

SUSAN GARRETT CROWLEY
411 12TH STREET
HOOD RIVER, OR 97031
SGCROWLEY@EARTHLINK.NET
541-386-2686

Scanned &
sent to PC
2/25/2015.

February 24, 2016

TO: City of Hood River Planning Commission

RE: HRMC Title 17 proposed modifications (Short-term rentals)
Livable Hood River's alternative proposal

My name is Susan Crowley. I am the Secretary of the nonprofit neighborhood group Livable Hood River. The city of Hood River has been my home for 25 years, and I have lived in a 1907 home in the historic original Coe neighborhood for much of that time. I am a member of the Oregon State Bar, and at one point in my career drafted proposed legislation as a committee administrator in the Oregon Legislature.

THE "PORTLAND PLAN"

Livable Hood River has developed a recommendation for accommodation of short-term rentals (STRs) which is modeled on what has been done recently in Portland. A statement of this proposed plan is attached. In brief, it permits STRs in residential zones if they are incident to full-time residential use. It encourages STRs in commercial zones.

Our proposal, which we can label the "Portland Plan," has several advantages:

(1) It is far less complex than the proposal in your packets. At the hearing on February 29, you will be offered an alternative sample Title 17 Code Amendment draft which will demonstrate how relatively simple the solution can be.

(2) Our proposal meets the City's legal obligation to enact Code changes which "increase the likelihood" its *citizens'* needs for housing will be met over the next 20 years without a need for UGB expansion. The proposal currently in your packets arguably does not meet this obligation since it allows continued erosion of housing stock for residents.

(3) Our proposal is not pie-in-the-sky. A variant of this proposal has been in place in Portland and other cities. Precedents exist, and track records to date can be examined.

THE URGENCY ILLUSTRATED

Also attached are two illustrations which show the urgency of dealing with this issue now, and not in years to come. Since 2010, as the internet-fueled "sharing economy" has developed, the City's Transient Room Tax figures show that STR registrations have quadrupled. We intuitively know that many are unregistered and flying under the radar, although we do not currently have figures to prove this. We do know that two-thirds of City STRs are offered by people who live outside Hood River County, depriving the City of housing units that might otherwise be available for purchase or rent by full-time residents.



*LIVABLE HOOD RIVER
PO BOX 117
HOOD RIVER, OR 97031
WWW.LIVABLEHOODRIVER.ORG*

**LIVABLE HOOD RIVER POLICY ON SHORT-TERM RENTALS:
THE "PORTLAND PLAN"**

THE PROBLEM: HOOD RIVER IS IN A HOUSING CRISIS AND IS RUNNING OUT OF LAND FOR RESIDENTIAL USE.

The City of Hood River has recently compared its expected population growth over the next 20 years with the land it has available to meet new and existing residents' housing needs.ⁱ A recent report adopted by the City of Hood River found that there is barely enough land to meet this projected need. Oregon law mandates that all urban areas maintain a 20-year supply of land for their residents.

A GROWING NUMBER OF HOUSING UNITS IN HOOD RIVER ARE NOT BEING USED FOR RESIDENTIAL USE.

The city estimates that from 8% to 12% of all the city's housing units are used as vacation homes or short-term vacation rentals (STRs), making them unavailable for year-round housing.ⁱⁱ These uses reduce the overall availability of homes for full-time residential use, impacting residents at all income levels.

Short-term rentals have increased drastically over the past five years with the advent of the Internet sharing economy such as VRBO and Home Away. Since 2010, the number of STRs registered with the city has quadrupledⁱⁱⁱ from about 50 to over 200. This number only includes rentals that have been registered with the city, and does not include those that have been operating without a license.

Over two thirds of registered STRs in the City of Hood River are owned by individuals whose primary residence is outside of Hood River County. This majority of STRs does not provide for the year-round housing needs of the City's permanent residents, decreasing the availability of homes available for residential use at all income levels.

LIVABLE HOOD RIVER SUPPORTS THE "PORTLAND PLAN:" OWNER OCCUPIED SHORT-TERM RENTALS IN RESIDENTIAL ZONES

Livable Hood River supports STRs in residential zones that are occupied by the full time resident as defined by federal and state laws. Allowing permanent residents to rent their home or a part of their home when it is secondary to the residential use, reduces the impact of STRs on our residential housing stock and allows residents to benefit from the tourist economy. This has proven a practical solution for other municipalities, including Portland, Ashland, and San Francisco.

If the City follows this policy, it will have met its legal obligation to protect the housing needs of its citizens. Otherwise, short-term rentals by non-residents will continue to reduce the stock of housing for permanent residents.

LIVABLE HOOD RIVER ALSO SUPPORTS SHORT-TERM RENTALS IN COMMERCIAL ZONES.

LHR supports STRs in commercial zones, regardless of whether the dwelling is owned by a local resident or not. STRs are a business activity, and have a place in commercial zones. By allowing STRs in commercial zones and in residential zones (when they are owner occupied), Hood River can maintain a balance between tourism and livability.

WE SUPPORT A GRANDFATHERING PERIOD FOR NON-RESIDENT STR OWNERS CURRENTLY REGISTERED WITH THE CITY.

In fairness to people who have bought vacation homes they may not be able to afford without short-term renting them, we accept that the city will want to offer a grandfather period so those owners are not immediately impacted. The length of that grandfather period will be up to the City; however, Livable Hood River strongly supports a five-year period. This grandfathering period is similar to those offered by other municipalities.

NOTES:

ⁱ ORS 197.296. The city is required by state law to plan to meet the housing needs of its expected future population over a 20-year period within an area outlined by its Urban Growth Boundary. Once we bump up against that Urban Growth Boundary limit, state law requires Hood River to change its land use regulations so they "demonstrably increase the likelihood" that its citizens' housing needs can be met over the next 20 years without expanding the Urban Growth Boundary. Oregon laws are designed to keep cities contained to avoid sprawl onto farm and orchard land.

ⁱⁱ Hood River Housing Needs Analysis Summary Report. EcoNorthwest, September 2015.

ⁱⁱⁱ This is based on the city's figures for payment of the transient room tax (TRT) assessed on short-term rentals. In 2010, the number of units paying the TRT was 51. By 2016, the number had increased to 204.

Jennifer Gray

From: Miller, Seth <millers@pacificu.edu>
Sent: Sunday, February 14, 2016 4:55 PM
To: Jennifer Gray
Subject: Regs for hosted home share, rentals and VHRs

Hi Jennifer,

My wife and I currently have a home in Hood River that we vacation rental so the proposed cap and lottery system is of interest to us. I would like to preserve my potential appeal rights with LUBA by writing you. I have a few questions, and will not be able to attend the Feb. 29th meeting.

1. Would the legislation only apply to future VHR's or all?
2. How would this law apply to a home that was lived in, for example, all winter by the owners, and rented only part time in the summer months?

I understand the need and benefit for places to live for full time residence, but also believe we pay our fair share in transient taxes and in the additional property taxes that are imposed. This along with the revenue from the tourists surely helps the city and its many businesses and should not be overlooked.

I would also argue that a patchwork of houses in the community that provide short term housing is far more attractive and less offensive than the monstrosity being built 20 feet from the mouth of the Hood River. We thoroughly enjoy everything Hood River has to offer and intend to put our roots down full time here one day. Our current situation with a VHR is helping us to achieve that goal.

Thank you for your time and consideration.

Seth Miller

Kay Miller

Jennifer Gray

From: Hunt Wornall <hwornall@yahoo.com>
Sent: Sunday, February 14, 2016 6:18 PM
To: Jennifer Gray
Cc: Allison Hartsoe
Subject: Comments on proposed municipal code 17.04.115 vacation home rentals

To Whom it may concern:

17.04.115: Vacation home rental regulations

Comments in general:

The difference between a long term rental and a short term rental is that a short term rental generates more income for local shops. Short term renters are typically vacationers who bring more money into the economy. A reduction in short term rentals results in additional dependence upon tax revenue which may result in additional taxes required in the future, or reduction in overall city government funding. I realize that there is no sales tax, but tax revenue is collected from local businesses.

Application of these regulations won't fix the housing problem. The killing of the VHR market, which is what these regulations are intended to do, will only serve to reduce the money coming into Hood River. The economy will slow, and many people who wish to live full-time in one of the 141 existing HRs, will no longer be able to afford it. Service jobs and shops will disappear. Much of downtown will become vacant. The appeal of Hood River will diminish, and it will end up like any other unremarkable small Oregon town. Hood River is and should continue to be much more than that.

Many VHRs provide a unique product to the community. In many cases people can rent a full 3 bedroom house with a garage. the garage is useful for storing kiteboarding and windsurfing equipment. This is not possible if the only short term housing options are hotels.

Specific recommended changes:

17.04.115 vacation home rentals

A-2: "This cap shall be 141 vacation home rentals in total for these zones"

If the purpose of these regulations are to provide more housing for full-time residents, Instead of a numerical cap, this should say "all existing VHRs as of <specific date in 2016> can continue to operate by purchasing a license." By putting a cap of 141 as defined as those who have paid transient room tax in 2015, allows for mistakes in the accurate VHR count, as some VHRs may not have known about the required tax and not paid it. The intention of this clause is to identify and allow existing VHRs to exist, not to punish people for not knowing about required taxes.

B-3: "one hard surfaced off-street parking space shall be provided for each guestroom."

This does not make sense. If rooms are designated for two people, more than two people can occupy a typical car. People often come with families. One room for parents, one room for kids. Kids do not need to park a car. To date, in our 3 bedroom house we have never had guests with more than 2 cars. I do agree that VHRs should provide off-street parking. Parking is a major problem. However, given most cars have 4 seats, with 2 people per room, there should be a requirement for one car spot per two bedrooms.

C-1: "there shall be no other vacation home rental in a residential zone located within 250 feet of the property boundary of the subject property"

This is a secret clause to kill vacation rentals. In parts of downtown, a typical lot is 50 feet wide. A restriction of 250 feet in every direction means that an extremely small number of VHRs can occupy downtown, which means most existing VHRs can no longer exist. One of the main desirable features of a VHR is proximity to downtown. This will unnecessarily "sour the milk" of the VHR market by forcing many of the more desirable VHRs to purchase new properties in undesirable areas. If there are requirements that VHRs provide their own off-street parking, there is no reason to restrict proximity of VHRs to other VHRs. If the cap is 141, that is sufficient control, wherever they are located.

D-1: "...may continue as a legal nonconforming use until 5 years from the adoption date..."

This should be 10 years.

Thanks for your attention.

Mont Wornall
montwornall@yahoo.com
734 Columbia St, Hood River, 503-303-4739

Jennifer Gray

From: PARRETT Kevin <Parrett.Kevin@deq.state.or.us>
Sent: Monday, February 15, 2016 9:24 PM
To: Jennifer Gray
Cc: PARRETT Kevin; Kelly Parrett
Subject: Comments on Proposed Regulations for Hosted Home Share, Transient Rentals and Vacation Home rentals in Hood River Municipal Code.
Attachments: 19389_HearingDraftforShortTermRentalsinHoodRiver'sZoningOrdinance.pdf

Hi Jennifer. Please accept the following comments to the attached proposed ordinance identified by the project name "Regulations for hosted home share, transient rentals and vacation home rentals in Hood River Municipal Code."

17.04.115(B)(3) regarding Vacation Home Rental Use Restrictions. This proposed ordinance specifies that one hard surfaced off-street parking space shall be provided for each guestroom. This proposed ordinance is unclear as to the dimensions and area of the hard surface off-street parking space. For example, would a long driveway leading to a backyard garage only qualify as "one" parking space even though it would comfortably accommodate several vehicles as compared to a simple pad no bigger than a small car? This commenter recommends that "One (1)" be replaced with "A minimum of 150 square feet" of hard surface off-street parking shall be provided for each guestroom.

17.04.115(D) regarding Vacation Home Rental Prior Existing (Nonconforming) Use – Amortization Period. This proposed ordinance specifies that a vacation home rental lawfully established and actually in existence prior to the effective date of this 2016 ordinance may continue as a legal nonconforming use until five years from the adoption date of this ordinance (the amortization period), at which time it shall come into full compliance. This commenter asserts that the amortization period is too short and constitutes an uncompensated taking, particularly for homeowners who previously made substantial improvements to their primary or second homes in part to obtain rental income through use as a vacation home rental. Furthermore, the City has not clearly justified that the public benefits out way the hardships to these homeowners who would lose this right. As such, this commenter recommends that the amortization period be increased to 30 years (length of a traditional home mortgage) or be permanently grandfathered in.

17.04.115(D) regarding Vacation Home Rental Prior Existing (Nonconforming) Use – Obtaining a Certificate of Authority to Collect Transient Room Tax. This proposed ordinance specifies that, in order to be eligible for prior existing (nonconforming) use, the owner must obtain from the City a Certificate of Authority to Collect Transient Room Tax. This commenter asserts that this burden is unnecessary and out of sync for homeowners who offered their property for vacation rental use on few occasions and generated little rental income. This commenter recommends that the proposed ordinance be changed to exempt vacation homes that did not generate more than \$10,000 of taxable rent in any of the prior three years. The other provisions of 17.04.115(D)(1) would still apply, including the requirement to have payed vacation home rental taxes (e.g., transient room taxes) to the City prior to the effective date of the 2016 ordinance.

Thank You.
K. Parrett
Homeowner

City of Hood River, Oregon

Title 17 Code Amendments: Short-Term Rental (STR) Housing

January 28, 2016

INTRODUCTION

One of the factors that affect housing availability in Hood River is growth in demand for second homes and short-term rental housing. The 2015 Housing Needs Analysis estimates that between 8% and 12% of Hood River’s housing stock is used as second homes or short-term rental housing, making it unavailable for year-round housing. In addition, the trend indicates those percentage increases have been growing larger in recent years. During the autumn of 2015, the Hood River City Council determined that it will regulate short-term rental (STR) housing. The City Council discussed a variety of approaches and took testimony from citizens and other interested parties before reaching general consensus on a framework for STR regulations. This framework includes the following key elements from the City Council discussion:

Allow short-term rentals (occupancy for fewer than 30 days) in all residential zones.

- Define and allow short-term rentals of rooms as **hosted home shares**.
- Define and allow short-term rentals of entire houses as **vacation house rentals (VHR)**.
- Limit the total number of vacation home rentals within the Hood River’s residential zones by capping the number, but not hosted home shares. This will put a freeze on VHR growth in residential zones. Future residential growth would then go toward housing for full-time residents and second homeowners, but not VHRs. VHRs of all types would be uncapped in commercial zones.
- Determine the appropriate cap and establish a system for the distribution of permits that may become available in the future (e.g., lottery system or a queue) and establish spacing standards.

Pursuant to HRMC 17.08.010 (Legislative Zone Changes and Plan Amendments) legislative zone changes or plan amendments ("zone or plan changes") may be proposed by the City Council. In accordance with this, the City Council proposed that code amendments be drafted in accordance with the framework outlined above and presented to the Planning Commission for public hearing. The following is an initial draft of code amendments to Title 17 (Zoning) of the Hood River Municipal Code. Proposed additions are shown in double underline; proposed deletions are shown in ~~strike through~~. The commentary is intended to provide some background regarding the amendments as well as to highlight discussion questions for the Planning Commission.

Draft Code Amendment	Commentary
----------------------	------------

Draft Code Amendment	Commentary
<p>17.01.060 Definitions. As used in this title, the singular includes the plural and the masculine includes the feminine and neuter. The word "may" is discretionary, but the word "shall" is mandatory. The following words and phrases shall have the meanings given them in this section.</p> <p>BED AND BREAKFAST FACILITY means a single-family dwelling where travelers and/or guests are lodged for sleeping purposes, which conducts transient rental of rooms with or without a morning meal, and for which compensation is paid.</p> <p>BOARDING HOUSE, LODGING HOUSE, OR ROOMING HOUSE means a building where the non-transient rental of lodging, with or without meals, is provided for compensation for to over five (5) people. four (4) guests.</p> <p>DWELLING UNIT means a single unit providing complete, independent living facilities for one (1) or more person, including permanent provisions for living, sleeping, eating, cooking, and sanitation. <u>Buildings with more than one set of cooking facilities are considered to contain multiple dwelling units unless the additional cooking facilities are clearly accessory, such as an outdoor grill.</u></p> <p>FAMILY means one (1) or more persons, excluding servants, related by blood, marriage, legal adoption, or legal guardianship, occupying a single non-profit housekeeping unit and using common housekeeping facilities; a group of not more than five (5) unrelated persons living together as a single non-profit housekeeping unit and using common housekeeping facilities.</p> <p>GROUP RESIDENTIAL means residential occupancy of dwelling units by groups of more than five (5) persons who are not related by blood, marriage, legal adoption or legal guardianship, and where communal kitchen and dining facilities are provided. Typical uses include the occupancy of rooming boarding houses, cooperatives, halfway houses, and intermediate care facilities.</p> <p><u>HOSTED HOMESHARE means the transient rental of a portion of a single-family dwelling while the resident is present.</u></p> <p>HOSTEL means any establishment having beds rented or kept for rent on a daily basis to travelers for a charge or fee paid or to be paid for rental or use of facilities and which are operated, managed, or maintained under the sponsorship of a non-</p>	<p>B&B. Amendments intended to clarify that a B&B includes a morning meal (Hosted homeshares do not include a meal).</p> <p>Boarding House. Deleted archaic terms and the provision of meals. NOTE: to continue to allow meals (boarding house), code would need to include permitting and inspection requirements. Suggest changing from "host plus over 4 guests" to "over 5 people" for consistency with definition of "family".</p> <p>Dwelling Unit. Clarify the existing definition.</p> <p>Family. No changes, included for reference only.</p> <p>Group Residential. Update terminology to Rooming House.</p> <p>Hosted Homeshare. New definition.</p> <p>Hostel. Add reference to ORS which is the source of the definition.</p> <p>Multi-Family Dwelling. No changes, included for reference only.</p>

Draft Code Amendment	Commentary
<p>profit organization that holds a valid exemption from federal income taxes under the federal law. <u>(See ORS 446.310.)</u></p> <p>MULTI-FAMILY DWELLING means a building designed or used exclusively for the occupancy of four (4) or more families living independently of each other and having separate housekeeping facilities.</p> <p>NON-RESIDENTIAL USE means an institutional use, public facility, or similar use in the residential (R-1, R-2, and R-3) zone.</p> <p><u>NON-TRANSIENT RENTAL means to rent a dwelling unit or room for compensation for 31 consecutive days or more.</u></p> <p>RESIDENTIAL OR RESIDENTIAL USE means the occupancy of <u>a dwelling unit living accommodations on a non-transient basis (i.e., a period of 31 consecutive days or more). Dwelling units may be owner-occupied or non-transient rentals.</u></p> <p><u>RESIDENTIAL DEVELOPMENT means single-family dwellings, manufactured home, duplexes, triplexes, townhouses, residential condominiums, multi-family dwellings, accessory dwelling units, group residential facilities, and similar structures. In some circumstances the use of residential development for non-residential uses may be approved.</u></p> <p>SINGLE-FAMILY DWELLING means a building designed or used exclusively for the occupancy of one (1) family and having housekeeping facilities for only one (1) family.</p> <p><u>Single-Family Dwelling, Detached. A detached single-family dwelling unit located on its own lot.</u></p> <p>TOWNHOUSE means a single-family dwelling unit constructed as one (1) of a row of attached units separated by property lines with open space on at least two (2) sides.</p>	<p>Non-Residential Use. No changes, included for reference only.</p> <p>Non-Transient Rental. New definition.</p> <p>Residential Use. Update definition to be consistent with new non-transient rental definition.</p> <p>Residential Development. New definition is used to clarify where “residential” standards apply. NOTE: this is not the same as the definition of residential building in the Building Code.</p> <p>Single-Family Dwelling. No changes, included for reference only. NOTE: current definition not limited to “residential” use.</p> <p>Single-Family Dwelling, Detached. New definition intended to clarify difference between detached and attached SF dwellings</p> <p>Townhouse. No changes, included for reference only.</p>

Draft Code Amendment	Commentary
<p><u>TRANSIENT RENTAL means to rent a dwelling unit or room for compensation for 30 days consecutive or less.</u></p> <p><u>VACATION HOME RENTAL means the transient rental of an entire dwelling unit.</u></p>	<p>Transient Rental. New definition.</p> <p>Vacation Home Rental. New definition.</p>
<p>17.03.010 Urban Low Density Residential Zone (R-1)</p> <p>A. Permitted Uses.</p> <ol style="list-style-type: none"> 1. <u>Detached single-Single</u> family dwellings <u>for residential use</u> and accessory structures 2. Home Occupations 3. Manufactured homes <u>for residential use</u> 4. Mobile home parks 5. Family day care 6. Residential care facilities 7. Transportation facilities pursuant to 17.20.050(A) 8. Public parks, playgrounds, and related facilities in an approved subdivision, subject to site plan review 9. Accessory dwelling units <u>10. Hosted homeshares</u> <u>11. Vacation home rentals</u> <p>B. Conditional Uses. In the R-1 zone the following uses are allowed subject to the provisions of Chapter 17.06:</p> <ol style="list-style-type: none"> 1. Planned unit-developments 2. Schools and child care centers 3. Public parks, playgrounds, and related facilities 4. Utility or pumping substations 5. Churches <u>Religious Institutions</u> <p>C. Site Development Requirements.</p> <ol style="list-style-type: none"> 1. Minimum Lot Size: The minimum lot or parcel size shall be 7,000 square feet. 2. The minimum requirements for building sites are as follows: <ol style="list-style-type: none"> a. Per dwelling, unit a minimum of 7,000 square feet. b. A minimum frontage of fifty (50) feet on a dedicated public street. c. A minimum frontage of thirty (30) feet on a public dedicated cul-de-sac. 3. Lot Coverage: Pursuant to 17.04.120 	<p>A.1 Adding “Detached” refers to new definition (one house on one lot). Adding the phrase “...for residential use” to subsection A.1 and A.3. is intended to relate these building types to the definition of “residential use” which means non-transient.</p> <p>10-11. Hosted homeshares and vacation home rentals have been added as new permitted uses allowed in accordance with new standards.</p> <p>B5. Suggest changing “churches” to “religious institutions” for consistency with terminology used in the land use provisions of the <u>Religious Land Use and Institutionalized Persons Act of 2000</u></p>

Draft Code Amendment	Commentary
<p>D. Setback Requirements. The minimum setback requirements shall be as follows:</p> <ol style="list-style-type: none"> 1. No structure shall be placed closer than ten (10) feet from the nearest public right-of-way line of a dedicated public street. 2. Garages that directly face adjacent streets shall be at least twenty (20) feet from the nearest public right-of-way lines of the dedicated public streets. Garages so constructed to not face an adjacent street may be ten (10) feet from the nearest right-of-way line of the dedicated public street. Detached garages so constructed to not face an adjacent public dedicated alley may be five (5) feet from the right-of-way line. 3. Side yard/rear yard. <ol style="list-style-type: none"> a. No structure shall be placed closer than six (6) feet from the side property line. b. Structures greater than twenty-eight (28) feet in height shall be eight (8) feet from the side property line. c. No structure shall be placed closer than ten (10) feet from the rear property line. d. Projections may not encroach more than three (3) inches for each foot of required yard setback width. <p>E. Maximum Building Height. Thirty-five (35) feet for all uses except residential uses <u>development</u>; twenty-eight (28) feet for all residential uses <u>development</u>.</p> <p>F. Parking Regulations.</p> <ol style="list-style-type: none"> 1. Individual dwelling units shall be provided with at least two (2) parking spaces on the building site, one (1) of which may be within the required front yard setback area. 2. Parking spaces utilizing access from a public dedicated alley may be located within the setback area. 3. All parking areas and driveways shall be hard surfaced prior to occupancy, under the following circumstances: <ol style="list-style-type: none"> a. New construction b. Change of use c. New or expanded parking area <p>G. Signs. All signs shall be in conformance with the sign regulations of this title.</p>	<p>E. <u>Definition</u> of “residential uses” refers to long-term occupancy; however, the height standards should apply regardless whether a house is used for residential or vacation home rental. To solve this issue, see new definition of “residential development”.</p>
<p>17.03.020 Urban Standard Density Residential Zone (R-2)</p> <p>A. Permitted Uses.</p> <ol style="list-style-type: none"> 1. <u>Detached single</u> Single -family dwellings <u>for residential use</u> and accessory structures 	<p>A.1 Adding “Detached” refers to new definition (one house on one lot). Adding the phrase “...for residential use” to</p>

Draft Code Amendment	Commentary
<p>2. Duplexes <u>for residential use</u></p> <p>3. Home occupations</p> <p>4. Manufactured homes <u>for residential use</u></p> <p>5. Bed and breakfast facilities</p> <p>6. Mobile home parks</p> <p>7. Family day care</p> <p>8. Residential care facilities</p> <p>9. Group residential, if less than fifteen (15) persons</p> <p>10. Transportation facilities pursuant to 17.20.050(A)</p> <p>11. Public parks, playgrounds, and related facilities in an approved subdivision, subject to site plan review</p> <p>12. Accessory dwelling units</p> <p><u>13. Hosted homeshares</u></p> <p><u>14. Vacation home rentals</u></p> <p>B. Conditional Uses.</p> <p>1. Planned unit developments</p> <p>2. Schools and child care centers</p> <p>3. Public parks, playgrounds, and related facilities</p> <p>4. Utility or pumping substations</p> <p>5. Churches <u>Religious institutions</u></p> <p>6. Townhouse projects <u>for residential use</u></p> <p>C. Site Development Standards. The minimum lot or parcel size shall be 5,000 square feet. The minimum requirements for building sites are as follows:</p> <p>1. Per dwelling unit or duplex, a minimum of 5,000 square feet.</p> <p>2. Per townhouse building, a minimum of 2,100 square feet.</p> <p>3. A minimum frontage of fifty (50) feet on a dedicated public street.</p> <p>4. A minimum frontage of thirty (30) feet on a dedicated public cul-de-sac.</p> <p>5. Lot Coverage: Pursuant to 17.04.120</p> <p>D. Setback Requirements. The minimum setback requirements shall be as follows:</p> <p>1. No structure shall be placed closer than ten (10) feet from the nearest public right-of-way line of a dedicated public street.</p> <p>2. Garages that directly face adjacent streets shall be at least twenty (20) feet from the nearest public right-of-way lines of the dedicated public streets. Garages so constructed to not face an adjacent street may be ten (10) feet from the nearest</p>	<p>subsection A.1, A.2 and A.4 and B.6 is intended to relate these building types to the definition of “residential use” which means non-transient.</p> <p>13-14. Hosted homeshares and vacation home rentals have been added as new permitted uses allowed in accordance with new standards.</p> <p>B5. Suggest changing “churches” to “religious institutions” for consistency with terminology used in the land use provisions of the <u>Religious Land Use and Institutionalized Persons Act of 2000</u></p>

Draft Code Amendment	Commentary
<p>right-of-way line of the dedicated public street. Detached garages so constructed to not face an adjacent public dedicated alley may be five (5) feet from the right-of-way line.</p> <p>3. Side yard/ rear yard.</p> <p>a. No structure shall be placed closer than five (5) feet from the side property line.</p> <p>b. Structures greater than twenty-eight (28) feet in height shall be eight (8) feet from the side property line.</p> <p>c. No structure shall be placed closer than ten (10) feet from the rear property line.</p> <p>d. Projections may not encroach more than three (3) inches for each foot of required yard setback width.</p> <p>E. Maximum Building Height. Thirty-five (35) feet for all uses except residential uses <u>development</u>; twenty-eight (28) feet for all residential uses <u>development</u>.</p> <p>F. Parking Regulations.</p> <p>1. Each dwelling unit shall be provided with at least two (2) parking spaces on the building site, one (1) of which may be in the required front yard setback area.</p> <p>2. Parking spaces utilizing access from a public dedicated alley may be located within the setback area.</p> <p>3. All parking areas and driveways shall be hard surfaced prior to occupancy, under the following circumstances:</p> <p>a. New construction</p> <p>b. Change of use</p> <p>c. New or expanded parking area</p> <p>4. Bicycle parking as required by 17.20.040.</p> <p>G. Signs. All signs shall be in conformance with the sign regulations of this title.</p>	<p>E. Definition of “residential uses” refers to long-term occupancy; however, the height standards should apply regardless whether a house is used for residential or vacation home rental. To solve this issue, see new definition of “residential development”</p>
<p>17.03.030 Urban High Density Residential Zone (R-3)</p> <p>A. Permitted Uses.</p> <p>1. Detached single <u>Single-family dwellings for residential use</u> and accessory structures</p> <p>2. Duplexes and triplexes <u>for residential use</u></p> <p>3. Multi-family dwellings <u>for residential use</u>, subject to site plan review</p> <p>4. Rooming and boarding houses</p> <p>5. Manufactured homes <u>for residential use</u></p> <p>6. Home occupations</p> <p>7. Bed and breakfast facilities</p>	<p>A.1. Adding “Detached” refers to new definition (one house on one lot). Adding the phrase “...for residential use” to subsection A.1 - A.3 and A.5 is intended to relate these building types to the definition of “residential use” which means non-transient.</p>

Draft Code Amendment	Commentary
<p>8. Mobile home parks</p> <p>9. Family day care</p> <p>10. Residential care facilities</p> <p>11. Group residential, if fifteen (15) or more persons, subject to site plan review</p> <p>12. Transportation facilities pursuant to 17.20.050(A)</p> <p>13. Public parks, playgrounds, and related facilities in an approved subdivision, subject to site plan review</p> <p>14. Accessory dwelling units</p> <p><u>15. Hosted homeshares</u></p> <p><u>16. Vacation home rentals</u></p> <p>B. Conditional Uses.</p> <p>1. Hospitals, sanitariums, rest homes, nursing or convalescent home</p> <p>2. Schools and child care centers</p> <p>3. Public parks, playgrounds, and related facilities</p> <p>4. Utility or pumping substations</p> <p>5. Churches <u>Religious institutions</u></p> <p>6. Planned unit developments</p> <p>7. Professional offices</p> <p>8. Hostels</p> <p>9. Townhouse projects <u>for residential use</u></p> <p>C. Site Development Standards. The minimum lot or parcel size shall be 5,000 square feet. The minimum requirements for building sites are as follows:</p> <p>1. Per dwelling unit or duplex, a minimum of 5,000 square feet.</p> <p>2. Per townhouse building, a minimum of 2,100 square feet.</p> <p>3. A minimum frontage of fifty (50) feet on a dedicated public street.</p> <p>4. A minimum frontage of thirty (30) feet on a dedicated public cul-de-sac.</p> <p>5. Lot Coverage: Pursuant to 17.04.120</p> <p>D. Setback Requirements. The minimum setback requirements shall be as follows:</p> <p>1. No structure shall be placed closer than ten (10) feet from the nearest public right-of-way line of a dedicated public street.</p> <p>2. Garages that directly face adjacent streets shall be at least twenty (20) feet from the nearest public right-of-way lines of the dedicated public streets. Garages so constructed to not face an adjacent street may be ten (10) feet from the nearest right-of-way line of the dedicated public street. Detached garages so constructed</p>	<p>4. Rooming and boarding houses are covered by the definition of Group Residential.</p> <p>15-16. Hosted homeshares and vacation home rentals have been added as new permitted uses allowed in accordance with new standards.</p> <p>B.5 Suggest changing “churches” to “religious institutions” for consistency with terminology used in the land use provisions of the <u>Religious Land Use and Institutionalized Persons Act of 2000</u></p>

Draft Code Amendment	Commentary
<p>to not face an adjacent public dedicated alley may be five (5) feet from the right-of-way line.</p> <p>3. Side yard/ rear yard.</p> <p>a. No structure shall be placed closer than five (5) feet from the side property line.</p> <p>b. Structures greater than twenty-eight (28) feet in height shall be eight (8) feet from the side property line.</p> <p>c. No structure shall be placed closer than ten (10) feet from the rear property line.</p> <p>d. Projections may not encroach more than three (3) inches for each foot of required yard setback width.</p> <p>E. Maximum Building Height. Thirty-five (35) feet for all uses except residential uses <u>development</u>; twenty-eight (28) feet for all residential uses <u>development</u>.</p> <p>F. Parking Regulations.</p> <p>1. Each dwelling unit shall be provided with at least two (2) parking spaces on the building site, one (1) of which may be in the required front yard setback area.</p> <p>2. Parking spaces utilizing access from a public dedicated alley may be located within the setback area.</p> <p>3. All parking areas and driveways shall be hard surfaced prior to occupancy, under the following circumstances:</p> <p>a. New construction</p> <p>b. Change of use</p> <p>c. New or expanded parking area</p> <p>4. Bicycle parking as required by 17.20.040.</p> <p>G. Signs. All signs shall be in conformance with the sign regulations of this title.</p>	<p>E. Definition of “residential uses” refers to long-term occupancy; however, the height standards should apply regardless whether a house is used for residential or vacation home rental. To solve this issue, see new definition of “residential development”.</p>
<p>17.03.040 Office/Residential Zone (C-1)</p> <p>A. Permitted Uses.</p> <p>1. Detached single <u>Single</u> family dwellings <u>for residential use</u> and accessory structures</p> <p>2. Duplexes and triplexes <u>for residential use</u></p> <p>3. Rooming and boarding houses</p> <p>4. Manufactured homes</p> <p>5. Home occupation</p> <p>6. Bed and breakfast facilities</p> <p>7. Family day care</p>	<p>A.1 Adding “Detached” refers to new definition (one house on one lot). Adding the phrase “...for residential use” to subsection A.1, A.2 and B.4 and C.9 is intended to relate these building types to the definition of “residential use” which means non-transient.</p>

Draft Code Amendment	Commentary
<p>8. Residential care facility</p> <p>9. Group residential, if less than fifteen (15) persons</p> <p>10. Transportation facilities pursuant to 17.20.050(A)</p> <p><u>11. Hosted homeshares in accordance with Section 17.04.105</u></p> <p><u>12. Vacation home rentals in accordance with Section 17.04.115</u></p> <p>B. Permitted Uses Subject to Site Plan Review.</p> <p>1. Professional offices</p> <p>2. Change of use</p> <p>3. Parking lots of four (4) or more spaces, new or expanded, and or the equivalent of paving equal to four (4) or more parking spaces</p> <p>4. Multi-family dwellings <u>for residential use</u></p> <p>5. Group residential, if fifteen (15) or more persons</p> <p>6. Transportation facilities pursuant to 17.20.050(B)</p> <p>C. Conditional Uses.</p> <p>1. Hospitals, sanitariums, rest homes, nursing or convalescent homes</p> <p>2. Schools and child care centers</p> <p>3. Public parks, playgrounds and related facilities</p> <p>4. Utility or pumping substations</p> <p>5. Churches <u>Religious institutions</u></p> <p>6. Planned unit developments</p> <p>7. Public facilities and uses</p> <p>8. Hostels</p> <p>9. Townhouse projects <u>for residential use</u></p> <p>D. Site Development Requirements.</p> <p>1. Minimum Lot Area: Per dwelling unit or duplex, a minimum of 5,000 square feet. Each unit thereafter shall require an additional 1,500 square feet.</p> <p>2. Minimum Townhouse Lot Area: A minimum of 5,000 square feet for the first two (2) residential units and 1,500 square feet each for any additional residential units.</p> <p>3. Minimum Frontage:</p> <p>a. Fifty (50) feet on a dedicated public street, or</p> <p>b. Thirty (30) feet on a public dedicated cul-de-sac.</p>	<p>A.3. Rooming and boarding houses are covered by the definition of Group Residential.</p> <p>A.11-12. Hosted homeshares and vacation home rentals have been added as new permitted uses allowed in accordance with new standards.</p> <p>C.5. Suggest changing “churches” to “religious institutions” for consistency with terminology used in the land use provisions of the <u>Religious Land Use and Institutionalized Persons Act of 2000</u></p>

Draft Code Amendment	Commentary
<p>E. Setback Requirements.</p> <p>1. Professional offices: The standards outlined in the R-3 zone apply.</p> <p>2. Residential development <u>uses</u> or a combination of professional offices and residential development <u>uses</u>: The standards outlined in the R-3 zone apply.</p> <p>F. Maximum Building Height. Thirty-five (35) feet.</p> <p>G. Parking Regulations.</p> <p>1. Professional Offices:</p> <p>a. One (1) off-street parking space shall be provided on the building site or adjacent to the site for each employee. In addition, adequate off-street parking shall be provided on or adjacent to the building site to meet the needs of anticipated clientele.</p> <p>b. In no case shall there be less than two (2) off-street parking spaces.</p> <p>c. The Central Business District, the Heights Business District and the Waterfront are exempt from this requirement but shall pay a fee in-lieu of parking in accordance with Chapter 17.24.</p> <p>d. Parking in the Central Business District, Heights Business District and Waterfront may be satisfied by substituting all or some of the parking requirement at adjacent or nearby off-site off-street locations and/or by adjacent or nearby shared parking if the substitute parking reasonably satisfies the parking requirements of this section. If no off-street or off-site parking reasonably satisfies the parking requirements of this section, the fee in-lieu of parking shall be paid in accordance with Chapter 17.24. If less than all required parking is provided, the fee in lieu of parking shall be paid in accordance with Chapter 17.24, except that a credit shall be given for the number of spaces provided.</p> <p>2. Residential Uses:</p> <p>a. All individual dwelling units, duplexes, and triplexes shall be provided with two (2) parking spaces for each unit on the building site, one (1) of which may be within the required front yard setback area.</p> <p>b. Multi-family dwellings shall be required to furnish one and one-half (1½) off-street parking spaces per dwelling unit on or adjacent to the building site.</p> <p>c. Required setback areas may be utilized for off-street parking for multi-family dwellings.</p> <p>d. Parking spaces utilizing access from a public dedicated alley may be located within the setback areas.</p> <p>3. All parking areas and driveways shall be hard surfaced prior to occupancy, under</p>	<p>E. Definition of “residential uses” refers to long-term occupancy; however, the setback standards should apply regardless whether a house is used for residential or vacation home rental. To solve this issue, see new definition of “residential development”.</p> <p>2. Definition of “residential uses” refers to long-term occupancy. Use of this term works here as other “uses” of residential developments (e.g., vacation home rentals) will be subject to their own parking standards.</p>

Draft Code Amendment	Commentary
<p>the following circumstances:</p> <ul style="list-style-type: none"> a. New construction b. Change of use c. New parking area 4. Bicycle parking as required by 17.20.040. <p>H. Lighting. Artificial lighting shall be subdued and shall not shine, cause glare, or be unnecessarily bright on surrounding properties. Both interior and exterior lighting shall take into consideration the viewshed and shall be dimmed as much as possible after closing without compromising safety and security. Flood lights on poles higher than fifteen (15) feet shall not be permitted.</p> <p>I. Signs. All signs shall be in conformance with the sign regulations of this title.</p> <p>J. Landscaping. All landscaping shall be in conformance with the landscape standards in this title.</p>	
<p>17.03.050 General Commercial Zone (C-2)</p> <p>A. Permitted Uses. Except for C-2 Zoned land within the Waterfront Area, which are specifically addressed in Subsection D, the following uses are generally allowed in the C-2 Zone:</p> <ul style="list-style-type: none"> 1. Rooming and boarding houses 2. Home occupations 3. Bed and breakfast 4. Family day care 5. Residential care facility 6. Group residential, if less than 15 persons 7. Transportation facilities pursuant to 17.20.050(A) 8. Accessory dwelling units 9. <u>Residential use of existing detached single-family dwellings, manufactured homes, duplexes and triplexes</u> 10. <u>Hosted homeshares</u> 11. <u>Vacation home rentals</u> <p>B. Permitted Uses Subject to Site Plan Review. Except for C-2 Zoned land within the Waterfront Area, which are specifically addressed in Subsection D, the following uses are generally allowed in the C-2 Zone subject to Site Plan Review:</p> <ul style="list-style-type: none"> 1. Commercial uses 2. Industrial uses incidental and essential to an on-site commercial use (Refer to 	<p>9. Clarified that existing detached SF dwellings, duplexes and triplexes can be used for residential. New dwellings, other than MF, are subject to a CU/PUD per the current requirements.</p> <p>10-11. Added new hosted homeshare and vacation home rental as a permitted uses.</p>

Draft Code Amendment	Commentary
<p>the section below, "K")</p> <ol style="list-style-type: none"> 3. Change of use 4. Parking lots of four (4) or more spaces, new or expanded, and or the equivalent of paving equal to four (4) or more parking spaces 5. Multi-family dwellings <u>for residential use</u>, with a minimum density of 11 units/net acre. 6. Group residential, if fifteen (15) or more persons 7. Transportation facilities pursuant to 17.20.050(B) 8. Professional Office and Office Uses. 9. <u>Hostels</u> <p>C. Conditional Uses. Except for C-2 Zoned land within the Waterfront Area, which are specifically addressed in Subsection D, the following uses are generally allowed with a conditional use permit in the C-2 Zone:</p> <ol style="list-style-type: none"> 1. Residential uses <u>development</u>, excluding multi-family, subject to the following: a) shall be reviewed through the Planned Unit Development (PUD) process; b) PUD common open space criterion is not applicable; and c) shall achieve a minimum of 11 units/net acre. 2. Residential uses <u>development</u> a minimum of 11 units/acre in conjunction with commercial uses on the same lot or parcel. 3. Hospitals, sanitariums, rest homes, nursing or convalescent home 4. Schools and day care facilities 5 Public parks, playgrounds, and related facilities 6. Utility or pumping substations 7. Churches 8. Commercial Uses on parcels of more than 1.5 acres. 9. Public facilities and uses 10. <u>Hostels</u> 	<p>B5. Adding the phrase "...for residential use" is intended to relate this building type to the definition of "residential use" which means non-transient.</p> <p>B9. Moved hostels from CU to SPR to be consistent with hotel/motels which are commercial uses.</p> <p>C. Definition of "residential uses" refers to long-term occupancy; however, the CU/PUD requirement applies whether a house is used for residential or vacation home rental. To solve this issue, see new definition of "residential development".</p> <p>C10. Moved hostels from CU to SPR to be consistent with hotel/motels which are commercial uses.</p>
<p>D. Special Restrictions on development in the C-2 Zone within the Waterfront Area. The Waterfront Area, as defined in Section 17.01.060, includes certain development restrictions that apply in addition to and supersede the regulations that apply in the C-2 Zone generally. Uses generally allowed outright, subject to site plan review and conditionally in the Waterfront Area are those set forth in Subsections A, B and C, respectively, except that all of the following additional restrictions apply to development within the Waterfront Area, none of which are eligible for a variance under HRMC Chapter 17.18:</p> <ol style="list-style-type: none"> 1. Residential uses <u>development</u> is are prohibited unless combined with 	<p>D. Definition of "residential uses" refers to long-term occupancy; however, these restrictions apply whether a house/condo is used for residential or vacation home rental. To solve this issue, see new definition of "residential development".</p>

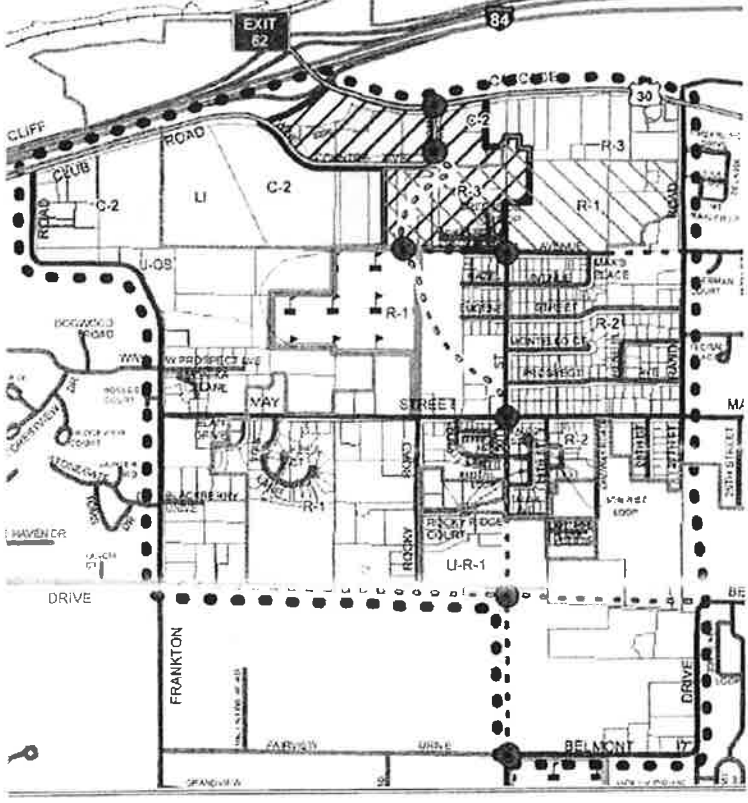
Draft Code Amendment	Commentary
<p>commercial uses in the same structure, i.e, must be mixed use; all such development that includes a residential component requires a conditional use permit.</p> <p>2. There is no minimum required residential density in the C-2 Zone within the Waterfront Area.</p> <p>3. No more than 50% of the gross floor area of any building may be devoted to residential <u>development-use</u>, and the building primary use shall be commercial, not residential.</p> <p>4. No residential <u>development use</u> is allowed on the ground floor, and no more than 50% of the ground floor may be used for parking.</p> <p>5. For any residential <u>development-uses</u> approved in the C-2 Zone within the Waterfront Area, a deed restriction, in a form acceptable to the city attorney, shall be recorded with title to the residential property that precludes any residential owner, lessee or guest from objecting to normal and customary commercial, recreational or light industrial uses (including operation of the city’s wastewater treatment plant) and any impacts there from, such as noise, dust, glare, odors, hours of operation, truck traffic, parking and the like.</p> <p>6. The City may impose reasonable conditions on the approval of any residential <u>development use</u> in the C-2 Zone within the Waterfront Area to ensure compliance with these special restrictions.</p> <p>E. Site Development Requirements.</p> <p>1. Minimum Lot Area: None.</p> <p>2. Minimum Frontage:</p> <p>a. Fifty (50) feet on a dedicated public street or</p> <p>b. Thirty (30) feet on a public dedicated cul-de-sac.</p> <p>F. Setback Requirements. The minimum setback requirements shall be as follows:</p> <p>1. Front - not required.</p> <p>2. Side and rear - not required except in the case where the structure is adjacent to a residential zone, in which case a three (3) foot setback is required for structures up to two (2) stories, and increased one (1) foot for each additional story above two (2) stories.</p> <p>G. Maximum Building Height.</p> <p>1. Thirty-five (35) feet for residential <u>development-use</u>.</p> <p>2. Forty-five (45) feet for commercial use or for mixed commercial and residential <u>development-use</u>.</p>	<p>G. Definition of “residential uses” refers to long-term occupancy; however, these restrictions apply whether a house/condo is used for residential or vacation home rental. To solve this issue, see new definition of “residential development”.</p>

Draft Code Amendment	Commentary
<p>3. No commercial structure shall exceed a height of forty-five (45) feet.</p> <p>H. Parking Regulations.</p> <p>1. One (1) off-street parking space shall be provided on the building site, or adjacent to the site for each employee. In addition, adequate off-street parking shall be provided on or adjacent to the building site to meet the needs of anticipated clientele.</p> <p>2. In no case shall there be less than two (2) off-street parking spaces.</p> <p>3. The Central Business District, the Heights Business District and the Waterfront are exempt from this requirement but shall pay a fee in-lieu of parking in accordance with Chapter 17.24.</p> <p>4. Parking in the Central Business District, Heights Business District and Waterfront may be satisfied by substituting all or some of the parking requirement at adjacent or nearby off-site off-street locations and/or by adjacent or nearby shared parking if the substitute parking reasonably satisfies the parking requirements of this section. If no off-street or off-site parking reasonably satisfies the parking requirements of this section, the fee in-lieu of parking shall be paid in accordance with Chapter 17.24. If less than all required parking is provided, the fee in lieu of parking shall be paid in accordance with Chapter 17.24, except that a credit shall be given for the number of spaces provided.</p> <p>5. All parking areas and driveways shall be hard surfaced prior to occupancy, under the following circumstances:</p> <ul style="list-style-type: none"> a. New construction b. Change of use c. New parking area <p>6. All residential uses shall comply with the off-street parking standards as follows, unless exempt above:</p> <ul style="list-style-type: none"> a. All individual dwelling units, duplexes, and triplexes shall be provided with two (2) parking spaces for each unit on the building site, one (1) of which may be within the required front yard setback area. b. Multi-family dwellings shall be required to furnish one and one-half (1½) off-street parking spaces per dwelling unit on or adjacent to the building site. c. Required setback areas may be utilized for off-street parking for multi-family dwellings. d. Parking spaces utilizing access from a public dedicated alley may be located within the setback areas. e. Off-street loading facilities shall be encouraged. Public alleys may be utilized for 	<p>H6. Definition of “residential uses” refers to long-term occupancy. Use of this term works here as other “uses” of residential developments (e.g., vacation home rentals) will be subject to their own parking standards.</p>

Draft Code Amendment	Commentary
<p>off-street loading facilities.</p> <p>7. Bicycle parking as required by 17.20.040.</p> <p>I. Lighting. Artificial lighting shall be subdued and shall not shine, cause glare, or be unnecessarily bright on surrounding properties. Both interior and exterior lighting shall take into consideration the viewshed and shall be dimmed as much as possible after closing without compromising safety and security. Flood lights on poles higher than fifteen (15) feet shall not be permitted.</p> <p>J. Signs. All signs shall be in conformance with the sign regulations in this title.</p> <p>K. Landscaping. All landscaping shall be in conformance with the landscaping standards in this title.</p> <p>L. Manufacturing. ***</p> <p>M. Commercial buildings between 25,000 square feet and 50,000 square feet. ***</p>	
<p><u>17.04.105 Hosted Homeshares</u></p> <p><u>Hosted homeshares are permitted in the Urban Low Density Residential Zone (R-1), Urban Standard Density Residential (R-2), Urban High Density Residential Zone (R-3), Office/Residential Zone (C-1), and General Commercial Zone (C-2).</u></p> <p><u>A. License Required. Persons operating hosted homeshares shall obtain a short-term rental operating license pursuant to Chapter 5.10 of the Hood River Municipal Code.</u></p> <p><u>B. Use Restrictions.</u></p> <p><u>1. The hosted homeshare shall be accessory to the residential use of the dwelling unit.</u></p> <p><u>2. A non-transient resident(s) shall continue to occupy the dwelling unit during the overnight transient rental period.</u></p> <p><u>3. The room(s) for transient rental shall not include rooms within a detached or attached accessory dwelling unit or within a recreational vehicle, travel trailer, or tent or other temporary shelter.</u></p> <p><u>5. The number of guestrooms shall be limited to two (2). The number of guests shall be limited to six (6).</u></p>	<p>New code standards for Hosted Homeshare are based in part on the City’s existing B&B standards, but are more limited in scope (e.g., 2 bedrooms max, resident must be present).</p> <p>ORS 446.325 Exemptions Any structure designed for and occupied as a <u>single family residence</u> in which no more than <u>two</u> sleeping rooms are provided on a daily or weekly basis for the use of no more than a total of <u>six</u> travelers or transients at any one time for a charge or fee paid or to be paid for the rental or use of the</p>

Draft Code Amendment	Commentary
<p><u>6. In addition to required off-street parking for the residential use, one (1) hard surfaced off-street parking space shall be provided for each guestroom. Parking areas shall not be located in the front yard. If the garage is to be utilized to meet the parking requirement, a photo of the interior of the garage shall be submitted to show the garage is available for parking. Required parking may be permitted on an abutting lot with a shared parking agreement. .</u></p>	<p>facilities.</p>
<p>17.04.110 Bed and Breakfast Facilities. Bed and Breakfast facilities are permitted in the Urban Standard Density Residential (R-2), Urban High Density Residential Zone (R-3), Office/Residential Zone (C-1), and General Commercial Zone (C-2). A. Review Procedures. 1. Applications: Applications for Bed and Breakfasts Permits shall be accompanied by a plot plan drawn to scale indicating the location of existing or proposed structures, number of guests or bedrooms, and location of the required off-street vehicle parking. 2. Review: Where permitted, Bed and Breakfast facilities are permitted outright as accessory uses, and as such shall be processed as administrative actions, per the Administrative Actions provisions (Section 17.09.030), and approved, approved with conditions, or denied by the Director. B. Approval Standards. 1. The structure shall retain the characteristics of a single-family dwelling. 2. The number of guestrooms shall be limited to five (5). The number of guests shall be limited to ten (10). 3. In addition to required off-street parking for the residential use, one (1) hard surfaced off-street parking space shall be provided for each bed and breakfast guestroom. Parking areas shall not be located in the front yard. Parking areas may be adjacent to the Bed and Breakfast establishment. Alternative parking plans that meet the requirements of this chapter may be approved by the Planning Director. 4. Signs shall be limited to one (1) non-illuminated sign not exceeding one and one-half (1½) square feet. No off-premises signs are permitted. 5. A bed and breakfast facility shall be subject to the Hotel Tax pursuant to Chapter 5.09 of the Hood River Municipal Code. Where a morning meal is provided as part of the guest room charges, the hotel tax will be imposed on eighty percent (80%) of the rent charged by the bed and breakfast operator. 6. A bed and breakfast facility shall be subject to approval by the County Health Officer, the City Fire Marshal, and the City Building Official.</p>	<p>City's existing B&B standards are included here for comparison. No changes are proposed.</p>

Draft Code Amendment	Commentary
<p>7. The bed and breakfast facility shall be owner or manager occupied. C. Time Limit. A bed and breakfast facilities permit is valid for a period of two (2) years from the written notice of the final decision, or the decision on an appeal, whichever is later.</p>	
<p><u>17.04.115 Vacation Home Rentals</u> <u>Existing dwelling units may be used as vacation home rentals in the Urban Low Density Residential Zone (R-1), Urban Standard Density Residential (R-2), Urban High Density Residential Zone (R-3), Office/Residential Zone (C-1), and General Commercial Zone (C-2).</u></p> <p><u>A. License Required.</u> 1. <u>Persons operating vacation home rentals shall obtain a short-term rental operating license pursuant to Chapter 5.10 of the Hood River Municipal Code.</u> 2. <u>There is a cap on the total number of licenses that shall be issued by the City of Hood River to vacation home rentals within the residential (R-1, R-2 and R-3) zones. This cap shall be 141 vacation home rentals in total for these zones.</u></p> <p><u>B. Use Restrictions – All Zones.</u> 1. <u>The room(s) for transient rental shall not include rooms within a detached or attached accessory dwelling unit or within a recreational vehicle, travel trailer, or tent or other temporary shelter.</u> 2. <u>The maximum occupancy for the dwelling shall be two persons per bedroom plus two additional persons. For example, a two-bedroom dwelling would have a maximum occupancy of six persons.</u> 3. <u>One (1) hard surfaced off-street parking space shall be provided for each guestroom. Parking areas shall not be located in the front yard. If the garage is to be utilized to meet the parking requirement, a photo of the interior of the garage shall be submitted to show the garage is available for parking. Required parking may be permitted on an abutting lot with a shared parking agreement.</u></p> <p><u>C. Additional Use Restrictions – Residential Zones</u> 1. <u>There shall be no other vacation home rental in a residential (R-1, R-2 and R-3) zone located within 250 feet of the property boundary of the subject property.</u> 2. <u>No vacation home rentals are permitted within the West End residential zones shown on Figure 17.04.115-A.</u></p>	<p>New code standards for Vacation Home Rental including spacing restriction and cap.</p> <p>A. 2. The tentative 141 VHR cap is based on those properties who have paid transient room tax in 2015, or 2014, or 2013. It may change through the public hearing process.</p> <p>B.1. ADU are currently prohibited from being used as short-term vacation rentals per Ch. 17.23.</p> <p>Discussion Question: Are these standards appropriate for all zones (both residential and commercial)?</p> <p>C. These restrictions are specific to residential zones. This section includes a 250' spacing standard. In addition, the draft includes a prohibition on VHR in the West End in order to preserve more opportunities for resident housing which is planning objective for this area.</p>

Draft Code Amendment	Commentary
<p style="text-align: center;"><u>Figure 17.04.115-A: West End Residential Zones</u></p>  <p><u>D. Prior Existing (Nonconforming) Use. Any vacation home rental lawfully established and actually in existence prior to the effective date of this 2016 ordinance may continue as a legal nonconforming use until 5 years from the adoption date of this ordinance (the "amortization period"), at which time use of the property shall come into full compliance with the then-applicable provisions of this HRMC Title 17. For purposes of vacation home rentals, the nonconforming use provisions in HRMC Chapter 17.05 (Nonconforming Uses and Structures) shall apply except as specifically modified in this section:</u></p> <p><u>1. A vacation home rental in the R-1, R-2 and R-3 zones shall be deemed to be lawfully established and actually in existence if, at any time in the three years prior to adoption of this 2016 Ordinance all of the following occurred:</u></p> <p><u>a. The home was actually used as a vacation home rental as defined in HRMC 17.01.060;</u></p> <p><u>b. The owner obtained from the City a Certificate of Authority to Collect Transient</u></p>	<p>D. This section is intended to allow the amortization of existing VHRs which may be non-conforming with the new spacing and/or parking standards. The date to the end of the amortization period. This section will work in conjunction with the licensing renewal requirements in Title 5 to require that existing VHRs remain in good standing to maintain their license, and thus remain in compliance with this section.</p> <p>Discussion Question: How long should the amortization period be? The draft includes 5 years.</p>

Draft Code Amendment	Commentary
<p><u>Room Tax; and</u></p> <p><u>c. The owner actually paid a Hotel Tax to the City pursuant to HRMC Chapter 5.09.</u></p> <p><u>2. The proponent of the nonconforming use status of a vacation home rental has the burden of proving by a preponderance of credible evidence all of the elements of a nonconforming vacation home rental.</u></p> <p><u>3. In addition to proving the elements of a nonconforming vacation home rental as described in subsection D1 of this section, to maintain that status, the owner shall obtain a Short Term Rental Operating License under HRMC Chapter 5.09 within 60 days of the effective date of this 2016 Ordinance and maintain in good standing that License for the duration of the amortization period provided in this section. Failure to maintain the Short Term Rental Operating License in good standing for the duration of the amortization period shall result in the immediate termination of any nonconforming use status the home may otherwise have had by operation of law and without the need for any action by the City. The non-conforming use status provided for herein does not transfer with title to the property.</u></p> <p><u>4. A valid non-conforming vacation home rental under this subsection D may be nonconforming with regard to subsection 17.04.115.B.3, C.1 and C.2 requirements.</u></p>	<p>D.3. As drafted existing nonconforming VHRs will have 60 days to obtain a license.</p>
<p>CHAPTER 17.23 ACCESSORY DWELLING UNITS (ADU)</p> <p>17.23.010 General Requirements</p> <p>A. An ADU may be created within, or detached from, any single-family dwelling, whether existing or new, as a subordinate use, where permitted by this chapter in the R-1, R-2, R-3, C-1 and C-2 Zones.</p> <p>B. Only one ADU may be created per parcel or ownership accessory to a single-family dwelling (no townhouse or duplex).</p> <p>C. An application for an ADU shall be processed as a ministerial decision.</p> <p>D. Only the property owner, which includes title holders and contract purchasers, may apply for an ADU. The property owner must occupy the primary dwelling or the ADU as their principal residence for at least six months out of the year (case by case basis for exceptions). A primary residence shall be the residence where the owner is registered to vote, used as the primary residence for tax purposes or other proof that the residence is primary. The owner shall sign an affidavit before a notary affirming that the owner occupies either the main dwelling or the ADU and shall show proof of a 12 month lease for the ADU occupant.</p>	

Draft Code Amendment	Commentary
<p>E. The ADU occupant shall provide proof that at least one occupant is locally employed (Gorge – Hood River, Wasco, Skamania, and Klickitat counties), a relative or on a local assistance program for the rent.</p> <p>F. One off-street parking space shall be provided in addition to the off-street parking that is required for the primary dwelling pursuant to this Title. If the existing dwelling does not currently have the two required spaces, only the one for the ADU will be required. In no case shall the residential parking requirement be diminished to provide the ADU parking.</p> <p>G. ADU’s shall contain 800 square feet or less.</p> <p>H. All other applicable standards including, but not limited to, setbacks must be met.</p> <p>I. Upon sale of the property, a new owner shall be required to reregister the ADU, paying a reauthorization fee set by resolution of City Council.</p> <p>J. If a garage or detached building does not currently meet setbacks, it may not be converted to an ADU.</p> <p>K. All applicable standards in the City’s building, plumbing, electrical, fire and other applicable codes for dwelling units must be met.</p> <p>L. The owner of the property shall accept full responsibility for sewer and water bills.</p> <p>M. An ADU may not be used as a <u>hosted homeshare or vacation home rental</u> short term, vacation rental.</p> <p>N. The application and permit fee for an ADU shall be 1% of the building permit fee plus an amount to be set by resolution of the City Council.</p> <p>O. Beginning January 1st of each year the City will undertake an annual review of ADU permits to ensure compliance.</p>	<p>M. ADUs are currently prohibited from being used as short-term vacation rentals. Proposed amendments would update terminology to refer to hosted homeshares and vacation home rentals.</p>

Jennifer Gray

From: bstanton5556 <bstanton5556@yahoo.com>
Sent: Tuesday, February 16, 2016 6:16 PM
To: Jennifer Gray
Cc: Carola Stepper
Subject: Hosted Home Share

To whom it my concern,

I live next door to an Airbnb on the heights. (A shared duplex) My experience with the Airbnb has been extremely positive. I can say that I have never experienced a single issue with a guest. For the most part, i don't even know there are guests in the house. Noise, parking, or excessive guests have never been a problem. My understand about Airbnb is that both the renters and guests rate each other. I think this is a great way to keep both renters and guest on the up and up. It will weed out the rip rap from both sides. If people are willing to rent out a extra room, it only makes sense to me. For every spare room rented in a private home, it is one less room that will be needed to be built in the former of a motel. SAVE THE SPACE. If all the Airbnb in the city are working as well as the one I have experience with, I say, leave them alone and wish them the best. However, an Airbnb is a business and subject to rules and requirements. I feel these rules and regulations should be focused on protecting the heath and safety of others and providing a harmonious setting for travelers not aiding an unseen government agenda. We need to face the facts. Hood River is a destination town for many types of enthusiasts. We need to welcome them. This is coming from a 60 year resident and ex sawmill that was not open enough 30 years ago to to except that change was enviable. Changed has come and from what I have seen for the most part it has been for the best. I don't see where Hosted Home Share is a problem.

Thank you,
Bruce Stanton

Sent via the Samsung Galaxy S® 5 ACTIVE™, an AT&T 4G LTE smartphone

Jennifer Gray

From: Fritz Reuter <fritz@bestsolarusa.com>
Sent: Wednesday, February 17, 2016 9:05 AM
To: Jennifer Gray
Subject: STR
Attachments: STR Neighbor letter.rtf

Here's one to consider for the upcoming STR debate. Thank you. Fritz Reuter

Why does the city council cater to the few whiners instead of the majority who don't have a problem with the neighbors renting out their homes? There are as many complaints for regular neighbors as there are for rental properties. Even city council members do things their neighbors hate. Nobody likes trash, unkept yards, too many cars parked on my street, driveways, yards, or noisy parties after 10 pm. Fix the problems not the lifeblood of enterprising home owners.

Parties after 10 pm are taken care of by laws that already exist. Homes with teenage children have a car for every driver. There's the boat, the camper, the motorhome, the parts car, the empty trailer. The garage is full of tools, Christmas decorations, motorcycles, lawnmowers, etc. but never cars! Trash goes out on Tuesdays, the lawn gets mowed on Saturday during your neighbors BBQ!

Vacations homes are always better kept, cars fit in the cleaned out garages, lawns are mowed on a weekday, no cars on blocks, trash is hauled on time. Empty at least 30 % of the time. Pay all their taxes and use only 70% of Hood River facilities and utilities. Couldn't be better neighbors.

If the goal was to improve the lives of residents, how can eliminating jobs, limiting the number of affordable vacation homes and restricting how long you can rent your private property, possibly be good for the home owners of Hood River?

Short term rentals are a vital element in the local economy. These homes fill a need. They are a comfortable, inexpensive alternative for vacationers who couldn't afford to stay here otherwise. They provide a source of income for the homeowner and jobs to keep them clean and well maintained. Income used to pay property taxes and to support local businesses in the off season.

Please don't put regulations that limit the number of Short Term Rentals, how long they can rent out their personal homes, or eliminate individual freedoms for Hood River property owners. Spend time figuring out how to say YES to STR's, instead of NO.

Fritz Reuter 610 Rocky Road Hood River, OR 97031 541-399-3507

fritz@bestsolarusa.com

Jennifer Gray

From: Glen Holmberg <glenholmy@yahoo.com>
Sent: Wednesday, February 17, 2016 6:00 PM
To: Jennifer Gray
Subject: Written comments for Staff report

Jennifer,
Please include these comments in the Staff report to the City Planning Commission.

Wednesday, February 17, 2016

City Planning Commission,

On the issue of Regulations for hosted home share, I would like to see short term rentals limited to 30 nights per year. This would give home owners a chance to make some money and give tourists housing options, while at same time preventing Hood River from turning into a ghost town full of empty rentals for much of the year and forcing locals to look elsewhere for housing. I am not opposed to residents sharing part of their primary homes with visitors, but I do not want outside money interests speculating and changing the culture of the town we all love. Also, short-term landlords should pay hotel tax.

Glen Holmberg
1767 12th Street #123
Hood River, OR 97031

Jennifer Gray

From: Fritz Reuter <fritz@bestsolarusa.com>
Sent: Wednesday, February 17, 2016 7:54 PM
To: Jennifer Gray
Subject: Fwd: Short Term Rentals

----- Forwarded message -----

From: <pmhend@bmi.net>
Date: Wed, Feb 17, 2016 at 9:23 AM
Subject: Short Term Rentals
To: Jennifer@ci.hood-river.us

As occasional visitors to the Hood River area we have been frustrated by our inability to secure short term lodging in the town. We have become aware of the controversy regarding possible ordinances that would limit or eliminate private, short-term rentals. We would encourage Hood River officials to seriously consider the possible adverse consequences of curtailing those rental opportunities. Those limitations could have a significant effect upon the local business community, including restaurants, service stations, grocery and other retail outlets. The anticipated restrictions would also seriously damage the cottage industry of private short rentals.

Paul and Marcene Hendrickson
Dayton, Washington

Jennifer Gray

From: jon.nigbor@media272.com
Sent: Wednesday, February 17, 2016 10:30 PM
To: Jennifer Gray
Subject: Short Term Rentals

Hi Jennifer,

I've owned a home in Hood River since 1993.

Unfortunately, I can't afford to pay my property taxes without the supplemental income I receive from short term rentals.

Unfortunately, I also really love Hood River but live full-time in Portland. My wife and my dream is to occupy my home in Hood River full-time. Fortunately, short term rentals provide Hood River with property tax income, let us enjoy our home part-time and let us keep our long term dream alive.

It seems like a fair and reasonable distribution of tourist income where all of our short term rental income is given to the City.

Another way to look at it is that a large percentage of our home is owned by the City. We can't stay there. We must rent it out to cover our property taxes. We wish that weren't the case.

If short term rentals disappear, we will too.

We'll be forced to sell to some wealthy Californian who can afford to keep the house vacant while they aren't in town.

If that happens the City still gets their property taxes but now big hotels make more money and expand!

So, what is the city's real motive?

It surely isn't the little guy!

Jon Nigbor,

503.230.0406

Jennifer Gray

From: Fritz Reuter <fritz@bestsolarusa.com>
Sent: Thursday, February 18, 2016 12:09 AM
To: HRN News
Subject: STR and Low Income Housing
Attachments: STR Low Income Housing.rtf

At the Nov 16th City Council meeting they discussed ways to stop job growth, cut existing jobs, how to stop people from renting private property, how to eliminate Short Term Rentals (STR) by attrition, how to cap the number of STR and ways to impose more regulations and restrictions on the residents of Hood River.

The argument was that STR caused the shortage of rentals for low income housing. To fix this alleged cause, they proposed regulations to eliminate existing STR and to prevent future STR from starting, regardless of the demand and need of services. By placing heavy restrictions and regulations on property rights and stifling economic opportunity this will stop tourism, lower the value of homes and decrease the desire to live here. Presto!! Low income houses all over town. Success by anti-progressive, obstructionist standards. This is how bad policies ruin a thriving, growing community.

Vacation homes are not part of the low income rental pool. These homes are large empty nester family homes and expensive vacation homes. Low income renters could not afford to live in these homes. The people who own them can't afford to live in these homes, that's why they are in the STR market. Hood River should help hardworking residents earn income from their largest investment, their homes, by allowing them to have Short Term Rentals.

To address the low income housing shortage, Hood River should make it profitable for private builders to construct low income housing. Incentives like expedited time issuing permits, lower cost building permits, free water service and sewer hookups, Re-zoning R-1 lots to R-2 lots, easing the rules for Granny Flats with sufficient parking, re-institute 35' tall homes, more urban density. There are lots of tools in the city planners arsenal, they just need to get creative, find ways to say "YES, we can do this".

Fritz Reuter 610 Rocky Road Hood River, OR 97031 541-399-3507 fritz@bestsolarusa.com

Jennifer Gray

From: Cindy Walbridge
Sent: Thursday, February 18, 2016 2:04 PM
To: Jennifer Gray
Subject: FW: Comments to be considered . . .

For the record

From: Linda Kremin [<mailto:kremin@gorge.net>]
Sent: Thursday, February 18, 2016 1:32 PM
To: Paul Blackburn; Laurent Picard; Kate McBride; Mark Zanmiller; Becky Brun; Peter Cornelison; Susan Johnson; Cindy Walbridge
Subject: Comments to be considered . . .

Hood River City Council

I am Linda Kremin of 2290 Old Dalles Drive, Hood River. I am providing comment to be considered for the upcoming City Planning Meeting on Feb. 29th:

I have owned a home within Hood River city limits for almost twenty years. I have legally used it as a vacation rental for many of those years, as well. I received a tax number to collect lodging taxes and always paid the lodging taxes required. I ceased to continue renting it as a vacation rental in 2011 after my husband became ill and, eventually passed away. I intend to return that home to the function of vacation rental again soon.

Now the right to do this is being threatened. This home will never become “affordable housing” which seems to be the issue fueling this debate. If it is to be rented, it must collect enough to pay the expenses including mortgage payments. That is far more than what most workers consider “affordable”.

Hood River needs the vacation rentals for tourism to continue to thrive.

The city will eventually realize that taking such a drastic move to curtail a thriving part of Hood River economy is not providing “affordable” housing . It will be facing the same issues again.

It seems that we can use other measures to provide affordable housing, such as waive the expensive permits required to build that housing and giving builders a tax break to provide such housing. We could make financial assistance available to builders who want to provide low cost housing. I think that employers alone would welcome the opportunity to invest in affordable housing. I would help fund such an effort. There is land available on the outskirts of HR within the urban growth boundaries that the city could purchase and make available to builders for apartment complexes or even an occasional duplex or fourplex.

I am strongly opposed to curtailing the rights of home owners. That will not succeed in providing low cost housing.

Thank you.

Linda Kremin

Jennifer Gray

From: William Robison <wrob@att.net>
Sent: Thursday, February 18, 2016 8:37 PM
To: Jennifer Gray
Subject: Proposed changes to the Hood River Municipal Code and Regulations for Short Term Rentals

Dear Planning Commissioners and City Council
Members:

February 17, 2016

This is the second letter that I have presented to the City regarding this process, the first was presented to the City Council back in November 2015.

My family started coming to Hood River to vacation in approximately 1992. Since that time we have stayed in vacation rental houses or condominiums many of which were nicely appointed, some were not. As such, I understand the City's desire to place some form of fair, uniform regulation on STR's to insure a safe environment for the many tourists who frequent the city yearly and to provide funds to manage the regulations. In 2012, my family was finally able to save and purchase our own home in Hood River to use for several weeks throughout the year, Winter, Spring, Summer and Fall. For the remainder of the year we would then make it available to whom ever could use it; visiting hospital personnel, business professionals on remote projects and those touring the area for recreational purposes and weddings. We did our due diligence in researching our home and any regulations at the time and determined that since the City had allowed STR's for over 20 years we would be allowed to continue in that capacity.

It seems that there are really two separate issues here that are being debated. One is the desire to provide for more affordable housing and the other is the regulation of Short Term Rental properties. What economic threshold defines "affordable"? I understand that there is a mandate for affordable housing however most of the STR properties in Hood River would not qualify as "affordable" either as a purchase or as a long term monthly rental. Due to current real estate values, making more of these locations available will not mean that they are necessarily purchasable. Yes, more affordable dwellings are needed however I don't see how the proposed STR regulations will increase their numbers.

With regards to the STR proposed regulations; having to register, pay an annual fee, and pay the required TRT taxes is a reasonable proposal. I do have some concern with the spacing and parking proposals however. Many of the STRs are homes that have old single car garages and or short driveways that simply cannot accommodate 1 vehicle space per bedroom, especially if it is considered that parking in a driveway is parking in a front yard. Is it truly the intent to define parking in a driveway as parking in the front yard, and that it would not be allowed? Current year round residents of the city park in driveways and in the street in many areas. Many of the places that my family rented throughout the years were condominiums and as such would not be able to satisfy the 250 foot spacing proposal. It is not just to deny these owners the right to continue to rent their properties in this situation.

What is the rationale?

Again, yes more "affordable" housing is needed for a growing Hood River and yes some form of reasonable regulation of Short Term Rentals provides some structure and transparency to rental properties but they are separate issues that need to be addressed separately.

Thank you for the opportunity to address you and provide our insights,

Sincerely,

William Robison and Teresa Thomas

Jennifer Gray

From: Charlotte Gregson <chargregson@gmail.com>
Sent: Thursday, February 18, 2016 10:04 PM
To: Jennifer Gray
Subject: VHR letter
Attachments: VHR letter.docx

Hi Jennifer,

Please find attached our written comments to be filed in the staff report to the City Planning Commission regarding the change in land use regulation(file# 2016 -02). Please let us know if you need anything further to record our comments.

Thank you,

Charlotte and Trevor Gregson

1633 3rd St
Hood River, OR 97031

February 18, 2016

City Planning
211 2nd St
Hood River, OR 97031

To Whom It May Concern:

We are writing in regarding to the proposed regulations and limitations for hosted home share, transient rentals and vacation home rentals in Hood River. As current long term landlords and residents of Hood River, we felt it was necessary to state our concerns. Although we understand the goals of these proposed changes, the impact of several stipulations, may not have been fully considered.

- 1) We currently have all of our rentals as long term rentals. The changes as they currently stand, seem to encourage us to evict our tenants and convert to short term rentals in order to procure a short term rental permit or at least 5 years of short term rental eligibility. Is this really the direction that the city is trying to push landlords? This will only exacerbate the shortage of long term rentals in the market.
- 2) The 250' density provision seems again to divide our community by excluding neighbors simply because they are too close to each other. How will you determine who gets the 1st VHR license? If a lottery is the licensing process, would we lose our chance at the lottery if our neighbor was drawn 1st? Are denser areas of VHR's a bad thing? Wouldn't that mean that the outlying residential neighborhoods would be less impacted?
- 3) What about short term vacation rentals for homeowners that are residents 250+ days per year? Not sure the magic #, but if I go on an extended vacation, renting out my home should be an option. This would help decrease the need to build more hotel rooms, hence more room for residential units and open spaces.
- 4) The VHR parking space requirement goes beyond current building code. It is excessive to ask for a parking space for each bedroom in the home. Each of the rooms is rarely going to have a car associated with its occupants.

We thank you for your time and consideration.

Regards,

Trevor & Charlotte Gregson

Trevor and Charlotte Gregson

Jennifer Gray

From: cs@cascadeacupuncture.org on behalf of Carola Stepper
<carola@cascadeacupuncture.org>
Sent: Thursday, February 18, 2016 10:52 PM
To: Jennifer Gray
Subject: Written comment on Title 17 Code Amendments, please confirm receipt by email, thanks!

To whom it may concern:

My name is Carola Stepper, I am a Columbia Gorge resident of 14 years, Hood River Home owner as well as small business owner and employer of 11 years. My business has been a member of the Hood River County Chamber of Commerce for 11 years.

I live in a 2 bedroom/2 bathroom home in the heights and have one bedroom plus one bathroom listed on AirBnB for rent.

I live in my home year around, it is listed for 1-4 night rentals by 1-2 people. 90% of my guests eat out in local restaurants, two or more meals per night they stay, so they are generating local business. I have 87 reviews on my AirBnB, averaging 5 stars, so I feel like I am contributing to representing Hood River well to our visitors, in my role as a local AirBnB host.

The AirBnB system has a built in rating system; for each guest - host encounter the guest rates the host and the host rates the guest. This is done with a one to five star rating in different categories as well as a few sentences. This system is known to all guests and hosts and all reviews are publicly posted. In my experience this leads to both, guests and hosts mutually wanting the best experience. I have not had a bad experience so far!

This is a very different system than in the hotel industry, where only the guests rate the hotel, the guests themselves are never rated!

It is my personal choice to not have an unused or underutilized bedroom in my home and I do not want to rent it to a housemate.

I informed my immediate neighbors prior to listing my room on AirBnB and both have told me in person after operating my AirBnB for more than one year that they have not had any negative impact on their lives due to my AirBnB guests. One of my neighbors is Bruce Stanton, who also submitted a testimonial stating this by email to Jennifer Gray.

I pay TRT each month.

Per the Title 17 Code Amendments Draft, 17.04.105 Hosted Home Shares (such as my AirBnB) under A it talks about a Short Term Rental Operating License. I inquired with Cindy Walbridge and learned that there has not been a fee structure established for this license, since it is still in it's draft version.

My thoughts and suggestions are:

1. Use a percentage of those license fees, as well as a percentage of the TRT to apply them directly towards increasing / building affordable housing in Hood River.
2. Make the fees for those licenses reasonable and tier them according to the TRT collected during the prior year. If they are going to be a flat fee, I strongly feel that Hosted Home Shares should pay a much lower fee for this license than Vacation House Rentals. VHR generate much more income and do have an impact on affordable housing in my opinion.
3. Title 17 Code Amendments states that the goal is to increase affordable housing. I strongly feel that the amount of Hosted Home Shares in Hood River have little to do with affordable housing shortage. I would not rent my room to a housemate if I wouldn't be able to list it as an AirBnB room. My guess is that many people looking for housing are not looking to be housemates or live in a trailer or tent which are all current rental options on the AirBnB site. If feel that section 17 04.105 the suggested verbiage

under B 3 seem to over-regulate the hosted home shares for reasons which do not seem related to the affordable housing shortage.

4. From what I understand the TRT is used in different percentages for the Chamber and for the City. While I support the Chamber, my kind of small business (not my AirBnB) is not dependant on tourism, so the tourism focused outreach the Chamber does is not affecting me directly. However the housing situation is affecting me directly. When I have hired full-time employees who re-located to the Gorge for the job offered, finding housing has always been difficult and created a big stressor for them. One moved to The Dalles, but that was not their primary choice due to the commute. So my suggestion is to re-evaluate the use of the TRT and see if allocating some % directly to the goal of increasing / building affordable housing in Hood River would be an option.
5. Currently there are houses being built at the East end of Sieverkropp Drive in the heights. It is yet another, what I like to call "triple garage neighborhood". Is this really what Hood River needed, when we have an affordable housing shortage in our town? Could future land use decisions take the affordable housing shortage into account in some way? Maybe a % of land which is newly being developed needs to be used for affordable housing? Support more affordable townhomes, condos, apartments? I have noticed that some of the newer townhomes are also very upscale and probably do not constitute affordable housing, even though they have a smaller footprint and constitute denser housing development, as opposed to the triple garage neighborhoods.

Thanks for listening.

Sincerely,
Carola Stepper

RECEIVED

FEB 19 2016

CITY OF HOOD RIVER
ADMINISTRATION

JOHN C STANLEY

PO Box 238, 404 Sherman Court
Hood River, Oregon 97031
541-490-1293

February 19, 2016

Hood River Planning Commission
City Hall
211 2nd Street
Hood River, Oregon 97031
RE: Vacation Rentals

Ladies and Gentlemen:

I have been a resident of Hood River for over 40 years and in that time have also operated businesses in the City. I have always been known as a free market oriented person and still am.

In previously owning a second home in Lincoln City Oregon, I have first hand experience with what happens when Vacation Residential Dwelling ordinances allow the nightly rental of properties in a Residential neighborhood.

In spite of the rules in Lincoln City's ordinance, I experienced numerous instances of all on street parking taken by 15 or 20 people partying in the middle of the night. The city did not have the resources to police the violations. It was so bad that we could no longer go to our beach place on weekends, and only went Tuesday through Thursday.

Do you want to be awakened in the middle of the night by noisy parties right next door to your house? If not you should deny this commercial use in a residential neighborhood.

If you must recommend such an ordinance, you should be sure that NO on street parking is allowed, and that a set occupancy cannot be exceeded. Any violation should cause immediate suspension of the VRD, and once proper hearing is given the property should permanently lose its VRD status.

Most people's biggest investment is the home they live in, but most importantly the residents are entitled to the peace and quiet they are used to. Please do not allow this type of ordinance damage the livability of our residential neighborhoods.

I have no objections as to such schemes in Commercial neighborhoods, since nightly rental is a commercial use.

John C. Stanley

Jennifer Gray

From: Brian Towey <brian@briantowey.com>
Sent: Friday, February 19, 2016 7:01 AM
To: Jennifer Gray
Cc: Paul Blackburn; 'kate.mcbride@cityofhoodriver.com';
'laurent.picard@cityofhoodriver.com'; 'mark.zanmiller@cityofhoodriver.com';
'susan.johnson@cityofhoodriver.com'; 'peter.cornelison@cityofhoodriver.com';
'becky.brun@cityofhoodriver.com'; 'hrnews@hoodrivernews.com'
Subject: Notice Mailed February 9, 2016 - Regulations for hosted home share

RE: Regulations for hosted home share.

I am very concerned that regulation of the type I have heard discussed will have a negative impact on property values in Hood River.

There are many reasons that deliberately depressing the real estate market is a bad idea. Please be mindful of this as you move forward.

Regards,

Brian Towey

Brian Towey
516 / 1518 Columbia Street
Hood River, OR 97031
541.490.6904
brian@briantowey.com

Jennifer Gray

From: jibeguy <jibeguy@gmail.com>
Sent: Friday, February 19, 2016 9:26 AM
To: Jennifer Gray
Subject: Comment for City Planning Commission

My name is Joseph Condon and I have owned the property on 1527 Columbia St in Hood River for the past ten years. I would like to express my strong objection to the proposed regulations for hosted home share etc.

The stated objective of these regulatory changes which is to somehow result in increased availability of affordable housing is non-sensical. There will be no increase in lower priced housing if these changes go through. In contrast, these changes will increase costs for homeowners and visitors. It may well result in less tourist visits to Hood River which results in lost economic activity and less jobs and income for residents.

Government bodies serve the people who elect them. These changes take away freedoms that property owners currently have by law. Property owners pay a large portion of state and local taxes. Increasing the tax and regulatory burden on property owners and requiring licenses to rent property is a power grab by government and a means to further increase tax receipts, not help low income residents.

The issues of noise, parking, lighting, etc are all appropriate issues for local regulation and this can be achieved by enforcing existing law or amending zoning laws that address these issues without restricting an owner's right to rent their property.

These proposed changes are bad policy and will result in economic harm to property owners, local economic activity, and job seekers.

I am moving to Hood River full time this year. I will work to support local government elected officials who oppose this proposal and similar efforts to restrict freedoms of law abiding residents and property owners.

Sincerely,

Joseph Condon

Jennifer Gray

From: Cindy Walbridge
Sent: Friday, February 19, 2016 9:47 AM
To: Jennifer Gray
Subject: FW: Letter regarding proposed STR regulations

For the book.

-----Original Message-----

From: Tracy Bech [<mailto:tracybech@gmail.com>]
Sent: Friday, February 19, 2016 6:39 AM
To: Cindy Walbridge
Subject: Letter regarding proposed STR regulations

4103 Cloudview Ct
Hood River, OR 97031

February 18, 2016

City Planning
211 2nd St
Hood River, OR 97031

To Whom It May Concern:

We are writing in regards to the proposed regulations and limitations for hosted home share, transient rentals and vacation home rentals in Hood River. As current owners of a short term rental, we feel it's necessary to state our concerns. Although we understand the goals of these proposed changes, the impact of several stipulations, may not have been fully considered.

- 1) The changes as they currently stand, seem to encourage long-term rental landlords to evict tenants and convert to short term rentals in order to procure a short term rental permit or at least 5 years of short term rental eligibility. Is this really the direction that the city is trying to push landlords? This will only exacerbate the shortage of long term rentals in the market.
- 2) The 250' density provision seems again to divide our community by excluding neighbors simply because they are too close to each other. How will you determine who gets the 1st VHR license? If a lottery is the licensing process, would we lose our chance at the lottery if our neighbor was drawn 1st? Are denser areas of VHR's a bad thing? Wouldn't that mean that the outlying residential neighborhoods would be less impacted?
- 3) What about short term vacation rentals for homeowners that are residents 250+ days per year? If I go on an extended vacation, renting out my home should be an option if I want to offset the cost of my vacation. This would help decrease the need to build more hotel rooms, hence more room for residential units and open spaces.
- 4) The VHR parking space requirement goes beyond current building code. It is excessive to ask for a parking space for each bedroom in the home. Each of the rooms is rarely going to have a car associated with its occupants.

We thank you for your time and consideration.

Jennifer Gray

From: Tina Lassen <tina@tinalassen.com>
Sent: Friday, February 19, 2016 9:53 AM
To: Jennifer Gray
Subject: Written comments for City Planning Commission staff report

My name is Tina Lassen. I am a Hood River resident and a founding member of the new advocacy group, Livable Hood River. I appreciate that the Planning Commission is reviewing a draft proposal for the regulation of short-term vacation rentals. However, I don't believe the current draft is the best solution.

One, a cap means we still are allowing much-needed housing to be purchased by outsiders and used as investment vehicles. Many other cities don't allow this. Why do we? The Housing Needs Analysis and the city's own data are clear: We have a housing shortage and it's getting worse.

While I don't begrudge anyone their ability to purchase a second home in Hood River, I am frustrated to see how easy our city policies are making it for investors to gobble up our housing. It's quite clear that many of these buyers are relying on short-term rental income to finance their vacation home. Is that really what our city planners want to do? How can we possibly justify a policy that makes it easier for investors while making it more difficult for our own residents?

Two, short-term vacation rentals are completely inappropriate in residential zones. I purchased my home 15 years ago in a residential zone with the expectation that I would be living next door to other residents. And I did, until the investors moved in. Now it's a de facto hotel zone. Where I used to have neighbors, I now have wedding parties and an endless stream of strangers. I now make sure I put away my bike and lock my garage door, things that never crossed my mind before.

As a resident, I feel misled. Isn't the point of zoning to regulate (and thus protect) our properties? Why would the city consider simply rewriting the code to permit what strikes me as a violation—i.e., running a commercial enterprise in a residential zone? If people are routinely speeding down State Street, we issue tickets. We don't raise the speed limit. Changing the code is rewarding the very people who are contributing to the problem.

The compromise that seems most equitable is to allow short-term rentals by Hood River residents only. This "accessory use" model has been successfully implemented in Portland, Ashland and other Oregon cities. It allows our citizens to benefit from Hood River's tourism economy, and keeps that money in the community. Rentals by outside investors (i.e., non residents) should be phased out (maybe with a five-year grandfathering), except in commercial zones.

Yes, this is an emotionally charged issue. I get it; a small and very vocal group is profiting greatly from these short-term rentals. But it comes at a huge cost to our community.

Please review the hard data, make the hard decision, and do what's right for the long-term prosperity of our wonderful city.

Thank you for work on the Planning Commission and your time on this issue.

Tina Lassen

1009 Lincoln Street

Hood River

Jennifer Gray

From: Fritz Reuter <fritz@bestsolarusa.com>
Sent: Friday, February 19, 2016 10:49 AM
To: Jennifer Gray
Subject: STR math basics
Attachments: STR Math Basics.rtf

There are 210 (more or less) permitted Short Term Rentals (STR) in Hood River today. These homes or rooms are rented to visiting guests on a daily or weekly basis. STR pay the 9% room tax, property taxes, fixture tax, increased utility rates, and garbage rates. Provide jobs for 210 home-owners, jobs for 50 or more home cleaners, jobs for rental management companies, landscapers, lawn mowers, and maintenance workers, and the indirect jobs that support all those people.

With a population of 7000 people, 40% in the working class, 300 jobs is 10%. City planners and council members are now discussing new regulations to limit and then eliminate 10% of the jobs available in Hood River!

Hood River government needs to decide: Are we an Industrial Economy or a Tourism Economy? If industry, then start promoting truck stops, oil distributing businesses, and heavy equipment repair facilities. If Tourism, then we need policies that support tourism. Day-trippers don't spend much money, it's the people who stay the night that are the real tourists. The regulations should make it easier to establish and run private STR, a vital part of the tourism economy. Giving our guests a better and inexpensive vacation experience.

We need to help hardworking residents and local businesses earn a living in their own communities. Free enterprise created the freedoms and higher standards of living we all enjoy today. We all need to let the Planners and Council members know how we feel about these obstructive regulations that will restrict the use of private property. Supporting STR is a win/win for our citizens and for the city of Hood River. Please attend the Hearing at City Hall on Feb. 29, 5:30 pm and April 11, 6:00 pm.

Fritz Reuter 610 Rocky Rd. Hood River, OR 97031 541-399-3507 fritz@bestsolarusa.com

Jennifer Gray

From: Justin Ulland <ullandventures@gmail.com>
Sent: Friday, February 19, 2016 11:47 AM
To: Jennifer Gray
Cc: Justin's; Katy Ulland; Justin Ulland
Subject: Written Submission - Feb 29th 2016 and April 11 2016 Hearing on Regulations for hosted home share, transient rentals, and vacation home rentals in Hood River

To Whom It May Concern,

As the owner of a property in Hood River since June of 2012 I am submitting the following comments to be considered in the Feb 29th and April 11th hearings regarding Regulations for hosted home share, transient rentals, and vacation home rentals in Hood River.

I applaud the city's efforts with engaging the broad community and am optimistic that the process will yield a sustainable solution.

First - I have specific concerns with the Draft Code Amendment language in 17.04.115 Vacation Home Rentals Section D for Prior Existing (Nonconforming) Use.

The proposed text in 17.04.115.D.1b and 1c specifically state "The owner." I propose that this be amended to read "The owner or owner's agent." My concern is that the text as written in the draft could be interpreted to exclude owners who rent their homes as Vacation Home Rentals through one of the many local property management companies. In my opinion the regulations should encourage use of local management companies who have Hood River's best interest in mind.

Second - I have significant concerns over 17.04.115.C.1, Additional Use Restrictions - Residential Zones.

As stated, "There shall be no other vacation home rental in a residential (R-1, R-2 and R-3) zone located within 250 feet of the property boundary of the subject property. It is unclear how two or more existing vacation rental homes currently spaced less than 250' from one another will be handled. This is likely to cause significant conflict among owners and I would propose one of the following solutions. Solution A - state that this regulation applies to VHRs established after adoption of these regulations and allow currently operating VHRs to be exempt from this restriction. Solution B - Allow for a waiver and evaluate on a case by case basis. There are some neighborhoods where this is a problem and others where it is not a problem. The waiver process could involve getting statements of support from the adjacent neighbors. Solution C - strike this all together and rely on the cap and operating license approval process to limit approval of a high density of licenses in particular areas.

Third - to make the financial burden less for those that rely on the VHR income and who are no longer under these new regulations able to use their property as a VHR to generate income, I would propose re-defining the division between short term and long term to be 14 or 21 consecutive days. This would offset the potential revenue loss for a home owner by making it more likely for them to secure long term rentals of 15 or 22 days. There is a demonstrated market for lodging of this duration in the area. The market changes for guests that stay 31 or more consecutive days resulting what is likely to be a significant financial impact for homeowners who are unable to meet the new VHR requirements..

We as family have invested in the Community of Hood River for nearly 10 years. The last 4 in a significant financial and personal way. We see this investment as good for Hood River as well as good for our family of 5. We appreciate the opportunity to be a part of this solution and to have a voice in how these regulations are established.

Kind Regards,
Justin & Katherine Ulland
Property Owners - 215 E Sherman Ave, Hood River, OR - 97031
Owners - Ulland Ventures, LLC - 27029 SE 164th PL, Issaquah, WA - 98027
Cell: [720.982.3066](tel:720.982.3066)

Jennifer Gray

From: Kaye McMahon <kayeser67@hotmail.com>
Sent: Friday, February 19, 2016 1:40 PM
To: Jennifer Gray
Subject: File no. 2016-02 meeting Municipal Code Section 17.08.020

I will not be able to attend since I will be out of town. I oppose all the action being taken that would reduce lot size or changing the areas zoned R1 to achieve higher density housing. Steve McMahon 541-386-0456.