

**AGENDA  
DAYTON CITY COUNCIL  
WORK SESSION/SPECIAL SESSION**



**DATE: MONDAY, NOVEMBER 16, 2015**  
**PLACE: CITY HALL ANNEX, 408 FERRY STREET**  
**TIME: 6:30 PM**

*Dayton – Rich in History....Envisioning Our Future*

<b><u>ITEM</u></b>	<b><u>DESCRIPTION</u></b>	<b><u>PAGE #</u></b>
<b>A.</b>	<b>CALL TO ORDER &amp; PLEDGE OF ALLEGIANCE</b>	
<b>B.</b>	<b>ROLL CALL</b>	
<b>C.</b>	<b>APPEARANCE OF INTERESTED CITIZENS</b>	

**This time is reserved for questions or comments from persons in the audience on any topic.**

<b>D.</b>	<b>ACTION ITEMS</b>	
	1. Approval of Main Transmission Line Repair/Replacement	1
	2. Vacation Rentals Land Use Discussion	3
<b>E.</b>	<b>CITY COUNCIL COMMENTS/CONCERNS</b>	
<b>F.</b>	<b>INFORMATION REPORTS</b>	
	1. City Manager's Report	
<b>G.</b>	<b>ADJOURN</b>	

Posted: 11.12.15  
Rochelle Roaden, City Recorder

*Persons with hearing, visual or manual impairments who wish to participate in the meeting should contact the City of Dayton AT LEAST 32 WORKING HOURS (4 DAYS) prior to the meeting date in order that appropriate communication assistance can be arranged. The City Hall Annex is accessible to the disabled. Please let us know if you need any special accommodations to attend this meeting.*

**NEXT MEETING DATES**  
**City Council Work Session Monday, December 7, 2015**  
*City Hall Annex, 408 Ferry St, Dayton*

**To:** Honorable Mayor and City Councilors

**From:** Scott Pingel, City Manager

**Issue:** Approval of Main Transmission Line Repair/Replacement

**Background and Information**

On the main transmission line that comes down from the watershed springs, there is about a 420 foot section of pipe that runs from our new/current Pressure Reducing Valve (PRV) and the old PRV. The new PRV sits on the northeasterly side of Pond 4 at the sewer lagoons and the old PRV is near the treatment shed and contact chamber on the northwesterly side of Pond 4. This section of the line has begun to spring leaks one after another. We will fix one leak and the line will pop another, we'll fix that one and another will pop. Now the line has popped a bit larger leak. Instead of continuing to throw more bands on the line, I gave Steve the go ahead to get quotes and fix this section of line as quickly as possible. This section of line is a pretty straight shot in previously disturbed soil, so the excavation and piping labor should be able to happen fairly quickly. At this point, we are still waiting on quotes, but we should have them to present to the City Council at the 11/16 Council meeting. We have asked for quotes from Raugust Excavating, Leo's Excavating, and Keizer Excavating. All three vendors have done good work for us, so we will likely go with the one that can do it at the lowest cost.

**City Manager Recommendation:** I recommend approval of the main transmission line repair and replacement using the low bidder.

**Potential Motion to Approve the Main Transmission Line Repair:** "I move approval of the Main Transmission Line repair and replacement and awarding this work to \_\_\_\_\_ for \$\_\_\_\_\_."

**City Council Options:**

- 1 – Move approval of the main transmission line repair and replacement.
- 2 – Take no action and direct staff to bring more information back to the City Council.



**To:** Honorable Mayor and City Councilors

**From:** Scott Pingel, City Manager

**Issue:** Vacation Rentals Land Use Discussion

**Background and Information**

After the City Council's last discussion regarding Vacation Rentals, I spoke with Joey Shearer, the City Planner, about land use changes. He had several clarifying questions that we did not consider and that I did not have answers for. Joey recently attended a conference where he learned more about Vacation Rentals, and he would like to make sure we have good, tight language in our land use code regarding vacation rentals. Joey has provided some information for our council discussion, which is attached. Joey will attend council meeting to discuss this further with the council. The main concern is that we do not want regulations that are easy to get around or ignore.

Attached is an email from Joey with several clarifying questions for our consideration and to help us have a productive discussion. In our previous discussions, we have touched on some of these questions, and others we have not considered.



**From:** [Shearer, Joseph](#)  
**To:** [Scott Pingel](#)  
**Subject:** RE: Nov. 16th City Council Meeting  
**Date:** Tuesday, November 10, 2015 1:43:37 PM

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Scott,

The following are some clarifying (I hope!) questions which may help start a productive discussion around short term rentals.

What are the specific concerns about vacation rentals? Housing supply, affordability, parking, noise, safety, neighborhood character? Each concern may have a different regulatory solution, so it's important to think comprehensively about the issue, and determine which concerns are paramount and which are appropriate for the City to regulate.

How should the City define vacation rental? Perhaps "short term rental" is a more appropriate name as rental properties may be used for purposes other than vacationing? Should definitions/regulations be based on time (i.e. periods less than/greater than 30 days), scale (single room, accessory structure, or entire primary dwelling), owner proximity (absentee or on site), or frequency (available one week/year, one month/year, or 365 days/year)?

What is an appropriate permitting process and how will these regulations be enforced? Regulations and enforcement should be straightforward, clear and objective, involving as little discretion as possible. Is on-site inspection required? Some cities have adopted regulations so that simply listing/posting a short-term rental on a short-term rental website (i.e. Airbnb, VRBO, etc.) without permits or license constitutes a violation.

Thank you,

Joseph Shearer, Land Use Planner  
Mid-Willamette Valley Council of Governments  
100 High Street SE, Suite 200, Salem, OR 97301  
503.540.1616

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**From:** Scott Pingel [mailto:spingel@ci.dayton.or.us]  
**Sent:** Wednesday, November 04, 2015 12:11 PM  
**To:** Shearer, Joseph <JShearer@mwwcog.org>  
**Subject:** RE: Nov. 16th City Council Meeting

It would be great if we could provide some clarifying questions in the council packets. I would anything you are able to compile by Wed. Nov. 11<sup>th</sup>.

Thanks Joey,

Scott Pingel, City Manager  
City of Dayton

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**From:** Shearer, Joseph [<mailto:JShearer@mwvcog.org>]  
**Sent:** Wednesday, November 04, 2015 11:53 AM  
**To:** Scott Pingel <[spingel@ci.dayton.or.us](mailto:spingel@ci.dayton.or.us)>  
**Subject:** RE: Nov. 16th City Council Meeting

Yes, I can attend. I've been flagging sample language and key concepts that warrant some consideration. Do you want me to try and compile something in advance of that meeting, perhaps some more clarifying questions for their consideration? Let me know, and I can put something together.

Thanks,

Joseph Shearer, Land Use Planner  
Mid-Willamette Valley Council of Governments  
100 High Street SE, Suite 200, Salem, OR 97301  
503.540.1616

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**From:** Scott Pingel [<mailto:spingel@ci.dayton.or.us>]  
**Sent:** Wednesday, November 04, 2015 11:36 AM  
**To:** Shearer, Joseph <[JShearer@mwvcog.org](mailto:JShearer@mwvcog.org)>  
**Subject:** Nov. 16th City Council Meeting

Joey,

Would you be able to attend our Nov. 16<sup>th</sup> City Council meeting to discuss Vacation Rentals with our council? I would like to ask them a few of the clarifying questions you were asking me as well as discuss the importance of having tight language.

Thanks,

Scott Pingel, City Manager  
City of Dayton

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