

ORDINANCE NO. 4984

An Ordinance amending the McMinnville Zoning Ordinance (No. 3380) to provide new or revised review procedures for vacation home rentals and bed and breakfast establishments.

RECITALS:

The City amended the McMinnville Zoning Ordinance in July of 1984 to conditionally permit "bed and breakfast" establishments in its single-family and two-family residential zones, and to allow them outright in its multi-family residential zone. In addition, the zoning ordinance was amended in 2008 to conditionally permit "vacation home rental" use in each of its residential zones.

Since those amendments were adopted there have been 25 applications seeking permission to establish a bed and breakfast or vacation home rental use submitted to the McMinnville Planning Commission for review, all of which have been approved. Public attendance at these hearings has been minimal, and, to the City's knowledge, the uses have generated no concern from adjoining neighbors in the time they have been in existence.

Given the history of these applications, and the objective standards by which they are reviewed, the Planning Commission believes it to be a more efficient use of their time, and appropriate, to have them reviewed administratively. As such, the Commission directed staff to prepare draft amendments to the current review process that would have such uses reviewed and acted upon by the Planning Director, and provided an option for a public hearing when appropriate or requested.

Staff's draft amendments were presented to the Planning Commission at a public work session on July 7, 2014, and at a public hearing held September 18, 2014. Notice of the work session and public hearing were published in the "News Register." No public comment was received regarding the draft amendments.

Following the close of the public hearing, the Commission voted to forward a recommendation to the City Council to approve the amendments, making vacation home rental use and bed and breakfast use subject to the "Director's Review with Notice" process provided in Section 17.72.110 of the McMinnville Zoning Ordinance. Other minor amendments necessary to implement this revision were also recommended. Now, therefore:

THE CITY OF MCMINNVILLE ORDAINS AS FOLLOWS:

Section 1. That the McMinnville Zoning Ordinance (No. 3380, as revised) is amended as follows:

- a. Move Sections 17.12.020 (P) and (R) to Sections 17.12.010 (N) and (O), respectively.
- b. Move Sections 17.15.020 (N) and (P) to Sections 17.12.020 (N) and (O), respectively.
- c. Move Sections 17.18.020 (N) and (P) to Sections 17.18.010 (P) and (Q), respectively.
- d. Move Sections 17.21.020 (Q) and (S) to Sections 17.21.010 (T) and (U), respectively.
- e. Amend Sections 17.12.010 (N), 17.15.010 (N), 17.18.010 (P), and 17.21.010 (T) to read as follows:
"Bed and breakfast establishments, provided **subject to the provisions of Section 17.72.110 and the following standards: [. . .]**"
- f. Amend Sections 17.12.010 (O), 17.15.010 (O), 17.18.010 (Q), and 17.21.010 (U) to read as follows:
"Vacation home rental, provided **subject to the provisions of Section 17.72.110 and the following standards: [. . .]**"
- g. Amend Section 17.24.030 (G) to reference 17.21.010 (T), rather than (R).
- h. Amend Sections 17.72.090 and 17.72.110 by adding "Vacation Home Rentals" and "Bed and Breakfast" to the list of applications subject to Director's Review with Notification.
- i. Amend Section 17.72.120 by adding the following text to the list of applications:
 - **Any application listed in Section 17.72.110 for which a public hearing is requested.**

Section 2. That this ordinance shall be subject to the terms and conditions of Ordinance No. 3823, entitled "Initiative and Referendum," for a period of thirty (30) days.

First Reading: Read and passed by the Council this 28th day of October 2014, by the following votes:

Ayes: Menke, Ruden, Yoder

Nays: Jeffries

Second Reading: Read and passed by the Council this 18th day of November 2014, by the following votes:

Ayes: Hill, May, Menke, Ruden, Yoder

Nays: Jeffries

Approved this 18th day of November 2014.


MAYOR

Attest:


CITY RECORDER

Approved as to Form:


CITY ATTORNEY