

**Vacation Home Rental Work Plan Proposal Oct. 1, 2014**

<b>Problem</b>	<b>Description</b>	<b>Intended Outcome</b>	<b>Tool to Address</b>	<b>Solution Process Outline and Timeline</b>
Current conflicting code definitions that disparately treat Bed & Breakfast and Vacation Home Rental permitting process	'Vacation Home Rental' (VHR) currently defined as a Type I process, permitted in all residential zones, and 'Bed & Breakfast and Vacation Rentals' defined as a Type II Conditional Use Process, which requires additional neighborhood notification and regulation	Create a modern code that correctly and consistently assigns due process requirements addressing potential impact on neighborhood livability for similar types of operations	Bend Development Code	<ol style="list-style-type: none"> <li>1. At October 1<sup>st</sup> Council Meeting in City Manager's Report:               <ol style="list-style-type: none"> <li>a. Outline work plan options for VHR, addressing code and programmatic deficiencies</li> <li>b. Status update on code interpretation concerns</li> </ol> </li> <li>2. Discuss resource needed to improve enforcement of existing codes and to create a more comprehensive VHR program</li> </ol>
Lack of ability to connect enforcement action to VHR permitting process	VHRs are currently permitted only once, at the time they are established. This doesn't allow for a mechanism that would incorporate enforcement activity into permitting decisions. Also, current one-time fees do not allow for ongoing and pro-active enforcement to address livability concerns.	To develop a License Program that will improve the consistency and quality of enforcement activity to ensure existing Vacation Home Rentals do not negatively impact neighborhood livability	Municipal Code and Fee Schedule	<ol style="list-style-type: none"> <li>1. At November 5<sup>th</sup> Council Work Session:               <ol style="list-style-type: none"> <li>a. Decide upon a 'menu' of options for consideration to include as criteria to operate an annual licensing program</li> <li>b. Determine a cost recovery strategy to ensure sustainable review and enforcement</li> <li>c. Receive policy direction on potential legislative development code amendments, such as caps or spacing limits, parking restrictions, etc...</li> <li>d. Decide upon application area (specific neighborhoods or citywide)</li> <li>e. Determine the appropriate public involvement process</li> </ol> </li> <li>2. Implement selected public involvement process for preferred programmatic and land use regulatory approaches, including possible Planning Commission involvement</li> <li>3. Provide recommendations on programmatic and land use regulatory changes to the Council for adoption no later than March 4, 2015</li> </ol>
Lack of resources for VHR enforcement (TRT Revenue goes to General Fund to support Public Safety and Permit fees only cover initial processing)				
Over-saturation of VHRs in some neighborhoods	Option 1: Caps and Limits applied to any <u>new</u> permits issued after a determined date (in the future)	Prevent clustering of Vacation Rentals at a level that represents community values on balancing our tourism economy with neighborhood livability	Bend Development Code	
	Option 2: Spacing requirements applied to any <u>new</u> permits issued after a determined future date			