

MEMO

DATE: February 1, 2019

TO: Planning Commission Members

FROM: Patrick R. Zenner, Development Services Manager

Re: Short-term Rentals – Follow up

Following the December 20, 2018, Planning Commission public input and comment session regarding the above referenced matter, approximately 22 individuals/organizations provided supplemental comments in response to the City’s December 13, 2018 Draft Short-term Rental regulations. The attached spreadsheet has been prepared to assist the Planning Commission in understanding what concerns/issues exist with the regulations and potential solutions to address those concerns/issues.

The attached spreadsheet summarizes the public comments and has placed each into a general category of concern/issue. The spreadsheet also identifies what authority the City has presently or would be able to utilize to address the concerns/issues should it be directed to do so. Finally, the spreadsheet includes a column that offers a “Planning Response” to each of the concerns/issues expressed. Given that the spreadsheet is a summary of the comments provided by each of the 22 individuals/organizations their originally submitted comments have also been attached for your review.

The February 7 work session is intended to produce a series of recommended actions that the Commission will ask staff to take to amend the existing December 13, 2018 STR Regulation draft. Staff has not prepared a revised set of regulations based upon the comments contained within the spreadsheet, but rather desires direction from the Commission as to which issues it desires staff to address.

As seen in the spreadsheet there are many recurring themes within the comments. Staff will attempt as part of the work session to provide a summary of these recurrent themes. The City’s legal liaison will be present at the meeting to provide guidance on the City regulatory authority to pursue consideration of STR regulations and to answer any questions.

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This work session is for discussion purposes only between the staff and the Commission. It is likely that member of the public will be present. Following the work session, and based upon Commission guidance, staff will update the December 13, 2018 draft.

To ensure that adequate time is allocated for public advertising and distribution of the draft, staff believes this matter could be tentatively scheduled for a Commission Public Hearing on March 7. This date is tentative and may be adjusted based on the pace of discussion at the work session.

Should you have questions please let me know.