

Path to an STR Ordinance

Finish Off Use Specific Standards in the Following Order

- B5
- B11
- B12
- B13
- B14
- B16
- B4
- B7
- B6
- B8i - pull out from B8 as a separate item that just says only one reservation at a time
- B8ii
- B10
- B17
- Add a USS requiring compliance with property maintenance code
- B3 - may need different requirements for each tier
- B2
- B9
- B15

Tier Definitions Approved

- Tier 2
- Tier 3

CUP Standards

- 29-6.4(m)(2)(iii) - need new standards
- Proposed standards (inspired by Chair Loe's proposed value statements and the proposed USSs)
 - Whether the proposed STR is taking property out of the long-term rental market.
 - Whether the proposed STR is used for any part of the year by the owner as a residence.
 - Whether or not there are a significant number of STRs already established within 300 feet of the proposed STR.
 - Whether the applicant has previously operated an STR and whether they have a history of complaints, were denied a certificate, or had an STR certificate revoked.
 - Whether the STR will increase the intensity of the use of the property and cause increased traffic or noise coming from the property.
 - Whether there is support from the connecting property owners.

Discuss Effective (Implementation) Date

- 6 months is proposed in B15
- Time for admin structure to be built

- Time to process influx of applications/registrations

Discuss Pre-Existing Grace Period/Other Procedure

- Legal Opinion on Options?
- Options
 - CUP Pathway
 - Upzoning Implications
 - Grace Period before putting them out of business
 - Other creative solution?

Draft Report and Presentation to City Council

- Report
- Data
- Attachments
- PowerPoint