

MARINE ON ST. CROIX, MN

INITIAL PLANNING COMMISSION
FINDINGS: SHORT TERM RENTALS (STRs)

COMMUNITY CONVERSATION

JUNE 25, 2019

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BACKGROUND

➤ City Council directed the Planning Commission to research and develop ordinance regarding STRs

➤ What are other communities doing?

Stillwater	Bayport	Winona	Cook County	Taylor Falls
Minneapolis	St. Paul	Osceola	St. Croix Falls	Burnsville

➤ Topics – Definitions, Types, Location, Use, Application and Licensing, Operations

➤ Gathered feedback

I. DEFINITION

An STR consists of a dwelling or portion of a dwelling unit that is rented for a period of less than thirty (30) days.

DEFINITION EXPANDED

1. Only allowed in properties where the owner's primary purpose for owning the unit is for the owner's use and enjoyment.
2. No dedicated vacation units allowed (where the only purpose is STR).
3. Owners are required to occupy the premises for at least the same number of nights that it is rented on a short-term basis in any calendar year.
4. In the situation of a primary residence with an accessory apartment, the owner must occupy one of the units at least as many nights as rented, but not both.
5. All residential properties offering STRs need to be owner-occupied, except for multi-dwelling properties.
6. Multi-dwelling and/or multi-unit properties cannot have any more than 50% of the total units in STR use, and the requirement that the owner occupy at least as many nights as rented does not apply.
7. Ownership cannot be an LLC or other business entity.

II. TYPE

HOSTED

- A. A. Owner lives on the property year-round or temporarily
- B. B. Part of the unit is rented
- C. C. Owner is present during the rental period

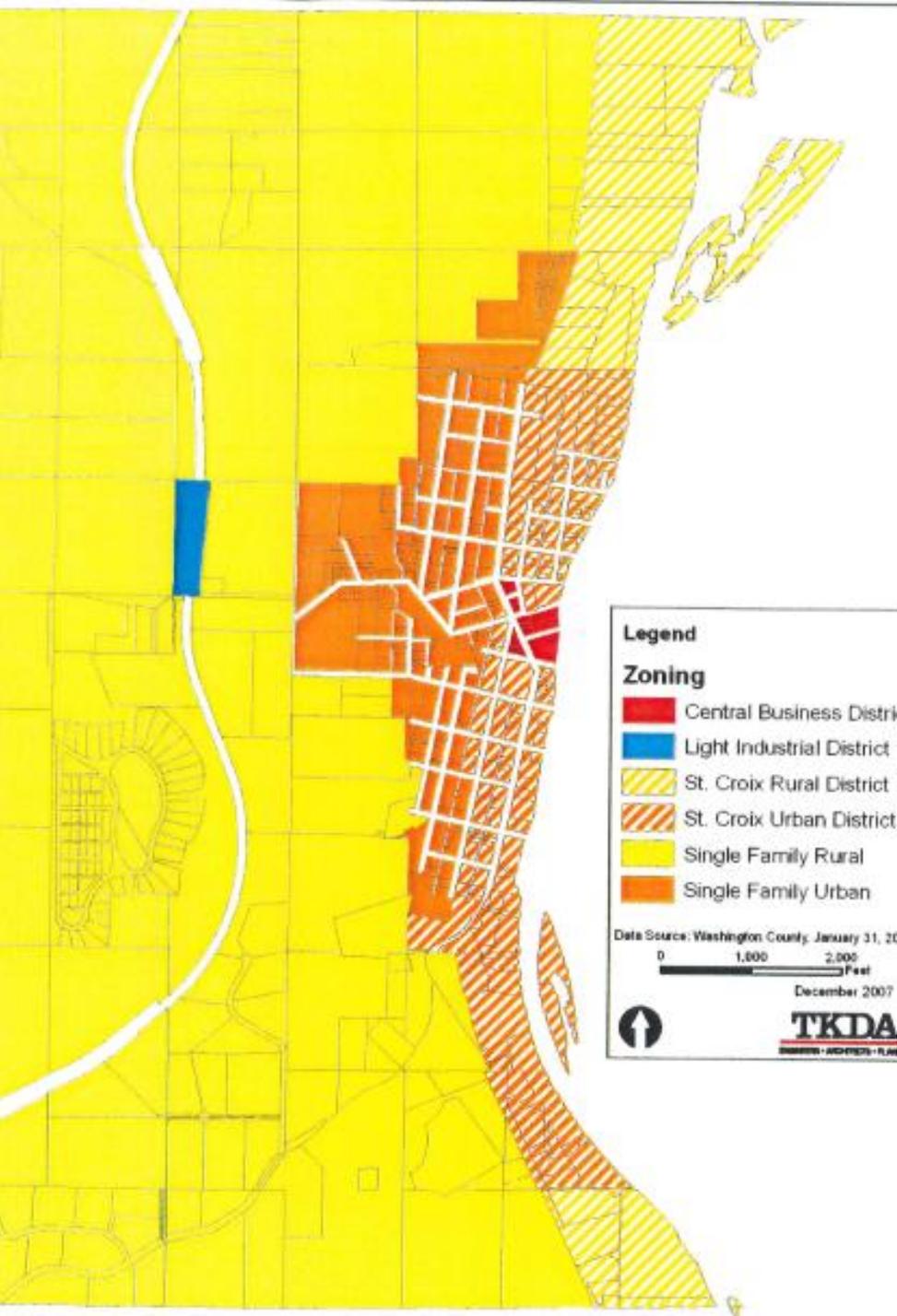
NON-HOSTED

- A. A. Owner lives on the property year-round or temporarily
- B. B. The entire unit is rented
- C. C. Owner is not present during the rental period

III. LOCATION

Where in the City should we allow STRs? We are suggesting:

1. STRs are allowed in all Residential zoning districts and the Central Business (Village Center) zoning district
2. Each District could have a maximum number of STRs, or a percentage of units could be used to establish a limit
3. Excluding the Schoolhouse units from the count
4. Not regulating the proximity of STRs



IV. USE

1. STRs must conform to all existing City Code and Zoning Ordinance (ex. parking, noise, sanitation, etc.)
2. STR owners required to provide parking consistent with Zoning Ordinance
3. Specific STR signage not permitted
4. STR cannot be used for private, commercial or social events
5. Fireworks not allowed
6. Noise restrictions/disturbing the peace pursuant to City Code
7. Max number of guests = 2 per bedroom + 2 additional guests

V. APPLICATION & LICENSING

1. No STR operation without valid license issued by City
2. Application fee = \$200
3. Licenses will expire annually and do not transfer to a new owner if property is sold
4. Must have functional smoke and carbon monoxide detectors in each bedroom/sleeping area
5. Must have insurance on the property
6. Prior to operation, property owner must notify and provide contact information to all neighbors
7. Owner must secure lodging license from MN Dept of Health prior to operation of STR
8. Owner must pay all applicable taxes
9. Complaints may be filed with City; license may be revoked depending on frequency and severity

VI. OPERATIONS

1. Owners required to keep guest records and report annually
2. City to provide “Welcome Packet” template for owners; must be provided to all guests
3. If owner not on premises, owner or owner-designee must be within 30 minutes of City and available by phone
4. Required 24-hour “Who To Call” pages to be posted on the premises
5. A “Who To Call” page on City website for residents concerned with activity at an STR

SUPPLEMENTAL MATERIALS

1. Application Form
2. Guest Rental Instructions and Rules
3. Welcome Packet
4. Complaint Form

VI. NEXT STEPS

1. Incorporate community feedback
2. Full Planning Commission discussion
3. Provide ordinance frameworks to City Council
 - a) One prohibiting STRs in Marine on St. Croix
 - b) One allowing STRs in Marine on St. Croix
4. Work with the City's consulting attorney to develop ordinance(s)
5. Planning Commission holds public hearing
6. City Council considers ordinance(s)

QUESTIONS AND COMMENTS

THANK YOU!

DRAFT: 06/18/2019

Short Term Rentals
121 Judd Street
MARINE ON ST. CROIX, MN 55082

**CITY OF MARINE
ON ST. CROIX**

Application for Short-Term Rental License required for rentals that are less than 30 nights
(One application per property)

Physical Address of Short-Term Rental: _____

Zoning district of Short-Term Rental: _____

Legal Name of Property Owner: _____

Mailing Address: _____

24-hour Telephone: _____ E-mail Address: _____
required

Name of Manager (if not Owner): _____ Mailing Address: _____

Name of Alternate Manager: _____ E-mail Address: _____

24-hour Cell Phone: _____

At least one 24-hour number is required if host is off site to be answered within fifteen minutes of incoming call

Type of Ownership: _____ Hosted _____ Non-Hosted

1. Number of Bedrooms: _____
2. Maximum Number of Occupants: _____ (2 per bedroom + Additional 2 allowed)
3. Number of off-street parking spaces available: _____
(Minimum of one off-street space for a one-bedroom unit and a minimum of two off-street spaces required for units with two or more bedrooms and a minimum of three off street spaces required for units with two or more bedrooms etc.)
4. Will the owner or operator be available 24-hours per day (Within 15 miles of dwelling), 365-days per year to address complaints pertaining to infractions regarding noise, parking, trash, or other concerns?

Owner Alternate

Where will the short-term rental unit be advertised? Which website(s)? Note: No signage for advertisement is allowed on premises.

By completing this application and initialing each item below, I confirm that:

- The information contained herein is true and correct to the best of my knowledge.
- The operation of the short-term rental unit follows any applicable private covenants.
- Records of guests will be kept for a period of one year
- Signage for advertising or directions will not be placed on property
- The Marine on St. Croix Welcome information will be distributed in guest welcome package
- The Marine on St. Croix Rules and Instructions will be distributed to guests prior to check in
- Written Out Driving Directions will be provided to all guests – not simply an address for GPS use
- A Representative will be available by phone 24 hours a day/7 days a week and will be within 15 miles of property
- Smoke Detectors and Fire Extinguishers are up to code (see Ordinance)
- Guests will be informed that no events are allowed and adhere to MOSC ordinance 404.7 Nuisance Explanation
- Lodging Taxes will be collected and paid to MOSC according to ordinance
- Adequate Trash Instructions will be distributed to all guests
- Owner/Manager Contact information will be made available to surrounding neighbors and City Clerk.
- I understand that license may be revoked after three complaints or for any reason

Signature of Owner/Operator (required on all applications)

Date

Staff Review

Short-term Rental Type and Submittal Requirements

A. Accessory Dwelling

- Proof of ownership (deed or latest property tax record) of short-term rental unit
- Site plan to scale showing all buildings and parking (i.e. improvements survey)
- Floor plan to scale showing all bedrooms and fire extinguishers
- Proof of property insurance that identifies the dwelling unit as a rental unit

Note: _____

B. Residential Unit

- Proof of ownership (deed or latest property tax record) of short-term rental unit
- Site plan to scale showing all buildings and parking
- Floor plan to scale showing all bedrooms and Fire Extinguishers
- Proof of property insurance that identifies the dwelling unit as a rental unit

Note: _____

C. Multi-Family Units

- Proof of ownership (deed or latest property tax record) of short-term rental unit
- Site plan to scale showing all buildings and parking
- Floor plan to scale showing all bedrooms and Fire Extinguishers
- Proof of property insurance that identifies the dwelling unit as a rental unit

Note: _____

Note: _____

This application and the required submittals have been reviewed and all items satisfactorily provided:

Reviewed by: _____ Date: _____

Marine on St. Croix STR

Guest Rental Instructions and Rules –

The Following must be included in guest instructions/Rental Rules

City of Marine Curfew Information - Please see Marine on St. Croix, City Ordinance 69

- Kids age sixteen and under must be in care of parent/guardian during the hours of 10:00 p.m. and five o'clock a.m. the following day.
- Minors ages 16 -17 are not to be out in the city unless accompanied by parent or guardian between twelve o'clock midnight and five o'clock the following morning.

Please be considerate of your Marine Neighbors

- Please note the following explanation of [Marine on St. Croix ordinance 404.7 Nuisance Characteristics](#):
No noise, odors, vibration, smoke, air pollution, liquid or solid wastes, heat, glare, dust, or other such adverse influences shall be permitted in any district that will in any way have an objectionable effect upon adjacent or nearby property. All wastes in all districts shall be disposed of in a manner that is not dangerous to public health and safety nor will damage public waste transmission or disposal facilities.
- No Private or Public Events Allowed. Tenants may not infringe upon any items in the above ordinance for any reason; including on street parking, music or any elevated noise, use of sound amplification, lighting, Yard decorations or equipment.
- No fireworks

Contact Information – Including -

Name of Property
Owner Name
Street Address of property
Phone 1
Phone 2
Property Phone
In Case of Emergency - 911
City of Marine Phone??????

Driving Directions – Not just an address

- Note. Host must provide actual written directions with actual turn by turn instructions. You may additionally include location coordinates, but not in-place of written-out drivers' instructions. Often, online navigation resources such as Bing, google maps, MapQuest, simply are not accurate enough or the cell service fails; resulting in guests dropping-in on neighbors, passersby, etc., asking for instructions or to check in.

Maximum Capacity: Two people per bedroom, plus two additional people allowed. Example: A three bedroom dwelling may hold maximum 8 people.

Marine on St. Croix Short Term Rental Welcome

Below Items must be included in the "Welcome Section" provided to guests.

Name of Property
Owner Name
Property Street Address
Phone 1:
Phone 2:
Property Phone:

Contact Information:

- Primary Owner or Manager Name and Phone XXX-XXX-XXXX
- Alternate Manager XXX-XXX-XXXX
- In case of emergency, dial 911.

Noon Siren:

- A long siren is set off from the village hall every day at 12:00 noon – it is a local custom, not a signal that something is wrong.

River:

- In the early spring, as the snow is melting north of us, the river can be quite fast flowing. Boating is not recommended.
- In the winter even if the river is frozen, walking on it is not reliably safe and is not recommended.

Trash:

- Location of Trash Pick-Up Bins, i.e., Back of garage
- Bin with red lid is for recycling. Bin with green lid is for trash
- Day of Trash Pick Up
- Where to put bins – i.e., entrance of driveway

You are in a small-town neighborhood. Please respect our neighbors by keeping outside noise to a neighbor-friendly level. Please see rental instructions for more specific rules about this.

Local Places to Visit:

- **Marine General Store – 4 block walk**
 - 101 Judd Street
 - 433-2445
 - (A great small-town general store. Has a deli with wonderful soups, daily [lunch](#) specials & roast chicken every day at 3:00)
- **Marine Post Office – 2 block walk**
 - 11 Judd Street
 - 433-5190
- **Marine Community Library – 4 1/2 block walk**
 - 121 Judd Street
 - 433-2820
- **St. Croix Chocolates and Wine – 2 blocks**
 - 11 Judd Street
 - 433-1400
- **Christ Lutheran Church**
 - 150 Fifth Street
Marine on St. Croix, MN 55047
651.433.3222 Outside and inside worship – Call for seasonal worship times
- See "Historic Walking Tour of Marine on St. Croix" maps for sale at Marine General Store
- See What's going on with the Marine Restoration Society <http://marinerestorationsociety.org/>
- Add Marine Trail Map – (Ask Lynette)
- William O'Brien State Park - 5 minute drive north on Hwy 95
(http://www.dnr.state.mn.us/state_parks/william_obrien/index.html)
- Garden Gate at Crabtree's – 7 minute drive on Hwy 95 in the historic hamlet of Copas. A garden store and much, much more.
- Stillwater – 10 mile drive south on Hwy 95 .(<http://discoverstillwater.com/home.php>)
- Stillwater Paddle Boat River Cruises – St. Croix Boat and Packet Company
(<http://www.stillwaterriverboats.com/index.html>)
- Stillwater Gondola Cruises (<http://gondolaromantica.com>)
- Gammelgarden Museum in Scandia (<http://www.gammelgardenmuseum.org>)
- Prairie Restoration in Scandia – has a great nature and outdoor store
(http://www.prairieresto.com/two_oaks.shtml)
- Taylors Fall Scenic Boat Tours (<http://wildmountain.com/boat-tours>)
- Franconia Sculpture Garden – outdoors & free – 15-minute drive north on Hwy 95

Restaurants Next Page

Restaurants

In Marine on St. Croix:

Brookside Bar and Grill

140 Judd Street
Marine on St. Croix
(651) 433-1112

Marine Cafe

41 Judd Street
Marine on St. Croix
(651) 433-5801
(check times)

Marine General Store

101 Judd Street
Has very good, Lunch Served!

Marine Landing B.O.T.M.

11 Elm Street
(651) 433-4577
(seasonal; opens May 31)

Village Scoop Ice Cream

101 Judd Street-behind Marine General

In Scandia

Meisters Bar and Grill

14808 Oakhill Rd N
Scandia, MN 55073
(651) 433-5230

Scandia Café

21079 Olinda Trl N
Scandia, MN 55073
(651) 433-4054
(open for breakfast and lunch)

Brookside Pub

21050 Ozark Ave
Scandia, MN 55073
(651) 433-1411

Scandia Pizza

21190 Ozark Ave N
Scandia, MN 55073
651-433-2869

Short Term Rental Complaint Form – Forms at City Offices and City Website

Name of reporter:

Address:

Phone:

Email:

Name of reported:

Address

Phone

Email:

Date of Incident:

Time of Incident:

Was there a Marine on St. Croix Ordinance code in question?

Police Called: Yes No

Police Case Number

Officer Name

Phone Number

Was there an attempt to discuss with homeowner/renter? Yes No

If yes, what was the discussion

Nature of Incident:

Did Anyone else witness the incident?

If yes –

Name:

Address:

Phone

Email