



TO: Planning Commission

FROM: Leslie Hamilton, Senior Planner

SUBJECT: Short-Term Rentals – Work Session (LU 18-0034)

DATE: June 14, 2018 **MEETING DATE:** June 25, 2018

ACTION

Provide input to staff on a work plan for Lake Oswego Code (LOC) amendments concerning Short-Term Rentals (STRs).

BACKGROUND

Short-term rentals of dwellings (i.e., rentals of less than 30 days) are currently prohibited in Lake Oswego's residential areas. On April 17, 2018, the City Council directed the Planning Commission to recommend development code changes applicable to STRs should they be allowed on a limited bases in neighborhoods. The code changes would be temporary, as the Council directed that a "sunset" clause be included that would require an evaluation after a certain period of time, and reauthorization by the City Council would be required before STRs could continue.

At the direction of Council in 2017, the Planning Commission reviewed STRs to begin identifying the land use concerns that should be addressed if the City were to allow STRs in residential areas. Staff recommends that the Commission review Attachments A and B for background on definitions and areas of concern for STRs, and for a summary of the interests and concerns raised at the Planning Commission work session in May of 2017.

WORK PROGRAM

Staff has developed a draft process and timeline for the Commission's review of STRs (Attachment C). Staff recommends two work sessions this summer to review and gather input on the areas of concern identified by the Council in April, followed by the distribution of a Public Review Draft in September. A Planning Commission public hearing could be scheduled in November of 2018.

Staff requests feedback from the Commission on the proposed work plan and schedule, as well as recommendations from the Commission as to specific research or analysis for staff to include in the two summer Work Sessions.

Staff is developing a list of STR interested parties, including those who have asked to participate in the June 25 Planning Commission work session. (A list of presenters will be available at the meeting.) Other citizens may address the Commission on the 25th as time allows. Importantly, the proposed work plan provides more opportunities for public input as the Commission reviews options and drafts code language in subsequent meetings.

ATTACHMENTS

- A. Planning Commission Staff Memo with Attachment, 04/27/17 (for 05/08/17 Work Session)
- B. Council Report on Short-Term Rentals without Attachments*, 04/06/18 (for 04/17/18 Study Session)
**Attachments to this report are not included due to the size, they are available on the land use webpage, see link below.*
- C. Draft Process and Timeline, 06/13/18

Staff reports/memos and public meeting materials can be found by visiting the project webpage. Use the link below to visit the City's "Project" page.

<http://www.ci.oswego.or.us/projects>

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