



November 12, 2018

Re: Short Term Rental (STR) Code Amendments to the Unified Development Code (UDC)

At the May 7, 2017 City Council meeting, Council discussed a report submitted by the Convention & Visitors Bureau and Community Development Department summarizing feedback received from the public regarding Short Term Rentals (STRs) in terms of potential extension of the hotel tax, and concerns relative to zoning-related regulations and the rental conservation program. Four (4) public input meetings were held in February and April of 2018, as summarized by report. Following discussion, Council directed staff to research potential text amendments to the Unified Development Code (Chapter 29 of the City of Columbia Code of Ordinances) and to continue to solicit public feedback on any proposed regulations.

Draft revisions to the UDC have been produced in response to the initial public feedback, with additional public feedback requested at two upcoming public information meetings, a listening session to be held by the Planning and Zoning Commission, and then a public hearing and recommendation by the Planning and Zoning Commission. The revisions include a new definition for STRs, three "tiers" of regulations for short term rentals depending upon the nature and zone of the operation, and revisions to the permitted use table. The City is the applicant. The proposed public information and public hearing schedule, the draft ordinances, and supporting information is available on the Community Development Department website: <https://www.como.gov/community-development/planning/>

Questions may be directed to Patrick Zenner, Development Services Director, or Rachel Bacon, Senior Planner, of my staff at Patrick.Zenner@como.gov and Rachel.Bacon@como.gov and 573-874-7239.

Sincerely,

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TTT/rib

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