

MINUTES
CITY OF BETHANY
PLANNING AND ZONING COMMISSION
JULY 6, 2023

MEMBERS PRESENT: Charles Snyder, Chair
Justin Peck, Vice-Chair
Kent Lynn
Robert Helton
Steve Marx
James Clemmer

MEMBERS ABSENT: Ron Crouch

STAFF PRESENT: Ray Jones, City Attorney
Amanda McCellon, Comm. Dev. Director
Brendan Summerville, Comm. Dev. Associate
Linda Hlinicky, Adm. Assistant

NOTICE: Agenda posted in the lobby and on the front door of Bethany City Hall, 6700 NW 36th St., Bethany, OK 73008 on Thursday, June 29, 2023, at 11:00 a.m.

Charles Snyder, Chair called the meeting to order. Justin Peck gave the invocation. Motion was made by Steve Marx, seconded by Robert Helton to approve the June 1, 2023 Planning and Zoning Commission minutes as mailed. The votes are as follows: AYE - Charles Snyder, Kent Lynn, Robert Helton, Steve Marx. NAY- None. ABSTAIN- James Clemmer, Justin Peck. The motion carried 4-0-2.

ITEM 1: **PC 23-10**
Discussion by the Planning & Zoning Commission regarding a short-term rental ordinance.

ACTION: Amanda McCellon, Comm. Dev. Director explained we will present this first draft of the proposed ordinance and discuss it. Then we will bring the proposed ordinance back to the table with any revisions we come up with; and when we feel good about the ordinance, we will send the ordinance forward to the City Council.

Brendan Summerville, Comm. Dev. Associate presented the staff report to discuss the proposed ordinance for short-term rentals. He explained how this ordinance could help the City of Bethany. The proposed ordinance could benefit the city by allowing licensing and inspection of homes to ensure that homes comply with codes, and accountability of code violations and nuisances. Also, ordinance would allow for the city to take in additional hotel tax. The proposed ordinance would enforce parking requirements to a degree that would minimize the impact on neighbors. A survey of surrounding cities was presented as it relates to the short-term rentals. OKC, Tulsa,

Norman and Brown Arrow all have short-term rentals ordinances. Fees range from \$24 to \$500. All these cities have an annual license and require inspections.

Some of the questions/ideas that came up through the discussion of the proposed ordinance are as follows:

- How do we know how much hotel tax each short-term rental will have to pay and if they are paying?
- What are we defining as a home (R-1 or R-2)?
- Abide by building codes.
- Consider a license fee that would cover all staff time for inspections from all departments involved, etc.
- Look into notifying Vrbo and AirBnB to tell their customers to check the local municipality on what they need to do to apply for a short-term rental.
- Will detached garages be allowed to be used as a short-term rental?
- Explore if there is a violation of the ordinance whether we can make it unlawful, and then issue a fine through code enforcement.
- Enforce proposed ordinance on people who are currently operating short-term rentals?
- Guidance on not allowing detached sheds/garages as a short-term rental unit.
- On the introduction of this ordinance use the terms, "health, safety, and welfare."
- For communities with restrictive covenants – maybe add some wording, "this ordinance does not affect any restrictive covenants precluding the rental of property."
- The possibility of a person renting a house and having a wedding or pool party if it is a suitable location.
- Fire Marshall can determine the maximum amount of people that can stay at house, and the owner has to show the parking is available for the percentage each person driving a car.
- Explore the idea of the applicant going through the Special Use process.
- Possibility of not allowing short-term rentals.

After the above discussion, it was decided that staff would come back with a revised proposed ordinance with the above comments and review other cities ordinances, for the Planning and Zoning Commission review in 60 days.

Motion was made by James Clemmer, seconded by Justin Peck to adjourn. The votes are as follows: AYE- Charles Snyder, Justin Peck, Kent Lynn, Robert Helton, James Clemmer, Steve Marx. The motion passed unanimously 6 – 0.