

City Administrator Rob Daykin

Planning Secretary Melody Osborne

Dundee Planning Commission

15 September 2020

Please read this letter during the public comment portion of the 16 September Planning Commission Workshop.

I am pleased that the issue of revision of the Development Code relating to short term vacation rentals has finally reached the Planning Commission.

The interpretation of the survey of Dundee residents regarding revision of the Dundee Development Code pertaining to short term vacation rentals is significantly distorted.

11.04% of the responses were not from Dundee residents. The purpose of the survey was to discover what Dundee residents think about Dundee code revisions. If the results are to reflect accurately what residents think, responses from nonresidents cannot be included in the survey results. The survey and interpretation of the survey should be revised to eliminate the nonresident responses before any further consideration of the survey. 11.04% nonresident responses is a significant enough number to distort the results.

41.1% of the respondents have advertised or are considering advertising a short term vacation rental. (An additional question should have been included: "Do you own or are you considering owning a short term vacation rental in the future?") These respondents have a present or future significant financial interest in the code revisions. These are the people who will be creating the impacts on the 58.9% of the people who do not have a financial stake in this matter. The responses from these two significantly different groups must be reported separately and clearly identified before any further consideration of the survey. Combining the results from these two distinct groups distorts the survey.

The issue of property rights was raised in the survey responses. This is an important issue. Private property rights are important. However, these property rights stop at the property line. At the property line, the rights of the adjacent or nearby property owners become equally important. This is potentially both a legal point and a constitutional point.

Please consider the official Vision of the City of Dundee as you are deciding the code revisions.

Thank you for serving on the Planning Commission and for thoughtfully considering these issues.

Elizabeth Sundeen