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| **MEMBERS PRESENT:** |  | **STAFF PRESENT:** |  |
| Michael Preedin | Mayor | Jordan Wheeler | City Manager |
| Andrea Blum | Council President | Kerry Prosser | Assistant City Manager |
| Gary Ross | Councilor | Joe O’Neill | Finance Director |
| Susan Cobb | Councilor | Scott Woodford | CDD Director |
|  |  | Matt Martin | Principal Planner |
| Absent: Jennifer Letz | Councilor | Rebecca Green | Deputy Recorder |

The meeting recording is available here:
<https://www.ci.sisters.or.us/bc-citycouncil/page/city-council-workshop-meeting-3>

Mayor Preedin called the workshop to order at 5:31 p.m.

1. **Short-term Rental Code Amendments**

Mayor Preedin recused himself as he owns a short-term rental. He passed the gavel to Council President Blum.

Principal Planner Martin made a presentation providing background to the evaluation process of short-term rentals. He then presented three items of draft text amendments for consideration, including the prohibition of short-term rentals in Urban Growth Boundary expansion/annexation areas, unless specifically permitted in an annexation agreement approved by the City Council; expansion of concentration limits in residential zones from 250 feet to 500 feet; and applying concentration limits to condominium dwelling units, which require that only one unit on the property be used as a short-term rental.

Council discussed the implications of concentration limits to several areas zoned for downtown commercial that allow residential development, including along the Adams Avenue corridor north of the Downtown Core; multifamily uses along W Hood Ave and north of Creekside Park; and the area north of Adams and east of N Larch Street zoned for mixed-use commercial and residential development. There was concern that the zoning rules formed as part of the Efficiency Measures process were coming into conflict with efforts to manage well the short-term rentals in new developments.

Martin addressed issues related to prior existing uses. Council President Blum acknowledged the importance of retaining the value of existing property uses by not making rules retroactive. Discussion revolved around how to create clarity for the public, including developers on the many layers of rules forming over different periods of time and in different zoning areas. Director Woodford indicated that overlay maps can be a good tool for this clarity.

Council discussed specific issues in applying the short-term rental code amendments to the mixed-use zoning in the property north of Adams and east of N. Larch. Mixed-use means different types of development could occur in the same area, including commercial buildings, residential buildings, and buildings with both commercial and residential. The short-term rental code would be applied to the property and its use, rather than a single zoned area. That is, residential developments follow the short-term rental rules for residential, with a 500-foot concentration limit and one dwelling unit per multifamily development. However, a mixed-use development - a building with commercial and residential uses would be exempt according to the short-term rental rules for commercial buildings. This would mean different rules may apply for properties next to one another. For example, a residential-only property built next to an existing short-term rental in a condominium would be subject to the 500-foot concentration limit. However, a mixed-use building next to that condominium would be exempt.

Martin clarified that these rules would apply to all four areas identified in Figures 1 and 2 of [Development Code Chapter 2.4 - Downtown Commercial District](https://www.codepublishing.com/OR/Sisters/#!/SistersDevCode02/SistersDevCode0204.html).

Council directed Martin to initiate the formal code amendment process, which includes public hearings, with an understanding that there may still be updates to the amendments requested from the public or council in further discussion.

1. **Other Business –** None.

The meeting was adjourned at 6:23 p.m.

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Rebecca Green, Deputy Recorder Michael Preedin, Mayor