



**Date:** May 15, 2025  
**To:** Planning and Zoning Commission Members  
**From:** Patrick R. Zenner, Development Services Manager  
**Re:** STR Regulation Amendments

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At the May 8, 2025 Planning Commission work session, staff presented revisions to the current regulatory language governing short-term rentals. The purpose of the proposed regulatory changes was to increase STR licensure compliance and reduce administrative burdens upon the staff, Planning Commission, and City Council. During the work session several revisions to the proposed revisions were requested.

Attached are the most current revisions that incorporate the Commission's comments and recommendations from May 8. Additionally, the attached revisions incorporate provisions that address when supplemental parking would be required in response to concerns about the loss of Tier 1. It should be noted that the exception proposed would only apply to STRs allowed as a "Permitted Use" and do not carry forward to STRs triggering a conditional use or any Tier 2 STR. Finally, the attached revisions also attempt to address issues raised by city legal with respect to certain terms, phrases, and definitions, that based on the proposed amendments, are no longer necessary.

As noted during the May 8 work session, the attached revisions are being provided as a "final draft" prior to a scheduled public hearing on June 5. As such, please use the attached document to prepare any comments that you may desire to offer during the upcoming May 22 work session such that myself and legal can prepare a "public hearing" document.

Should any Commissioner have questions, please do not hesitate to contact me.

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