

**Marine on St. Croix City Council / Planning Commission Joint Workshop: Short-Term Rentals**

**Wednesday, February 19, 2020, 6pm**

**121 Judd Street, Village Hall**

Present: Mayor Mills; Council Members Miller, Roden, Anderson; Commission Chair Mroska; Commission Members Henry, Spisak, Sanderson, Hagstrom

Absent: Pardun, Smitten, Brenner

Citizens present: John Goodfellow, Anne Reich, Wendy Ward, John Waugh

Mayor Glen Mills called the meeting to order at 6:03 pm.

Review Draft STR Ordinance

Council and commission members reviewed a draft of ordinance from the city attorney, one with comments from Smitten (absent), and Hagstrom's original notes used to draft the ordinance.

Roden noted that the short-term rental subcommittee had gone through Snyder's draft as a group. They removed redundancies and brought the draft in closer alignment with the city's original requests.

Sanderson summarized a list of original findings and criteria:

- Marine has 505 residential properties; 350 homesteaded, 155 non-homesteaded. Of those, have 98 no building value. Of the 57 remaining, some have homes, some do not, and they are of varying value.
- A short-term rental is a unit rented for fewer than 30 straight days.
- The City of Marine will not allow dedicated vacation units.
- The number of nights leased should be one less than number of nights owner stays there. This might be changed to an overall limit on number of nights per year, perhaps 30 or 45 days.
- No recreational vehicles used as STRs.
- Two STRs per district (excluding schoolhouse). Proximity of those will not be regulated.
- Signage indicating rental will not be allowed.
- Maximum number of guests allowed is two per bedroom, plus two more; a maximum of one vehicle per bedroom allowed.
- No events.
- Licenses are required, and subject to the city's regulations. Renewed annually.
- Owners will report records of dates rented and number of guests per night; guests will receive a welcome packet to inform them of city rules. Contact information must be given to city and guests.

The group discussed the best way to regulate short-term rentals to allow property owners additional income and give visitors a place to stay in Marine, without allowing dedicated rental properties or becoming a “short-term rental community.” Limit number of nights? Base it on the number of nights a resident is there? Ensure primary residency? Require that the property be homesteaded?

*They reached a general consensus to have the city attorney meet with the STR subcommittee. The committee would give the attorney additional context and hear his suggestions for how to accomplish the city’s goals.*

The group continued its review, using the draft of the ordinance with Smitten’s comments as a starting point

Regarding licenses, Miller and Roden noted that all licenses will be renewed together, annually.

*Page 2, strike reference to a two-year term.*

*Roden noted that property owners with a license in good standing will get priority for renewal. If they have not used it within the last year, they could be bumped.*

Anderson brought attention to Section 4 - E (iii) Requesting that the city not require a certificate of liability insurance, saying he would like to keep the onus on property owners.

Clerk Peterson noted that the city can ask them to provide a policy number instead, to show they have insurance.

*Update E (iii) to reflect request for policy number only.*

The group moved to Section 5 - A, noting that property owners can create additional parking as long as alterations are in keeping with city code, and maximum vehicle regulations. Overnight on street parking is regulated by city code.

Miller brought attention to Section 5 – I, citing the attorney’s suggestion not to allow additional licenses at the council’s discretion. If more licenses are needed, it would be better to change the ordinance.

*Strike option for discretionary licenses in 5 - I.*

Miller and Anderson noted that Section 5 - K regarding amplified music, trespassing and litter are covered elsewhere in the ordinance and city code.

*Strike Section 5 – K.*

Peterson brought attention to language that would allow rentals in accessory buildings, which is not a practical application as a condition for accessory buildings with bathrooms or accessory apartments are not allowed to be rented as a requirement of their permit.

*In Section 5 - H strike accessory building. On page 1 definitions for “Type A” and “Type B,” strike last sentence.*

Looking at Section 5 - J, Anderson and Hagstrom suggest a vehicle allowance of one per bedroom with a maximum of 4.

*General consensus to add this maximum to 5 – J.*

Anderson turns attention to Section 6 – A (2), requesting that “Violation of a Misdemeanor” clause be reinserted, to give the ordinance teeth if anyone is operating without a license:

Peterson noted that the fine should be the same as for other misdemeanors.

*Reinsert Violation of Misdemeanor*

Miller discussed the complaint form and procedure for how complaints will be handled. There are penalties if complaints are substantiated.

Anderson suggested having a standard operating procedure for handling complaints but not including that in the code.

He asked whether the city was going to have a fee schedule for fines. Clerk Peterson said it would not be practical.

*Strike Section 6 – B.*

The annual reports will come from homeowners but will not be aggregated.

The group discussed requiring access via public roads, citing the city attorney’s opinion that the city has no business being in the easement or covenant disputes of private road owners.

Next Steps – send to City Attorney for draft revisions

*The small group will meet with the city attorney to hammer out homesteaded vs. non and number of days.*

*They will ask City Attorney whether we need to define “primary resident”?*

Public Hearing Date

The Planning Commission will set the public hearing date for 7:30pm of April PC meeting (April 28).

Adjournment

*Anderson moved and Sanderson seconded to adjourn at 7:57pm. Motion passed unanimously.*

Minutes taken by Suzanne Dammann, Assistant City Clerk.