

**PLANNING COMMISSION  
MINUTES**

June 10, 2019

6:30 p.m., DSB Auditorium

Commissioners present: Brian Pasko, Gerald Murphy, Mary Phillips, Michael Wilson, Steven Schroedl, Tammy Stevens, Louise Lopes, Christine Drazan

Commissioners absent: Thomas Peterson

Staff present: Jennifer Hughes, Martha Fritzie, Nikki Cross

1. Commission Chair Pasko called the meeting to order at 6:30 pm. We welcome Tammy Stevens back to our Planning Commission!

General public testimony not related to agenda items: John Niemeyer of Clackamas River Drive spoke to the PC regarding the Pepsi distribution center across the river from him. There should have been more notification to property owners on the south side of the river who look directly at this building. Also, there is no screening of the building from the river. There are no ordinances in place that would require this industrial building to add screening of any type. Once it falls within the Metro UGB, there is nothing that the County can do to require it. There are requirements for screening no streetscapes, but nothing that requires it from the river side. There should be something in the County ordinance that would allow staff to implement a requirement for screening. Commissioner Pasko and Jennifer Hughes said that this is something we can look at during the ZDO audit process when we do Section 1005.

Jennifer explained that tonight's hearing is an educational session on short-term rentals, it is not for public testimony or for the PC to make a recommendation to the BCC. We are still going through the process of gathering input and comments. There is a BCC study session on STRs tomorrow morning.

Martha Fritzie and Nikki Cross presented a powerpoint explaining what staff is considering regarding short-term rentals. Short-term rentals are only stays that are less than 30 days, it would not apply to long-term rentals. There are a lot of homes that are already being used as short-term rentals, especially up on the mountain. There are a lot of these homes that are "problem" homes, which is what prompted the County to start taking a look at this. Nikki gathered information from other jurisdictions to find out what their best practices are. We also asked other stakeholders for their input. Staff gathered information comparing how other jurisdictions were regulating STRs, either through the zoning ordinance or municipal code. All jurisdictions collect transient lodging taxes. The biggest theme from all of the other jurisdictions was the difficulty in enforcement, which means there would have to be something written into the code to allow the most manageable enforcement methods. One jurisdiction restricts STRs within neighborhoods by requiring 250 feet minimum between STRs, other jurisdictions only allow them in certain zones.

Martha reviewed the public outreach process that staff initiated, which was extensive and involved staff presenting this information at 8 public meetings, mostly hosted by CPOs, hamlets, and the County.

By and large, the public appears to overwhelmingly support allowing STRs within all of the unincorporated areas of the County. The PC agreed that this seems to be more of a business license issue rather than land use, especially if they are allowed outright.

Commissioner Phillips nominated Commissioner Pasko to serve as Chair for another year. Commissioner Drazan seconded the motion. *Ayes=7, Nays=0. Motion is passed.* Commissioner Pasko nominated Commissioner Phillips to serve as Vice-Chair for another year. Commissioner Murphy seconded. *Ayes=6, Nays=0, Abstain=1 (Phillips). Motion is passed.*

Jennifer provided an update on the slightly edited version of the Long Range Planning Work Program. The three items that the PC asked to have included were the dog daycare facilities/kennels in rural areas, small scale manufacturing, and extending hours of operation for marijuana retail. The Board would like to keep the small scale manufacturing to a limited scope of work. The Board does not want to make any changes to hours of operation for marijuana retailers at this time. There was discussion around notification to rural property owners, although the discussion was not specific. There will be further discussion on that at a future date.

Commissioner Drazan asked for Jennifer's input on what is being proposed at the legislative level and how it might affect us. Jennifer replied that we are expecting some sort of housing related legislation. We also allow for some time sensitive ordinance updates within the Work Program schedule.

The Planning Commission would like to have another 'retreat' in the Fall, most likely in September. Staff will keep the PC informed.

Commissioner Phillips moved that the minutes from the April 18<sup>th</sup> meeting be approved as drafted by staff. Commissioner Wilson seconded. *Ayes=4, Nays=0, Abstain=3 (Lopes, Stevens, Schroedl). Motion is approved.*

Jennifer provided a schedule overview.

There being no further business, the meeting was adjourned at 8:24 p.m.