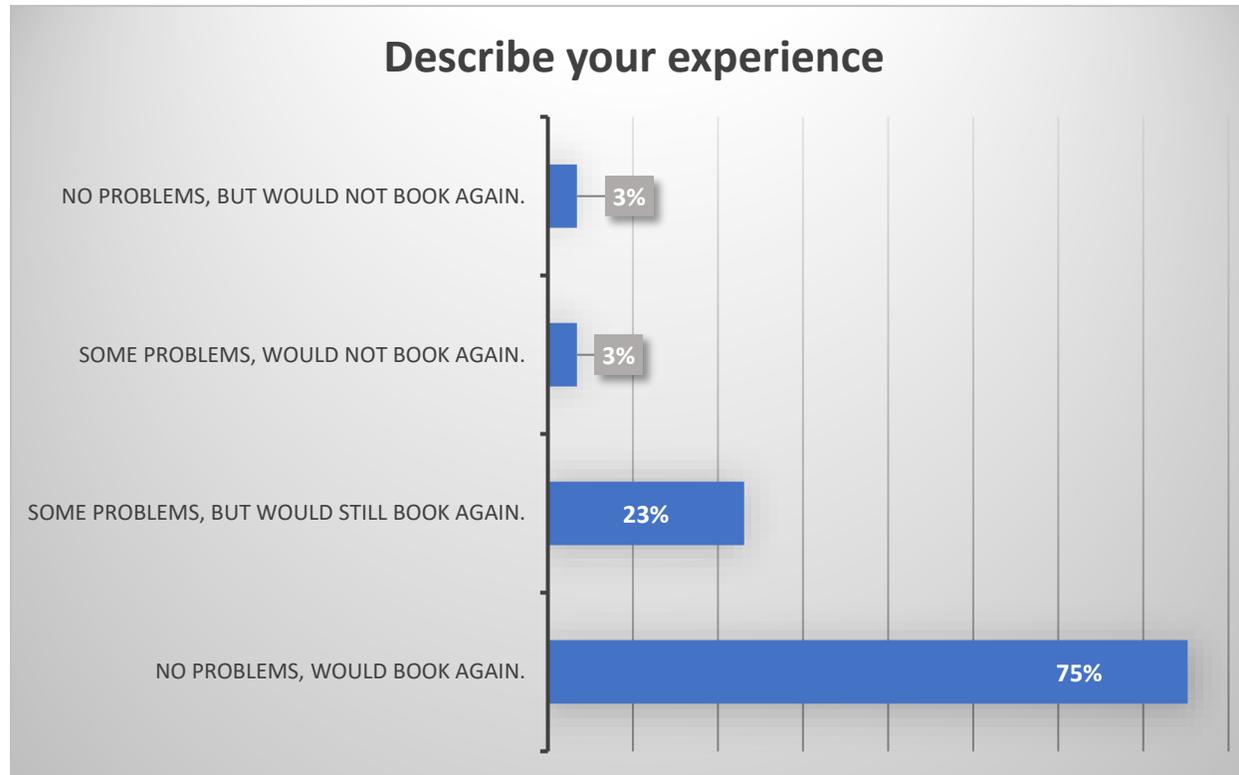
- The following series of questions were designed to assess people's level of familiarity with the concept of Short Term Rentals, or STR's.
- A low number of responders who have actually used STR's could indicate that the answers were skewed based on a lack of understanding of the concept.
- However, most respondents were familiar with STR's.
- 76% stated that they have used an STR in the past.
- This strengthens the validity of the data.

Question 4



- This question is intended look at the reasons why people book an STR.
- The data show that 87% of the responders booked an STR for location or ambiance. For Dundee this means that vacation rentals could be popular in the City based on the proximity to wineries and tourist activities like wine tasting.
- Other responses were also strong, including renting for specific amenities, renting for cost effectiveness, and renting for family gatherings.

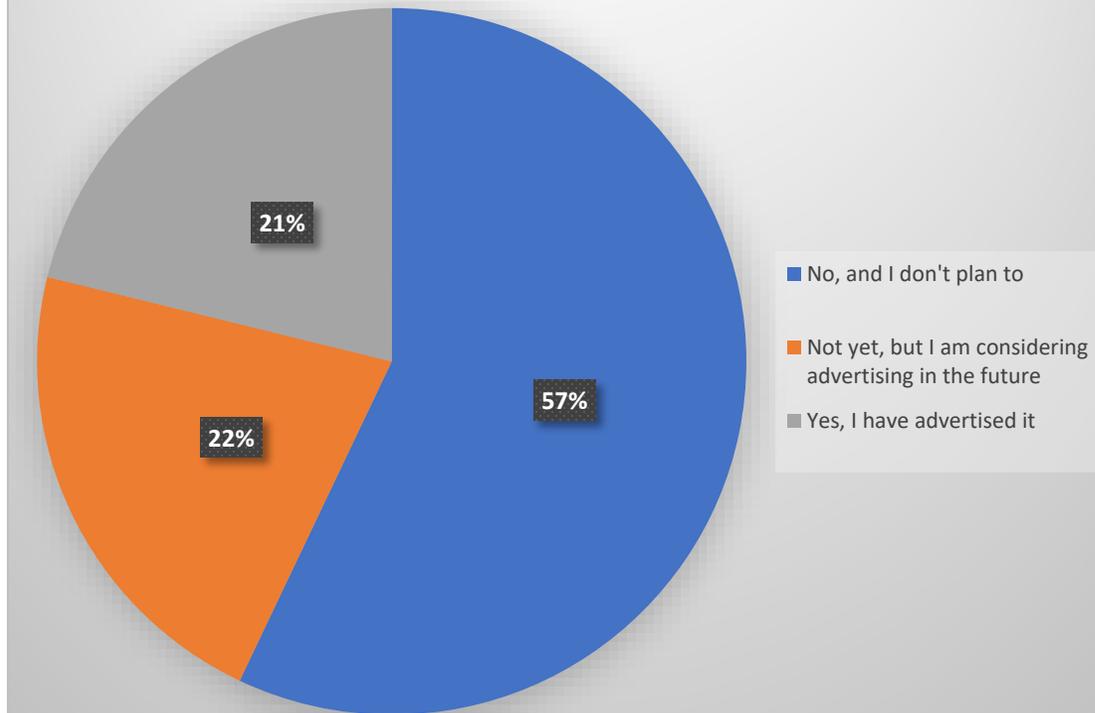
Question 5



- This question shows the responders receptiveness to the overall experience of STR's. This is also intended to begin to look at specific issues when renting. This would also illuminate if specific issues colored the responder's impression of the STR's.
- A strong majority (75%) of the responders say they did not have any issues as renters of STR's and they would do it again.
- About a quarter of those responding say they did have a specific issue arise, but they would book an STR again.

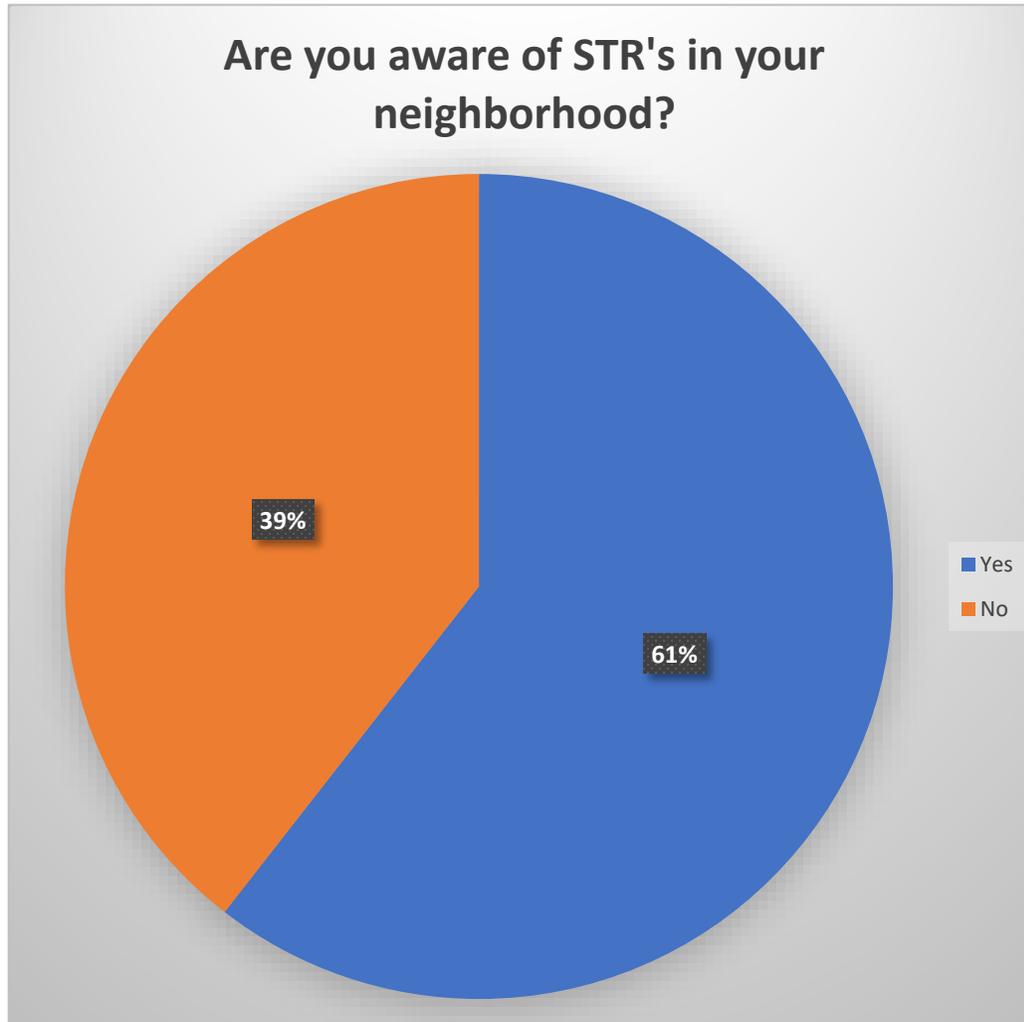
Question 6

Have you ever advertised a room as an STR in Dundee or another location?



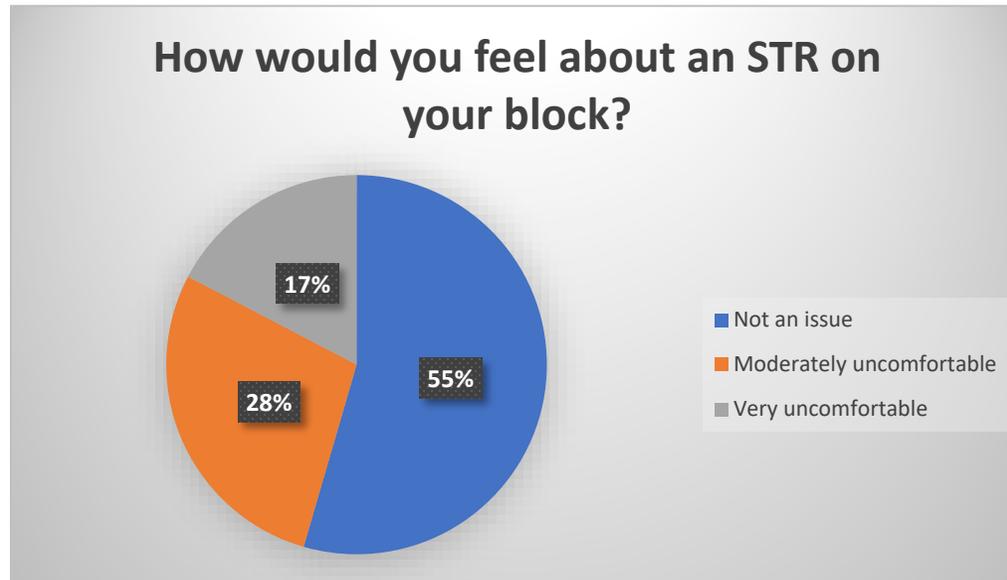
- The survey here starts get more specific, asking if the responder has ever used their home, or part of it as an STR. This also asks if they have any interest in using their home as an STR.
- A little more than half indicated they have not and had no interest in renting out any part of their home.
- About 25% indicated they had not, but expressed some interest.
- 21% have advertised all or part of their home as an STR.
- This shows that there is room for growth in the number of STR permits the City could issue. The revisions to the regulations could either entice or discourage new STRs.

Question 7



- This question is intended to gauge the awareness of existing STR's in Dundee neighborhoods.
- The majority of the responders were aware of them in their neighborhoods.

Question 8



- This is the first open ended question. Responders were asked how they would feel about an STR on their block. They were then told they could elaborate.
- A little over half said they were ok with STR's on their block.
- 17% were very uncomfortable.
- Most of the fill-in comments were positive, some are included below. About a 1/3 of these were very negative. Full responses are in the appendix. Some minor edits were made to responses included below the charts, for brevity and spelling, though the full un-edited comments are in the appendix.
- Specific concerns were centered around noise and parking.



Collect the taxes, make rules and regulations for property owners reasonable and fair.

We have never had an issue with short term rentals or the people that stay. We walk by them when we walk our dog.

If they don't park all over the street I don't foresee any issues personally.

I have not experienced any problems with this so have no reason to be concerns.

There are some on my block and it is not a problem.

We have one across the street and it has presented no problems.

We seek out vacation rentals in residential neighborhoods as they are quiet and private and we respect that while staying in the same way as we seek it.

I think it is great. Usually well maintained property, good tourism income for my city.

I don't like it per say, but people should be able to do what they want with their property.

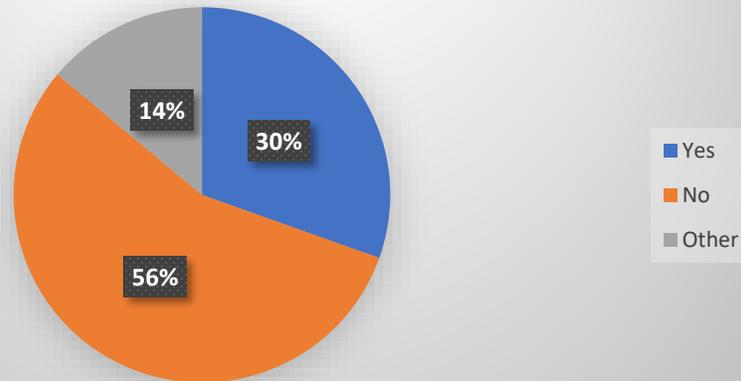
Dislike the traffic, loss of privacy and losing the quiet peaceful feel of our neighborhood. Lots of partying. Late nights. Fireworks.

Given the size of homes on our street, I expect they would be rented for larger groups, which tend to cause more problems for neighbors (noise, parking, etc.).

I have several near me; one right behind my home which is, in a word, HELL.

Question 9

Do you believe that STR's have any impact on security for residents?



- Responders were asked if they felt STRs presented any security concerns for the City residents.
- Most said no, but not by a very large margin. This could mean that almost half of the community thought they did present security concerns, or had concerns with the possible security issues of STR's.
- This seems to contrast with the question about having one on the responder's block.
- Those who responded "other" were prompted to fill in a more detailed response. Only about 20 filled in a response. Some of those are shown below. Some seem to suggest that limiting the number would help address this concern.



Only if abused.

Not sure but would be concerned about the possibility.

They may have an impact depending on the company offering the rental and the renter.

I believe it can.

It could but has not been an issue.

I don't think they're necessarily unsafe, but I would prefer an actual neighbor, someone who cares about the area and the people here.

Not sure that my "belief" is the best rational for determining this—is there data that could be used to provide evidence?

A few rental homes are ok. Large numbers would compromise security.

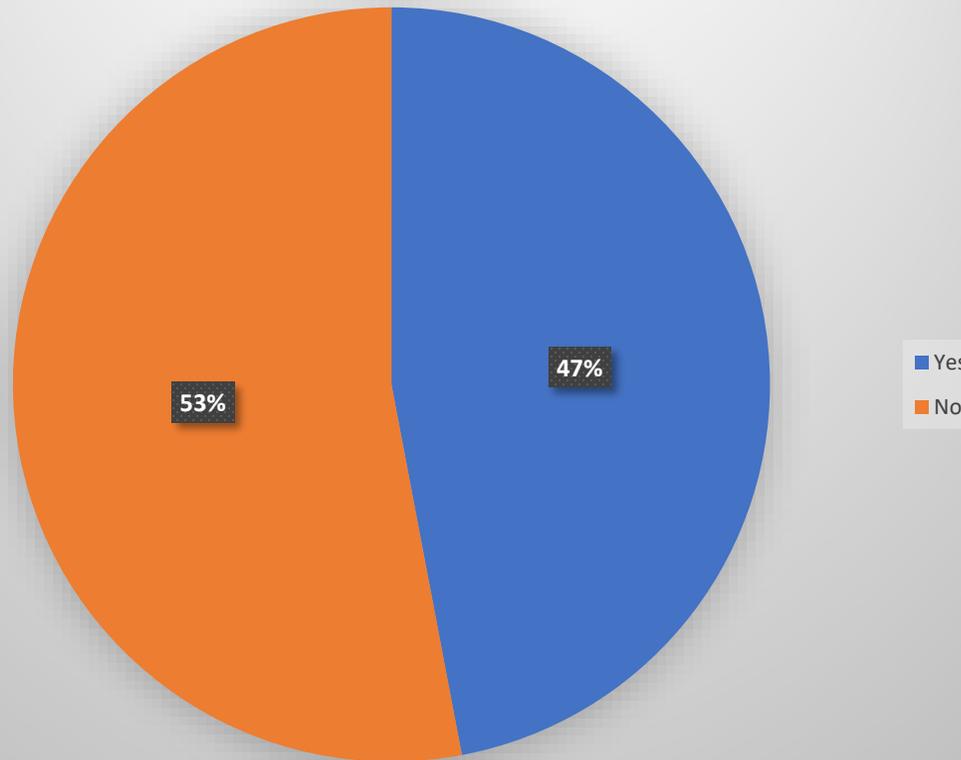
There should be accountability on both sides.

No more than any other neighbor has on my security. I don't know them either.

No as long as there are limits to the volume in a given neighborhood and there is a working relationship between the property owner and the city.

Question 10

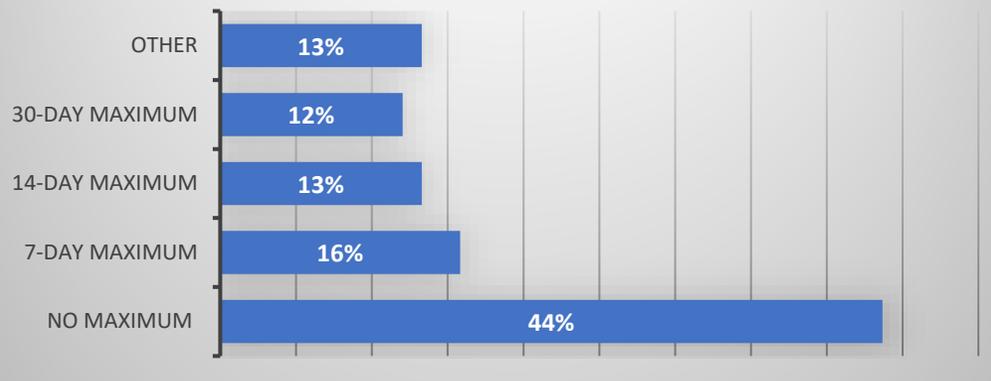
Should Dundee limit the maximum number of nights per year a dwelling may be rented as an STR?



- This question was very straight forward. Responders were asked if STR' should be limited in the number of days they can be rented per year. The response was almost split.
- Because the response was so even, we can not draw very much from the responses except that this is a divided issue.

Question 11

If the City introduced limits to the number of days a unit can be rented, what should they be?



- Building on the previous question, this asks the responders to state how many days should permits be limited to if used.
- 44% reiterated that they felt there should be no limits.
- Of those who did endorse limits, the response was very even across all of the possible suggested daily limits. The 7-day maximum was the leader, but not by much.
- An “other” category allowed responders to fill in an amount. Some of those responses are shown below.



60 day maximum.

2-3 nights.

150 days.

4-day max.

14-days, then permit application.

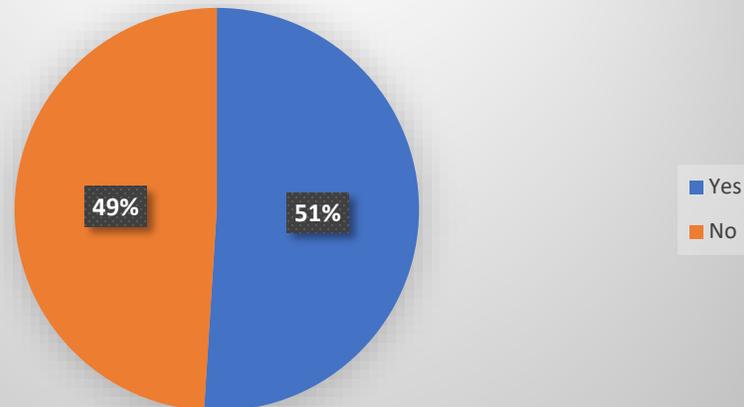
In the summer time it would be nice to limit to maybe every other weekend at least.

Make it a minimum instead so partying weekend guests are dissuaded.

Maximum 30 days per year for the cumulative total rental days.

Question 12

Should there be a cap for the number of STR permits issued for a specific area?



- Again, building on the previous question, responders were asked if certain *areas* of the City should be identified for permit limitations.
- This too saw an almost perfect split in opinion.
- 91 responders provided specific information. Many of these fill-in responses simply reiterated their 'no' entry and did not provide any area specific details or recommendations.
- Many who entered information explained- that the market should dictate the number of permits, they indicated there was a lack of hotels, and they explained that there should be a fair and even playing field for all who may want STR's.
- Some of the specific 'yes' answers are shown below. All comments are in the appendices. The Commission is certainly encouraged to read all of the responses.



Neighborhoods should remain primarily private residential.

Anywhere near 5th and Edwards.

In residential areas.

Dogwood St.

In any and all regular residential areas, but especially west above 99E.

I would prefer them to be on the main roads and not in clusters in the neighborhoods.

Limited Near The School.

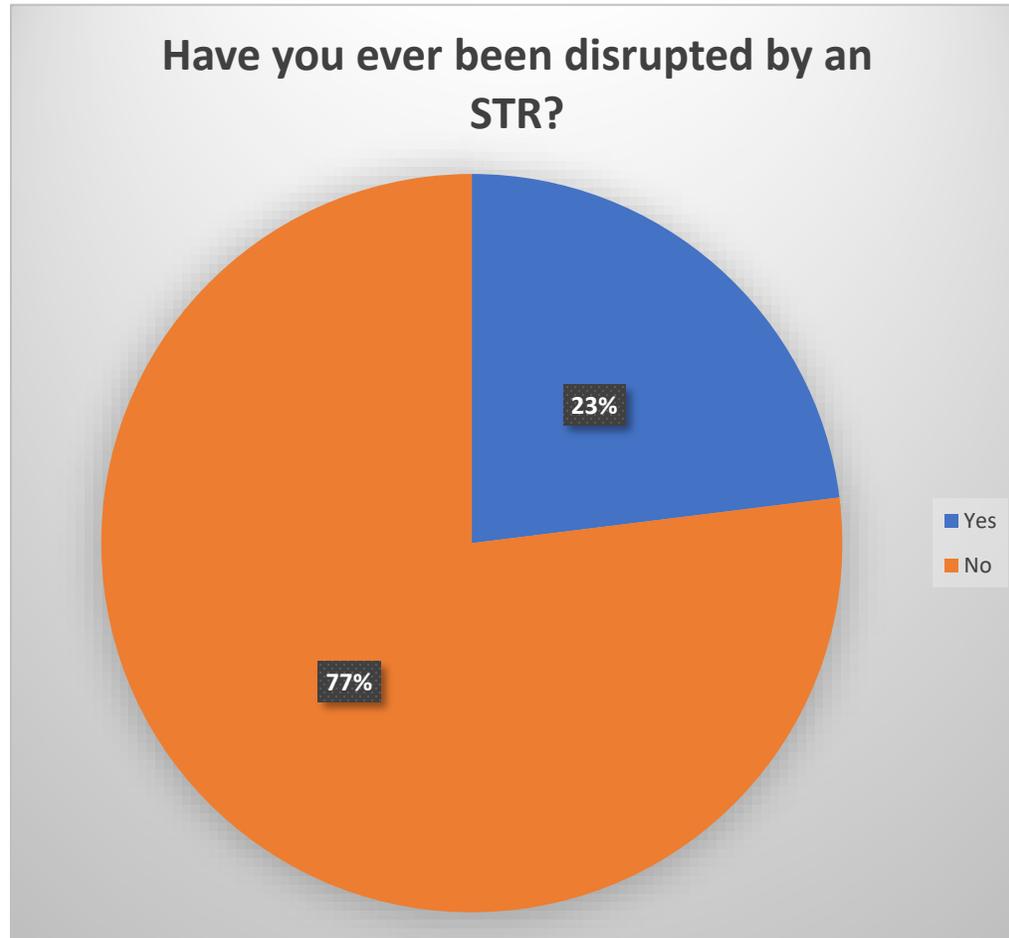
Dundee Hills.

In neighborhoods where houses are packed in. Such as the neighborhoods off SW 9th st.

Homes more than two blocks from main commercial areas of Dundee (Hwy 99W).

East side of city.

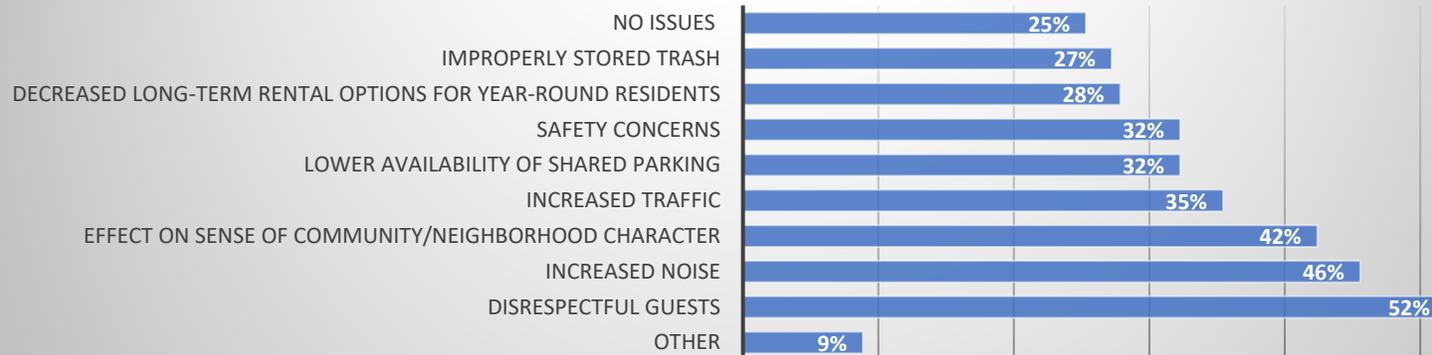
Question 13



- This question asks about disruptions created by existing STRs.
- The majority of the responders (77%) indicated no, they have not been disrupted by an STR. This is interesting considering the fill-in responses that tend to cite specific issues. The takeaway is that those who are generally satisfied with the current STR regulations would generally not take the time to fill in the additional comments.
- This would seem to indicate that there may not be a strong desire to ramp up the standards.

Question 14

What do you see as a problem associated with STR's in Dundee?



- This question identifies possible perceived concerns with STR's.
- About a ¼ of respondents indicated they do not see any issues with STR's.
- The leading response was disrespectful guests, though noise and effect on character were very close.
- An "other" category generated some additional responses, some of the key responses are shown below.



All these are manageable as long as the owners don't leave neighbors uncompensated.

I think most of these issues can also be with any neighbor. At least with a short term rental you know that person/group will be leaving soon.

Crime.

Crowded streets near restaurants can be a challenge. Most of the guests we've encountered are happy to be in Oregon Wine Country and respect our surroundings.

Trespassing. Late nights. Partying and noise.

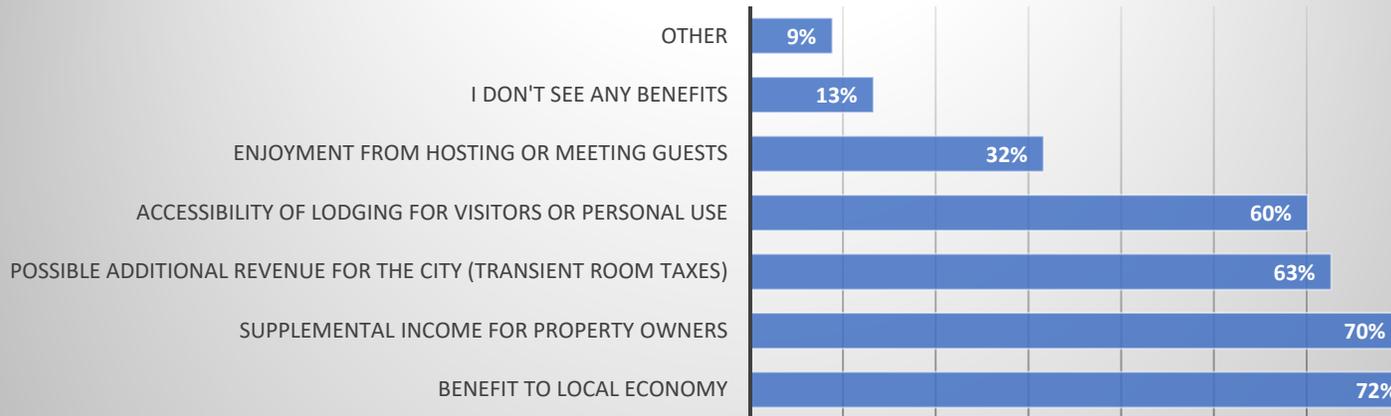
Property values decreasing as the community becomes known as a vacation rental area.

There has been questionable activity at the STR near us.

It diminishes our sense of community.

Question 15

What do you see as the benefits to STR in Dundee?



- This question reverses the previous question and asks about possible perceived benefits of STR's.
- The leading response was a benefit to the local economy, though the following three leaders were very close.
- Supplemental income, taxes for the City and additional lodging were all very popular responses.
- Only about 13% saw no benefits.
- Some "other" responses were provided. Many of these simply re-stated one of the options listed. Some key entries are shown below, though all should be read.



Creating a competitive tourist experience. This area is very hot right now because California is not doing well.

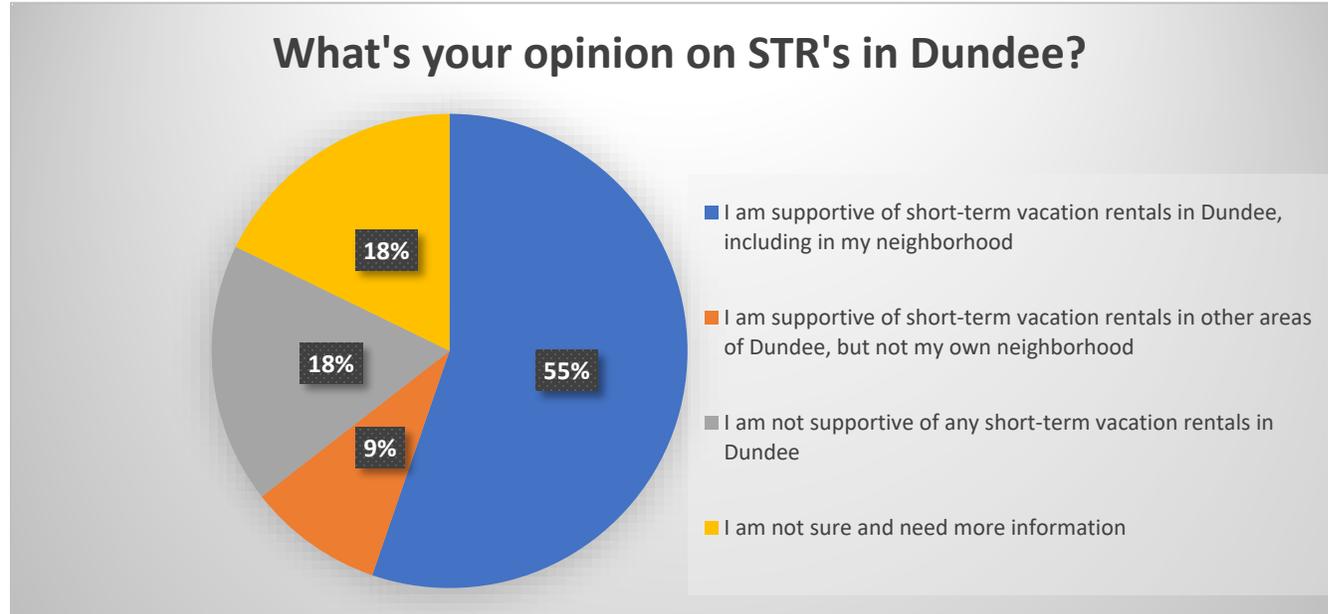
Visitors get to see this beautiful valley we call home!

Great restaurants and tasting rooms in Dundee.

Dundee, its businesses, and residents are much more successful than the other areas that don't have the draw due to short term rentals.

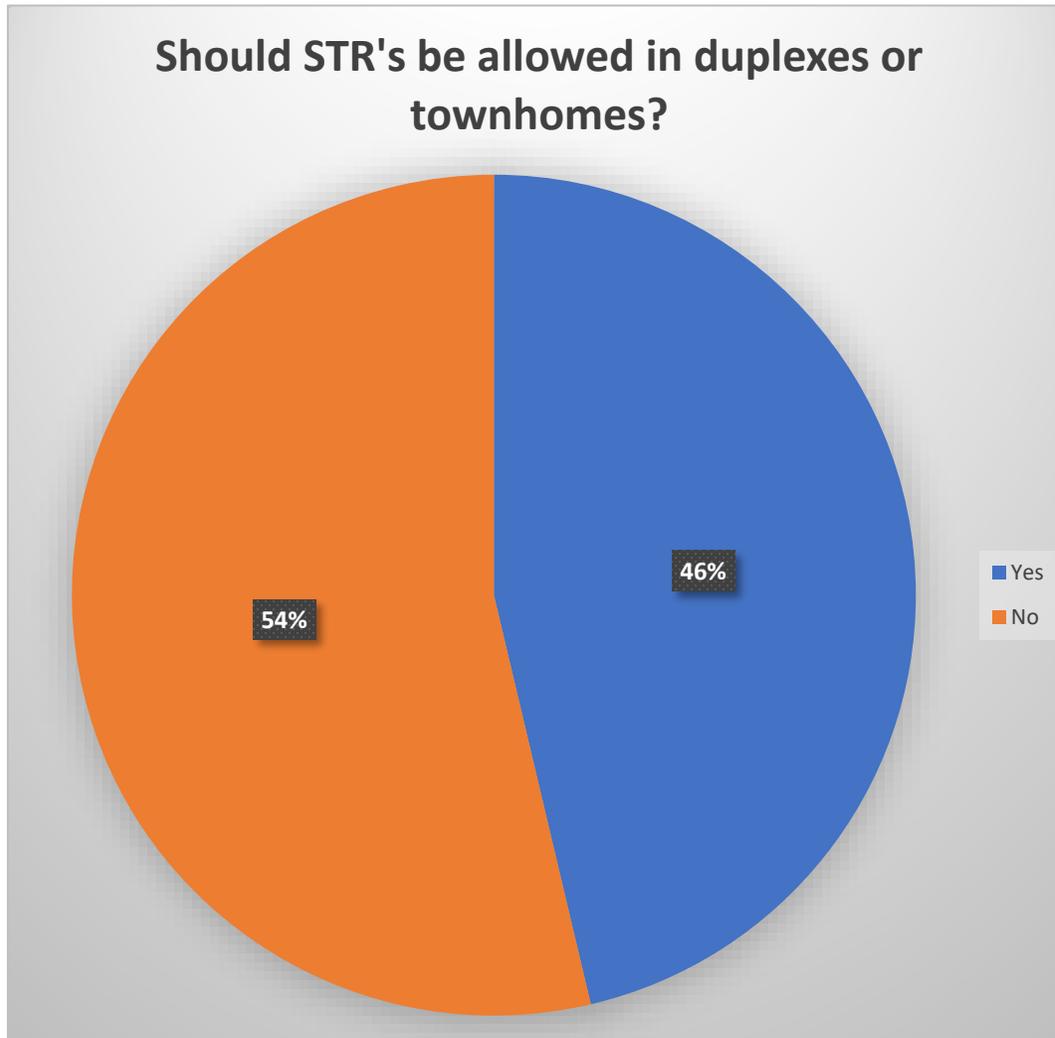
Quality rentals bring quality guests that have money and bring in tax dollars to the city.

Question 16



- When asked the question flat out, do you support STR's in Dundee, about half of the responders said yes. While many of the fill-in comments from other questions tend to be negative, this question paints a more even picture. Those who do not support STR's may certainly be more passionate, but this questions shows that a little more than half of the respondent's were comfortable having STR's near them.
- The smallest response was those who support them, but not in their area.
- 18% responded no, they do not want STR's in the City at all.

Question 17



- When asked if STR's should be allowed in multi-family units, the response was split again.
- It is assumed that those who responded "no" feel that negative impacts associated with STR's may be exacerbated in multi-family units. Sharing walls could mean a perceived increase to possible noise issues.

Question 18

Should the permit process take into account whether the STR is limited to a specific duration?



- This detailed question asked if the number of days requested by an applicant for an STR should impact *how* the permit is processed. The question explained that a Type 1 process (staff only) is used for 3 rooms or less, and 4 or more is a CUP (Planning Commission review).
- The response was again split.
- There was an option to explain your answer. Almost 50 responders provided additional information. Key responses are shown below.



A limited number of days per year is less disruptive to the neighborhood.

All permits should be decided by the Planning Commission that is what they are there for. Should not be decided by a few City Staff.

Longer term rentals need more regulation. I prefer to have all regulations be conditional.

60 - 90 days maximum.

Should also consider changing the standard. A 5+ bedroom home is much larger and therefore could qualify as a different permit.

CUP only needed in rare occurrences. City staff should have the regulations established without a public hearing for a CUP.

Yes this seems like a reasonable consideration.

Properties with very limited rental days are OK, it's when the property was purchased strictly as a rental that it needs to be better evaluated.

Limit to 30 days a year. Should also take into account if owners are always on site.

Need more info/case study. Seems like the structure in place now allows for public input for larger VRBOs.

If you limit the time just get rid of the ability to have them. You are needlessly hurting the property owners by limiting the days.

If a home is to be used as a professional business, I don't see the need to restrict the amount of success their business can have.

I don't believe longer term guests in vacation homes present any additional issues.

Setting a particular amount of days per calendar year is challenging. There is a tourism portion of the year and a dormant part of the year.

Limiting the number of nights will have a negative impact.

Question 19



- This question begins a series that asks the responders input on some of the existing regulations regarding STR's.
- Some found this series of questions confusing. The responders seemed to want to say yes or no to the regulation in question, while others wanted to indicate that the issue should be reviewed (without providing input on the regulation itself). The question was a yes or no question but allowed for comments. The comments provide additional insights into what the responders think of the regulation.
- The regulation in question requires notification of neighbors.
- Many responded with alternative distances including 1,000, 500, and 300 feet.



Definitely, want to be able to easily contact owners about any issues.

It's a good idea for neighbors to be able to reach out if there is a problem with the property. It would be nice if neighbors did this regardless of a regulation. I have never received this information from the owners of two on my street.

I would prefer to choose which neighbors got my information. We have some very nosy, invasive neighbors and I do not want contact in any way.

Elevated accountability to the vacation rental owner, and owners must be held responsible for poor behavior of rental customers.

This would be very helpful. Once, the VRBO next door's back faucet broke and it was gushing water all over the house and yard for hours. I didn't know who to tell.

I'd like to let them know that they rented to people who are having a major party, playing loud music, and annoying all the neighbors.

Have had issues and had to do considerable research to determine who to contact.

I believe areas that have older more established homes that have long term ownership will have a more difficult time getting approval from their neighbors which would be discriminatory in my opinion.

In Tillamook county any rental has to have signage with a company or contact person name and phone number posted visibly on the property.

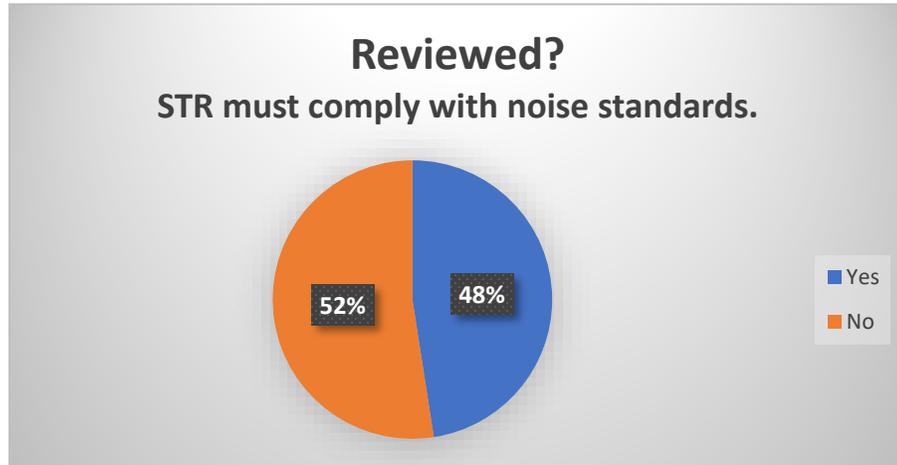
This should be an individual's decision. Many of the properties have property managers and they are a point of contact in case of an emergency. Unnecessary.

Communication for any maintenance and emergency response should be between the city and the respective unit owner.

Property managers and owners already have good communication with neighbors. The City doesn't need to add layers of requirements.

While I'm not a fan of private information being shared to that many people; the accountability is a necessary part of the privilege of being a landlord.

Question 20



- This question asked about the existing regulations concerning noise standards.
- The responses were almost 50/50 yes and no, though some may have been confused by the question.
- The fill-in responses featured some complains about the current rule not working, and about getting police to enforce the rule. Most fill-in responses support leaving the rule. Some recommend making it stricter, by limiting the number of guests (to avoid party houses).



Common sense.

Everyone should be held to the same standard.

Add possible loss of permit for nuisance property.

Absolutely yes, no exceptions and with strict enforcement.

Noise standards should be paramount in the rental agreement/contract with the guests.

Yes, absolutely. Guests need to know they're in a neighborhood and not a hotel.

In our experience, this standard was not enforced and became a living nightmare.

I do believe there should be max guests and no large gatherings allowed above that.

The noise standards are good, but the problem is getting the police to do anything about it. I have found them to be unresponsive and ineffective in past complaints.

The noise standards for STR's should be much stricter - with automatic fines for police intervention after 11:00PM.

Keep the rule. Short-term rentals should be allowed freely ONLY when they do not impose uncompensated externalities on neighbors.

Adherence to noise standards should apply across the board regardless of tenancy type or duration.

Present standards adequate, but enforcement is the problem.

It should be required that the Municipal Code be clearly posted in the rental.

This is a good rule that is fair to all that are in Dundee.

Current code is working.

Question 21



- Building on the previous questions, this asks the responders if the current regulation regarding trash collection should be reviewed.
- Most answered no, but it is not clear if they are saying the regulation should be removed, or that it should be reviewed.
- The fill-in answers provide more insight. Most liked the regulation but suggested some edits, such as bins not being allowed more than 1 day on the street or requiring cleaning supplies be left in the unit for guests and others.



Makes sense.

Shouldn't this be a requirement for all property owners and isn't there already rules about trash?

But renters/cleaners don't put out the proper bins each week, so they stay sometimes a week or more on curbside.

I've found other people's trash in my can before, and I'm sure it came from the rental house. That's not okay.

Again, the owner should be either present or required to assure that no garbage is uncontained.

Enclosed Storage for bins should be required.

As with the other regulations, who will enforce these? Again, the burden always falls on the surrounding residents.

Not following the rules should allow the permit to be revoked.

Mandate that guests must be given resources to take care of the space.

Add that bins need to be taken off of the street the following day or w/in 48-hours.

This is important for hygiene and overall look and appeal for everyone involved (owner renter and neighbors).

Adequate trash collection should be owners responsibility.

Definitely should be an expected expense in order to receive permit.

This is a good and necessary requirement. But owners must also be required to clean up immediately when renters don't comply - and sometimes they do not.

I think an owner should have the right to decide this. If they are only renting for a couple of months a year they may not require this.

I agree with the rule and it will ensure Dundee stays clean.

Question 22

Reviewed?

Premises may not include any occupied recreational vehicle, trailer, tent or other temp shelter during STR.



- Building on the previous questions, this asks the responders about the current regulation regarding guests occupying anything besides the dwelling.
- Most responded no, that renters should not be allowed to stay in tents or RV's on the property. Though it was not clear if they were responding no to having the regulation reviewed, or the regulation itself.
- Lot sizes should clearly play an issue in reviewing this regulation.
- The fill-in comments once again provide additional insight.



If there's adequate space for an occupied recreational vehicle on the property, i.e. not on the street, then this should be permitted.

If you have a recreational vehicle, trailer, tent, or other temporary shelter stay in a campground.

What's wrong with seasonal tent for glamping, or trailer?

Can you add event tents to this list? That should happen at a winery or larger event space, not in an average backyard.

Homeowner must have a proper hookup and siting pad available. Review by Planning Commission for a permit should be in place. No occupied RVs on street.

Absolutely. No additional vehicles or shelter should be allowed.

Add 'unoccupied' too. Who wants another RV parked on a residential street for a week?

You don't require that of single family permanent. I am not sure why this would be necessary. Follow the same rules.

There are many people with property and a house that would like to stay on their property while they rent out their home.

Recreational vehicle parking should be prohibited unless loading or unloading. Tents and temporary shelters should be prohibited.

As long as it stays on their property, it's their business. This rule could be completely different from one property to another because of the size of lots.

I think this is a must. The parking of RV's, boats, trailers, etc. definitely should not be permitted.

This will only allow additional people to stay on the property and stress even more on street parking.

This is unreasonable for people traveling on vacations.

Campers, trailers, etc should be allowed. Temporary structures should be limited to areas of the property off the street.

Question 23



- This asks the responders if the existing regulations on landscaping for STR's should be reviewed.
- The response indicated that 59% did not think it should be reviewed, though they may have been confused by the question. The fill-in responses help illuminate community feelings regarding this regulation.
- Most seem to favor the regulation, but an equal amount felt that it would be addressed simply because they want the property to look good to attract renters.
- Some questioned the legality of the requirement; however, to clarify, the City is permitted to have standards, and enforce them with code enforcement provisions.



More detail is needed as to what is "landscaped" and "in good repair."

If these standards aren't already regulated and enforced by municipal code then there should not be an extra burden on property owners.

We don't need trashy yards in town.

This would just be good business anyway. This should be a requirement of all businesses in Dundee.

This is already covered for all by the existing code, no need for an additional regulation on STR's.

Owners responsibility.

I should think that would be a given to rent the property out, although I don't think the city should address this unless it is a problem.

Failure to comply should be subject to revocation of the permit.

This will help add to the appraisal price of the full neighborhood.

Present standards are sufficient.

Definitely should be an expected expense in order to receive or maintain permit.

This adds to the value of the home, Dundee area and to those using the home.

This holds short term rental owners to the same standards as a primary residence owner and is a good rule.

Question 24



- The code currently requires one additional parking space per bedroom of the rental. This question asks responders if this should be reviewed.
- 56% percent of responders indicated the item should be reviewed, but it is not clear if they were indicating support of the review or of the provision itself. The fill-in responses add detail. As is usually the case, interest in parking requirements is very high, as were the number of responses.
- Many responders picked up on the fact that this could act as a tool to limit the capacity of people in the rental unit. Most like the requirement, some felt it was not needed.



Number of places should increase with occupancy capacity.

And when they bring a trailer loaded with toys, where does it go?

If these standards aren't already regulated then there should not be an extra burden on property owners due to tenancy type or duration.

Add a limit of cars there at any time. No more the 2.

STR parking should be required to be off street.

Depends on area where rental is located.

This is not always possible -How about requiring one off-street parking space and limiting it to one on-street parking spot.

Again, this should be stipulated in the rental contract, perhaps a maximum occupancy for each property, contingent on parking.

At least 2 of the 3 ST rental properties near me do NOT provide this and are approved for such use. What good is the requirement if it is never enforced?

Our town has with plenty of parking, why is this a concern?

All guest vehicles must be parked in the driveway and garage. No on street parking.

At least one space per room must be required. No less.

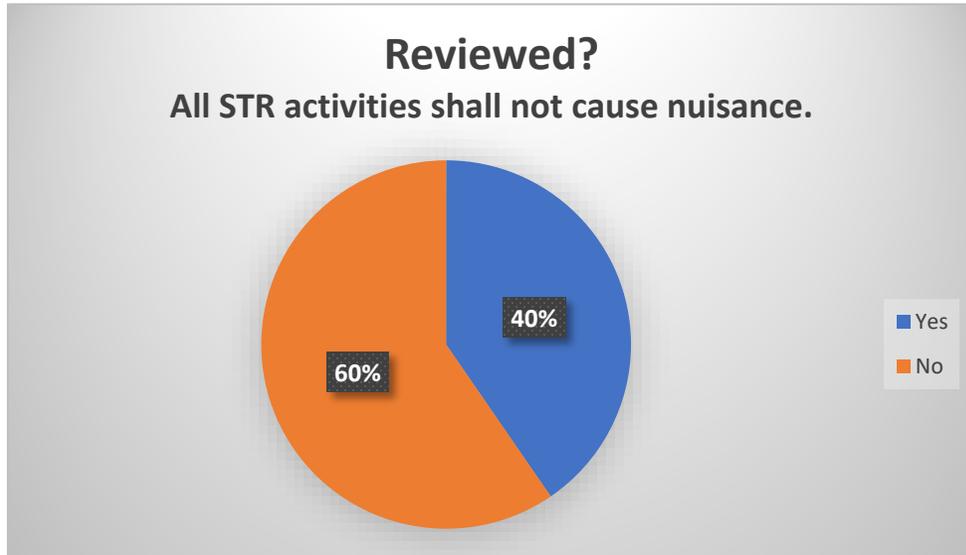
I think this should be mandated for rentals exceeding 3 rooms.

Too stringent given uncertainty of parking capacity which could be affected by events, holidays, etc.

It's a good rule that will ensure only housing and property's with adequate space can accommodate the needs of a short-term vacation rental.

Require one off-street parking space for every 4 guests (that way a family or group of 4 people could rent a 2 BR place with one parking space).

Question 25



- The code currently requires that STR's not cause a nuisance. This questions asks if the current regulation should be reviewed.
- The response was similar to the others in this series which asked about existing regulations; 60% said it should not be reviewed. Again, it was not clear if the responders were addressing the regulation or the need to review it.
- Many noted that the rules apply to an STR the same as they would a traditional single-family home. In that case, these rules are redundant, but not harmful. These may be better suited to a list of agreements the property owner must enter into with the renter.



The permanent residents deserve peace and quiet. Every renter is a possible nuisance. My luck they would all be.

This is a no brainer.

Most seem to be normal law or common sense anyway. 8.16.020 N is too vague.

Is this not already a requirement for everyone, STR or no STR?

Should be tougher for short term vacation rentals because of itinerant party uses; not legitimate vacation uses.

Neighborhoods are for families, not loud parties.

No exceptions to existing law.

Again, no large gatherings.

Is 'quality of life of nearby full-time residents' considered in Chapter 8.16? If not, add it.

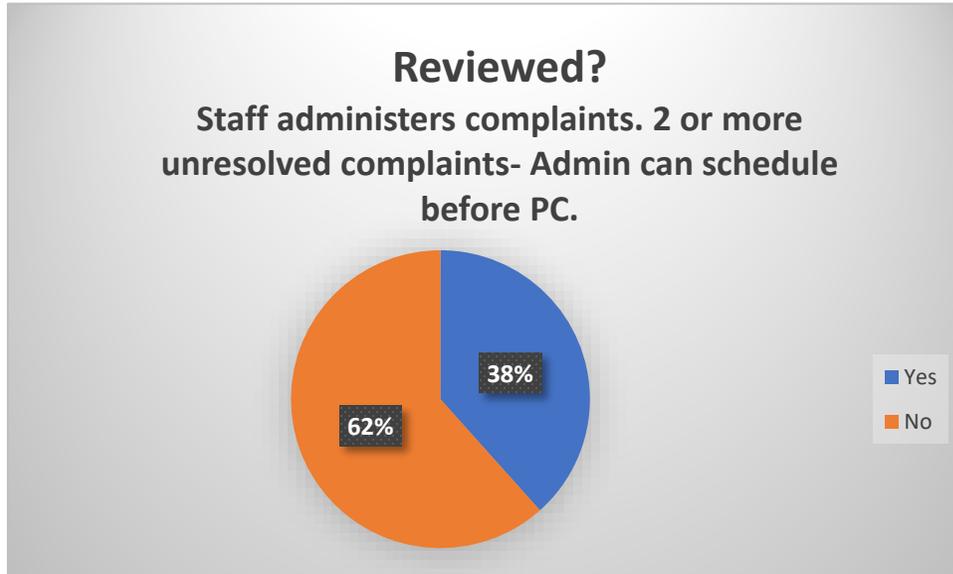
Including smells—marijuana.

Smoking and vaping should be prohibited by the city. Second hand smoke has traveled 130 feet from the STR near us.

No review. Seems fair and reasonable.

Definitely should be an expected expense in order to receive or maintain a permit.

Question 26

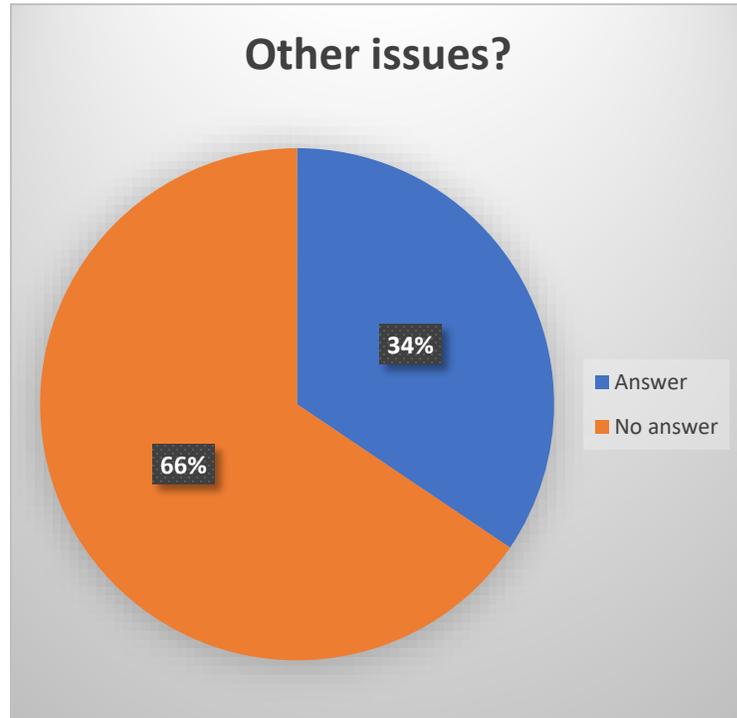


- The code currently explains that complaints regarding the use of the vacation rental shall be reviewed by the city administrator, who notifies the property owner in writing and the owner shall have 30 days to correct the issue. Two or more unresolved complaints within a 12-month period may result in a hearing before the planning commission to consider additional conditions or revocation. Any such action is appealable.
- Responders were asked if this should be reviewed. 63% said no, though it was unclear if the responders were addressing the regulation or the need to review.
- Fill-in responses add some clarity. About half felt the existing process was fair. Many felt the process was too slow and did not effect noise complaints properly.
- Many had a tough time distinguishing between nuisance complaints and formal complaints against the STR permit. This could be clarified in the future.



Hire/Contract a code enforcement person. Should not be done by City Administrator except when corrections are needed. 30 days is FAR too long. If the rental is violating the ordinance, shut it down immediately until it's fixed. By 30 days the renter will be gone. The neighbors suffer EVERY TIME there is a complaint. Compensation for the permanent residents should be in order. The rental owner gets rich and is absentee. Complaints about party noise in middle of night aren't resolved satisfactorily by a written complaint and review by city. Needs to be tougher and faster; include fines and loss of permits. I think first time an owner should be notified of recommended corrective action necessary. Second time a \$500.00 fine. Third complaint is a hearing. All police, fire and EMS calls to the residence should be reported to the City Administrator. However 12 months is too long to deal with unresolved complaints, this should be shortened to 6 months then the permit revoked. Seems like a decent process. The review process should be thorough, and complaints should be valid. This is a slow process which doesn't hold the renter very accountable. Any complaint should be resolved within 30 days or permit revoked. Above statement too lenient. STR permits must be time limited to 3-5 years. All complaints to the police, property management and to the city must be consolidated.

Question 27 & 28



- These two open-ended questions asked if there are any other issues and/or to share experiences responders have had with STR's.
- The City received 51 responses to the issues question and 55 responses with experiences with STR's.
- Some took this opportunity to re-express previous opinions. 13 entered comments only say they had no more comments.
- Some indicated that the current rules seem sufficient, others thought there were too many rules already.
- Many emphasized the need for additional enforcement.
- Many wanted a better understanding of how this effects property values.
- All individual responses are included in the appendix.