



**Date:** November 30, 2022  
**To:** Planning and Zoning Commission Members  
**From:** Patrick R. Zenner, Development Services Manager  
**Re:** Draft Regulations – Short-term Rentals

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Attached please find the most current version of the draft regulations relating to short-term rentals. This draft was updated on November 29, 2022 to include revisions discussed during the work session and identifies provisions that are recommended for approval/inclusion in the final draft that will be sent to City Council for their consideration during a planned December 19 work session on this topic. Additionally, a single revision was made to the Permitted Use Table of the Unified Development Code (attached) which added a Tier 1 and Tier 2 STR to the A (Agriculture) zoning district. This change was made given that single-family dwellings are permitted in the A district.

Following the Council work session, it is possible that additional revisions to the regulations may be necessary subject to Council direction. As with all proposed text amendments to the Unified Development Code a public hearing will be required before the proposed regulations are adopted. Prior to the scheduling of this hearing it is anticipated that there will be a period of public inspection which will afford impacted parties to provide written comments for the Commission's and Council's consideration. At the public hearing additional testimony on the impacts created by the regulations will be permitted and such testimony would be forwarded to City Council.

The remaining provisions that will need to be discussed are identified in the attached outline prepared by Chairman Geuea-Jones. The outline was prepared with the desired outcome of addressing the least challenging provision first working to the most challenging that may require additional Commission discussion and revision. While the outline has been proposed, staff is open to whatever process the Commission desires to undertake such that we arrive at a "final working draft" of the regulations by December 8 in advance of the scheduled December 19 City Council work session on this topic.

The attached document represents a significant accomplishment relating to this topic that would not have been possible without your commitment. It is with sincere appreciation that I thank each of you for "staying the course" in getting us here. I look forward the upcoming work session and the ensuring discussion.

Please let me know if you have questions.

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