

Short-term Rental Summary Comments (received following December 20, 2018 PZC meeting)

Submitted By	Topic Area	Specific Concern	Authority	Planning Response
A. Beverley	Restrict from R-1	STRs change character of neighborhood, B&Bs not allowed, commercial uses not allowed in R-1 areas	Policy; Police Power	STRs are believed to be on the low-intensity end of the land use spectrum between residential uses and high-intensity commercial uses in terms of impacts.
B. Page & G. Plemmons	Unhosted STR	R-2 & R-MF zones need protections similar to R-1 - only allow hosted STRs with owner-occupancy of 330 days.	Policy; Police Power	Final determination of owner or non-owner hosted will need to be determined by City Council.
	Affordable housing	Acquisition by LLCs will reduce affordable housing.	Policy; Police Power	Comment acknowledged.
	Enforcement	Limited recourse for enforcement of nuisance renters. On-street parking loss.	Policy; Police Power	Regulatory process could provide opportunities to establish fees tied to enforcement activities.
D. Baugher	Quality of life	Create sense of community, promote investment and stability.	Policy; Police Power	STRs are believed to be on the low-intensity end of the land use spectrum between residential uses and high-intensity commercial uses in terms of impacts.
	Safety	City should protect from disruption & danger of commercial uses. "Stranger" element of transient guests.	Policy; Police Power; Nuisance Ord.	Council may determine if STR is more unsafe than a traditional residential use.
	Commercial use	Unhosted STR is a commercial use. Hosted STR is a B&B not allowed in R-1	Policy; Police Power	STRs are believed to be on the low-intensity end of the land use spectrum between residential uses and high-intensity commercial uses in terms of impacts.
	Enforcement	Traffic, trash, noise violations due to STR renters being unfamiliar with local rules.	Policy; Police Power; Nuisance Ord.	Registration process provides accountability and communication opportunities.
R. Burns	R-1 not for STR	R-1 residential not intended for STRs. Absentee owners not impacted. Regulation needs to be neutral upon permanent owners - allowing in R-1 zoned property is not neutral.	Policy; Police Power; mindful of Arbitrary & Capricious	STRs are believed to be on the low-intensity end of the land use spectrum between residential uses and high-intensity commercial uses in terms of impacts. Final determination of owner or non-owner hosted will need to be determined by City Council.
	Protective covenants	Neighborhoods without restrictive covenants should not be asked to solve problem.	Policy	Regulatory process could provide opportunities to strength enforcement activities (e.g. registration, zoning overlays)

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Columbia Board of Realtors	Lodging Tax	Support imposition of tax as fair and reasonable. Believe regulations go too far for the purpose of making STR subject to taxation.	Policy; Police & Taxation Powers	Comment acknowledged
	Conditional Use	Contrary to Missouri Law and indicates STR would be considered a "commercial use" of an otherwise residential property.		
	Regulatory authority	To consider STR as a "use" is outside City's regulatory authority. City is regulating the "user" not the "use".	Police Power to regulate land use	STRs are believed to be on the low-intensity end of the land use spectrum between residential uses and high-intensity commercial uses in terms of impacts. Staff recognizes incremental increase in land use intensity.
		Primary use of property as STR appears to be irrespective of time in STR usage. Conflict with 330th day provision defining "owner-hosted" vs "non-owner hosted"		
	Owner-hosted vs Non-hosted	Appears to focus on approval process and occupancy limitations. Distinction seems arbitrary since ownership would remain the same. Provisions are unduly burdensome and unnecessary to require non-hosted to get conditional use.	Policy; Policy Power; mindful of Arbitrary & Capricious	Owner occupancy could result in greater accountability and may result in less government oversight. Final determination of regulatory standards to be determined by City Council.
	Occupancy Limits	Arbitrary and unreasonable. Inconsistent with current law relating to other residential properties.	Mindful of Arbitrary & Capricious	Proposed standards incorporate State Statute definition for "transient guest" and retains existing occupancy limits within the UDC. Need for additional clarification on occupancy noted.
	Restriction on rental	Precluding short-term rental use by zone of the zoning ordinance is not a reasonable exercise of the City's zoning authority. Use of current laws relating to nuisances, occupancy, and landlord/tenant (including Certificate of Rental Compliance) should be sufficient as opposed to creation of a new designation.	Police Power to regulate land use	Authority to regulate long-term rentals is the same authority to regulate STR.
	Multi-family STR restriction	Arbitrary and unreasonable - properties will be residential regardless of term of occupancy. Conversion of multi-family property into "hotel" can be addressed in definition relating to lodging tax.	Policy; Policy Power; mindful of Arbitrary & Capricious	STRs are believed to be on the low-intensity end of the land use spectrum between residential uses and high-intensity commercial uses in terms of impacts. Final determination of % of conversion to be determined by City Council. Construction, inspections and licensure vary between multi-family structures and hotels.
	Quality of Life	Issues regarding noisy parties, traffic, and parking are addressed under other City Code provisions. Illogical to assume that owners of properties offered for STR will encourage or tolerate bad behavior. Rather owner will likely impose their own strict rules and consequences to protect value of their property and avoid interfering with surrounding owners' properties.	Policy; Police Power; Nuisance Ord.	Owner occupancy could result in greater accountability and may result in less government oversight. Final determination of regulatory standards to be determined by City Council.
	Safety	Property owner's can host "strangers" for extended periods of time when they are not "paying" for the privilege of occupancy.		Comment acknowledged
D. Arthaud	Restrict from R-1	Code currently does not allow. Only allowed in R-2 & R-MF. STR is a new concept not wave of future. Should not be allowed to harm fabric of neighborhoods and lives.	Policy; Police Power	STRs are believed to be on the low-intensity end of the land use spectrum between residential uses and high-intensity commercial uses in terms of impacts.
	Commercial use	STRs have violated code in R-1 and are profiting from this type of Commercial Business.		Comment acknowledged

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	Not vested operators	Small (vocal) minority want STR and do not have vested interest in residential communities.		Comment acknowledged
	Enforcement	Not citizens' job to enforce municipal code. STR are a commercial enterprise.		Comment acknowledged
	Safety	Government's role to create order and safety for citizens and zone to the benefit of what residents/homes need and want.		Comment acknowledged
	Restrictive Covenants	STR in R-1 likely violating laws and covenants	Policy	Regulatory process could provide opportunities to strengthen enforcement activities (e.g. registration, zoning overlays)
	How to address	Don't allow any "grandfathering". Enforce current code, send letter to violating property, fine daily after 90 days, and then lien after 180 days which must be released by City prior to property sale.	Policy	Comment acknowledged
G. Hazelbauer and L. Randall	Restrict from R-1	STR is similar to B&B which is not allowed in R-1. STRs contradict the intent and spirit of an R-1 area	Policy; Police Power	STRs are believed to be on the low-intensity end of the land use spectrum between residential uses and high-intensity commercial uses in terms of impacts.
J. Weston	Restrict from R-1	Erodes quality of neighborhood.	Policy	STRs are believed to be on the low-intensity end of the land use spectrum between residential uses and high-intensity commercial uses in terms of impacts.
	Commercial use	STRs operate on a business-model not a residence-model		Comment acknowledged
	Safety	STR operators don't know guests. Crime increases due to strangers. Lack of enforcement		Council may determine if STRs are more unsafe than a traditional residential use. Regulatory process could provide opportunities to strengthen enforcement activities (e.g. registration, zoning overlays)
	No public input	Public can only comment on previously presented regulations. No legislative regulations approved draft - public has right to challenge		Additional public input will be received prior to final Council action.
	Regulation compliance	High % of STR will not register, City has no clout to compel registration nor staff to enforce violations. Residents will need to self-police compliance.	Policy; Police Power	Registration process provides accountability and communication opportunities.
J. Ott	Restrict from R-1	Bed & Breakfast not allowed in R-1 nor should STRs.	Policy; Police & Taxation Powers	STRs are believed to be on the low-intensity end of the land use spectrum between residential uses and high-intensity commercial uses in terms of impacts.
	Commercial use	Use is not new as claimed, rather the on-line platform is new. Commercial not allowed in residential areas. Allow STRs in commercial districts.		
	Restrict from R-2 and R-MF	Families should not be subjected to the burdens that STR place on long-term neighbors and residents.	Policy; Police & Taxation Powers	
Ken Wilhem & Co, LLC	Commercial Use	Lodging tax makes use commercial like hotel.	Policy; Police & Taxation Powers	STRs are believed to be on the low-intensity end of the land use spectrum between residential uses and high-intensity commercial uses in terms of impacts.
	Restrict from R-1	Viewed as hotel and should not be un-hosted. Un-hosted rentals permit excessive rental revenue verse a long-term rental.		

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	Regulation Compliance	Concern with automatic certificate transfer. How can future operator be assured to be as good as original certificate holder.	Policy; Police Powers	Comment acknowledged
	Allow in R-2 and R-MF	Strict implementation and fines for violations. Reimbursement of plaintiff's legal fees as part of any fine settlement.		
	Quality of Life	STR as defined is hotel "lite". Preservation of R-1 quality of life must be at forefront to govern and tax.	Policy; Police & Taxation Powers	STRs are believed to be on the low-intensity end of the land use spectrum between residential uses and high-intensity commercial uses in terms of impacts.
Mark Abbott	UDC Amendment	Incorrect approach. STR should be regulated pursuant to Rental Unit Conservation Law. Considering STR separate from traditional rentals risks infringing on property owner's right to rent.	Policy; Police Powers	Comment acknowledged
	STR Benefits	STR provides affordable alternatives. Used to supplement incomes. Allows flexibility to open/close STR unlike a traditional long-term rentals.	Policy	
	Occupancy requirement	Arbitrary and capricious. Does not afford sufficient time for owner to be away from residence. Would require CUP process to allow "primary" residence to be used as an STR.	Policy; Policy Power; mindful of Arbitrary & Capricious	Owner occupancy could result in greater accountability and may result in less government oversight. Final determination of regulatory standards to be determined by City Council.
	CUP Process - non-host STR	Will significantly increase CUP applications and negatively impact stock of STR.	Policy; Police Powers	Comment acknowledged
	Hosted vs Non-hosted	Eliminate distinction. Keeping properties in good repair and guests from causing disruptions or nuisances are the same. Platform "reviews" provide means to ensure STR is maintained and that guests know expectations.	Policy; Police Power; Nuisance Ord.	
Teresa Maledy	Restrict in R-1	Don't allow	Policy; Police Powers	STRs are believed to be on the low-intensity end of the land use spectrum between residential uses and high-intensity commercial uses in terms of impacts. Final determination of regulatory standards to be determined by City Council.
	Bed & Breakfast	STR is considered a Bed & Breakfast.		
	Allow in R-2 and R-MF	Owner occupied, conditional use permit, requiring approval of adjacent property owners and NA if one exists. Establish a City advisory board that review STRs for macro issues such as location to schools and background checks. Council should have final say on permit issuance.	Policy; Police & Taxation Powers	
	Permit fees	Significant fee that supports review & permitting process		
	Licensure & Taxation	Should get business license, follow hotel safety/health regulations, and be taxed like hotels		
	Enforcement	Severe penalties (some Cities charge \$20,000 or more). Due to limited enforcement of current long-term rental violations there will likely be diminished effectiveness of future STR penalties.	Policy; Police Powers	Regulatory process could provide opportunities to establish fees tied to enforcement activities and communication.

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Peter Norgard	Pace of regulations	Creation of regulations moving too quickly, limited opportunity to review changes.	Policy; Police Powers	Additional public input will be received prior to final Council action.
	Typo error	Replace "is" with "be" in definition of Owner-hosted STR		Comment acknowledged
	Logic error	Reword the 330-day provisions. A non-owner hosted should be stated For a period "of less than"and delete the "or less" at the end of the definition.		
	Non-hosted STR	Eliminate in all residential districts. Non-hosted STRs remove rental stock for citizens and forces housing prices up.	Policy; Police Powers	
	STR usage	STR regulations contemplated to address taxation without considering them hotels. Limiting duration justifies not considering them a hotel and will provide some level of protection to neighbors within residential districts.	Policy; Police & Taxation Powers	STRs are believed to be on the low-intensity end of the land use spectrum between residential uses and high-intensity commercial uses in terms of impacts. Final determination of regulatory standards to be determined by City Council.
	Occupancy limits	Children should be included in occupancy limits. As written concern is that a large group of minors could be chaperoned by X number of adults. Potential solutions - (1) Limit number of transient guest not including legal minor children of the guests or (2) Remove reference to children and just regulate based on transient guests.	Policy; Police Powers	Council will determine occupancy limit and if accompanied minors should considered as transient guest.
	Notification	Neighborhood Associations need to be notified of city-sanctioned changes in uses.	Policy	Council to determine if additional notice beyond that proposed is necessary.
	Proof of occupancy	Affidavit does not guarantee signatory is telling truth and there is no verification of affidavit. Ownership will be proven under "property registration". Suggest that property owner submit legal proof of occupancy indicating true and accurate number of days they reside in residence.	Policy; Police Powers	Council to determine if an alternative verification system is needed.
	Parking	Create a use specific standard that addresses off-street parking. Propose additional parking for STRs be based on zoning district and when located within a designated residential permit parking zoned. 1 added space for R-1, 2 spaces for R-2, 2 per dwelling unit for R-MF	Policy, Police Power to regulate land use	Concern exists that increasing parking or paved areas upon existing developed parcels may result in other damaging consequences. Council to determine if alternative parking requirements are necessary.
	UDC Amendment	Knee-jerk reaction to a disruptive technology that may impact hotels and rental alike. Need to step back and really consider how STR fit into a "rooms for hire" model and write a code that accommodates all forms of rental no matter their use.		Comment acknowledged

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Robbie Price	Quality of Life	STRs are not compatible with preserving and sustaining residential neighborhoods.	Policy, Police Power	STRs are believed to be on the low-intensity end of the land use spectrum between residential uses and high-intensity commercial uses in terms of impacts. Final determination of regulatory standards to be determined by City Council.
		STRs are transient accommodations and not compatible with R-1 or R-2 stability of long-term rentals.		Comment acknowledged
		Long-term residents interact with neighbors and foster community. Not knowing who lives next door fosters insular behavior and erodes sense of community.		STRs are believed to be on the low-intensity end of the land use spectrum between residential uses and high-intensity commercial uses in terms of impacts. Final determination of regulatory standards to be determined by City Council.
	Commercial use	STRs are a commercial use. Bring additional traffic, parking, noise, and activity to quiet neighborhoods		Regulatory process could provide opportunities to strengthen enforcement activities (e.g. registration, zoning overlays)
		Un-hosted STR is akin to a Bed and Breakfast or hotel - not allowed in R-1 district		Council may determine if STR is more unsafe than a traditional residential use. Regulatory process could provide opportunities to strengthen enforcement activities (e.g. registration, zoning overlays)
	Covenants	Many neighborhoods have covenants restricting STR other do not. City needs to err on side of caution for all citizens by protecting R-1 and R-2 property from STRs commercial activity.		STRs are believed to be on the low-intensity end of the land use spectrum between residential uses and high-intensity commercial uses in terms of impacts. Final determination of regulatory standards to be determined by City Council.
	Safety	Strangers foster insular behavior. Withdrawing interaction leads to not caring for neighbors. "Stranger" concerns are promoted when STR are present and lead to degradation of sense of community.		Regulatory process could provide opportunities to strengthen enforcement activities (e.g. registration, zoning overlays)
	Enforcement	Existing ordinances not well-enforced are no good. STRs will be nightmare due to short-term nature. City not nimble enough to enforce occupancy, noise, or problem properties. "Neighbor shaming" not answer as it pits neighbor against neighbor - doesn't build conducive long-term neighborhood health.		Regulatory process could provide opportunities to strengthen enforcement activities (e.g. registration, zoning overlays)
	Prohibit in R-1, R-2, R-MF	Allow STR in commercially zoned areas. If allowed there needs to be high bar for use. Prohibit in R-1 and allow only as owner-occupied in R-2 & R-MF.		
	Conditional use permit	Strict process should be implemented that effectively vets the proposed STR use and allow for neighborhoods to give voice to their wishes. CUP process to establish preferred course of action than a city-administrative process.		

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Jeff Galen, CoMo REI	Regulatory authority	Proposed regulation are arbitrary and capricious and as a "use" has no place within the UDC. STR is simply an example of an occupancy status.	Policy; Policy Power; mindful of Arbitrary & Capricious	STRs are believed to be on the low-intensity end of the land use spectrum between residential uses and high-intensity commercial uses in terms of impacts. Staff recognizes incremental increase in land use intensity.
	Rely on Rental Unit Conservation Law (RUCL)	RUCL already addresses STR in a manner similar to other rentals without reference to length of time of lease. Enforce current laws on STR.	Policy	Authority to regulation long-term rentals is the same authority to regulate STR.
		RUCL already has administrative support process in place and a fee structure. Increase fees if warranted by additional workload.		
		RUCL has mechanism for ensuring compliance with ordinances (e.g. Certificate of Compliance, rental inspections, and maintaining compliance with City laws).		
		RUCL has mechanism that addresses "bad" operators through ability to revoke Certificate of Rental Compliance.		
		RUCL has mechanism to hold owners responsible for not exceeding occupancy limits.		
Shawna Neuner - Columbia Apt. Association	Regulatory authority	STR is not a land use. STR is the use of a single or multi-family dwelling as residential. Code defines land use in terms of density. Long-term rentals are not called a "use" why should short-term treated differently. No zoning changes required for a long-term rental required.	Policy; Police Power; mindful of Arbitrary & Capricious	STRs are believed to be on the low-intensity end of the land use spectrum between residential uses and high-intensity commercial uses in terms of impacts. Staff recognizes incremental increase in land use intensity. Authority to regulation long-term rentals is the same authority to regulate STR.
		Creating short-term rental designation would treat rental property different.		
		Unfair and over-reaching regulatory provisions		
	Occupancy	Definition has potential unintended consequences and appears to apply to all transient guests within a dwelling regardless of payment of fee or not (e.g. a relative or guest staying for weekend).		Comment acknowledged
	Registration and GIS Mapping	Hosting a transient guest (e.g. relative or guest) requires registration and GIS mapping. Object to this rule.	Policy	

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	Owner vs Non-owner	Confusing. Should refer to hosted-occupied or non-hosted occupied. Existing long-term rental process has means to contact responsible party.		Comment acknowledged
	Occupancy limits	Not consistent with current UDC regulations, creates confusion, is arbitrary, and doesn't promote enforceability. Re-evaluation of occupancy limits may be warranted to address familial status and Fair Housing laws.		Proposed standards incorporate State Statute definition for "transient guest" and retains existing occupancy limits within the UDC. Regulations to be mindful of Fair Housing laws.
	Sleeping room limits	Arbitrary and artificially restrict fair use of residential property		Comment acknowledged
	Conditional use permit	Over-reaching and creates artificial barrier to STR rental process. Seems designed to punish local property owners for alleged transgressions that may happen in future and that have been rarely documented in past. Most AirBnB operate under the radar and pose no risk to the population and have not been source of nuisance complaints or other related problems.	Policy; Police Power; mindful of Arbitrary & Capricious	Owner occupancy could result in greater accountability and may result in less government oversight. Final determination of regulatory standards to be determined by City Council.
	Restrictions on STR	Social events should be addressed no differently on STR than traditional rentals. Believe is that such restriction prohibits family gatherings, book clubs or meetings of more than 10 guest regardless if the event is "paid" for. Proposed regulation restricts free use of individual properties in a responsible manner.		Current "nuisance" party legislation would apply equally to STR and long-term rental. Proposed provisions consistent with existing legislative limits on parties.
	Rental Unit Conservation Law	Include STR under current regulations and apply rules relating to nuisances, parking , etc. to the offending properties.	Policy; Police Power; Nuisance Ord.; mindful of Arbitrary & Capricious	Comment acknowledged
	Enforcement	Complaints about enforcement being lax may be the real underlying problem. Instead of revising UDC develop a better method for enforcement which may include additional funding or reprioritizing complaints if the complaints rise to the level of persistent problems.		
Sally Silvers	Safety	STR create an unsafe environment in residential neighborhoods - never know who is going in and out, increased traffic not obeying safety rules, unsafe to allow children to play without supervision. Don't know who neighbors are.	Policy	Council may determine if STR is more unsafe than a traditional residential use. Regulatory process could provide opportunities to strengthen enforcement activities (e.g. registration, zoning overlays)
	STR limitations	Let one un-hosted STR in residential neighborhood how many more will follow.		Comment acknowledge

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Greg Zguta	Safety	Hosts can be more or less strict on background checks than STR platform. Background checks only apply to individual guests, but not on other individuals who will be in rental. STR rentals increase uncertainty of who is in neighborhood.	Policy	Council may determine if STR is more unsafe than a traditional residential use. Regulatory process could provide opportunities to strengthen enforcement activities (e.g. registration, zoning overlays)
	Occupancy & Over-Occupancy	Proposed parameters for STR are simply too difficult to enforce to ensure compliance.	Policy	Comment acknowledge
	Commercial use	STR is a commercial business. Likely that existing enforcement issues with long-term rentals would be exploited to grow businesses. Commercial activity not suited for R-1 neighborhoods.	Policy	STRs are believed to be on the low-intensity end of the land use spectrum between residential uses and high-intensity commercial uses in terms of impacts. Staff recognizes incremental increase in land use intensity.
	Expansion of STR	Changes in enrollment or MU sports ranking may result in STR investors buying multiple properties to exploit rules at expense of neighborhoods. Regulations do not limit how many STRs may operate in a neighborhood. Once a property converts from single-family occupied to rental they rarely are converted back.	Policy	Comment acknowledged
	Covenants	Puts enforcement burden on neighborhoods and aren't ideal for enforcement. Older neighborhoods have inconsistent covenants that don't protect character. STR regulation places enforcement burden on older neighborhoods in more desirable locations.	Policy; Police Power	Regulatory process could provide opportunities to strengthen enforcement activities (e.g. registration, zoning overlays)
	Restrict in R-1	STR in my neighborhood is a hotel and no enforcement has been taken. Prohibit from R-1 zoning and enforce existing restrictions.	Policy; Police Power	Comment acknowledged

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Jim Meyer	Regulatory authority	To declare that STR is a different "use" is fundamentally flawed and tantamount to regulating the occupant of the property rather than the land use. This is beyond the City's regulatory authority	Policy; Police Power; Nuisance Ord.; mindful of Arbitrary & Capricious	STRs are believed to be on the low-intensity end of the land use spectrum between residential uses and high-intensity commercial uses in terms of impacts. Staff recognizes incremental increase in land use intensity. Authority to regulation long-term rentals is the same authority to regulate STR.	
	Occupancy	A person dwelling in an STR is no different than a person dwelling in a long-term rental or owner-occupant dwelling in their own home. All occupants should be treated the same. Occupants are simply conducting a residential use.			
	Commercial use	Mo Appellate and Supreme Court have held that STR is not a commercial use (Leffen v. Hurlburt-Glover Mortuary, Inc. (1953))	Policy, Police Power to regulate land use		
	Conditional use	Right to rent is a fundamental right of property ownership. Confirmed by a number of State Supreme Courts. CUP process makes this right a political matter. STR is not a "use" it is simply an instance of a residential use.			
	Proposed Definitions of STR	Proposed definitions may be useful in portion of code that governs hotels and lodging tax. Inappropriate in UDC because STR is not a land use.			
	Use-specific standards	STR is not a land use. Proposed standards may be appropriate in City Code dealing with rental compliance			
	Owner or non-owner occupancy	Proposed limits are arbitrary. Does not taken into account "snow-birds", 9-month academic contracts, owners with frequent travel. Use IRS definition of "principal residence". This would also address ownership of multiple STRs as only one could be primary residence.	Policy; Police Power; Nuisance Ord.; mindful of Arbitrary &		Comment acknowledge. Council to determine if occupancy limits need to be reviewed.
	Authority to operate	Not within the City's zoning authority. Rental compliance certificate would be more appropriate subject to current long-term requirements.	Policy; Police Power		STRs are believed to be on the low-intensity end of the land use spectrum between residential uses and high-intensity commercial uses in terms of impacts. Staff recognizes incremental increase in land use intensity. Authority to regulation long-term rentals is the same authority to regulate STR.
	Occupancy limits	Cannot treat one class of individual different from another. One set of limits should apply to zoning category.	Policy; Police Power		Comment acknowledge. Staff to review definitions and provide greater clarity.
	Property owner notification	Provisions are superfluous if a GIS data base is established	Policy		Comment acknowledged
Property registration	Any proposed provisions for registration should be within the rental compliance code not UDC				

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	Dwelling unit usage	Proposed provisions are gratuitous interference with owner's right to use property. Provisions appear to have no legitimate public purpose. Zoning code cannot distinguish one category of use from another it can only regulate the uses that all users can enjoy.	Policy; Police Power	STRs are believed to be on the low-intensity end of the land use spectrum between residential uses and high-intensity commercial uses in terms of impacts. Final determination of % of conversion to be determined by City Council. Construction, inspections and licensure vary between multi-family structures and hotels.
	ADU, Signage, Revocation of Permit provisions	Some provisions would be appropriate in rental compliance code - not in UDC which deals with zoning authorities.	Policy	Comment acknowledged
	Permitted Use Table	Addition of "short-term rentals" is not a use and should not appear in table	Policy; Police Power	Comment acknowledged
Caleb Colbert, representing Grasslands N A	Bed and Breakfast	Non-hosted STR should be subject to B&B regulation and not permitted in R-1 and only by CUP in R-2 and R-MF. This is recognition that hotels and B&Bs are commercial uses not compatible with residential uses.	Policy; Police Power	STRs are believed to be on the low-intensity end of the land use spectrum between residential uses and high-intensity commercial uses in terms of impacts. Staff recognizes incremental increase in land use intensity. Authority to regulation long-term rentals is the same authority to regulate STRs.
	Restrict in R-1	Prohibit STR in R-1 - there is no going back. Flood of investors purchasing R-1 property for STR use. Vested rights would be conferred based upon existing regulation. "Takings" claim if new provisions were proposed.		Comment acknowledged
	Commercial use	No commercial is allowed in R-1. STR creates new commercial use.		STRs are believed to be on the low-intensity end of the land use spectrum between residential uses and high-intensity commercial uses in terms of impacts. Staff recognizes incremental increase in land use intensity.
	Proposed Draft Changes	See attached "red-line" version		
	Summary of changes	Administrative approval has been removed in all residential districts STR is prohibited in R-1 as either owner or non-owner. Makes STR in R-2 and R-MF districts a conditional use Revises Certificate of Compliance transfer, when associated with a CUP, to expire upon sale or conveyance of property		See "redline" regulations

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Jared Vessell, representing Grassland NA	Direction to change definition of "hotel" in UDC	Council's May 7, 2018 directive to consider regulatory changes to address STR within the City was limited to Chapter 26 - not Chapter 29. There is no permissiveness within the UDC definition of "hotel" and therefore application of that definition should apply to STR because there is no alternative definition and staff was not instructed to review the definition of "hotel" in Chapter 29.	Policy; Police Power	Comprehensive regulations prepared to address land use concerns conveyed to Director of Community Development during the meeting which are inclusive of regulatory provisions as well as definitions and permitted use table revisions.
		Proposed amendment changes number of days from 30 to 31 and it adds short-term rental as an exclusion from being considered a hotel.		Change made to match State definition of hotel for consistency.
	Definition of "hotel" in UDC	Current definition applies to STR since it anticipates "any building occupied or used as a temporary abiding place for individuals". The only way the definition does not apply is if the stay were greater than 30 days. Interpretation of STR not meeting the definition would be gross deviation from the rules of definition construction.		Comment acknowledged.
		Until the definition of "hotel" is replaced by a more constructive definition that addresses STR and is approved by Council the current definition should apply		This is the purpose of the amendment. STR definition is being proposed.
	Permitted use table	STR does not appear in any residential zoning district within the "Guest Accommodations" category of commercial uses.		
		There is no reasonable expectation for a homeowner to believe any "guest accommodation" is allowed in the R-1 zone district.		Comment acknowledged. Proposed amendment would correct this.
	Enforcement	Since STR is not allowed per the permitted use table and the definition of "hotel" contemplates STR, City needs to enforce its current code that a "hotel" is not allowed in R-1 or other residential categories.		
		City is failing to enforce after violations have been reported.		Regulatory process could provide opportunities to establish fees tied to enforcement activities and communication.
		Neighborhoods and neighborhood associations requested to compile evidence of violations before action will be taken into consideration		
		No clear direction has been given to not enforce current definition of "hotel" as related to STR		Comment acknowledged
		Creation of new regulations to be administered by staff will not provide relief for neighbors of STR operators.		
	Occupancy/over-occupancy	City acknowledgement that AirBnB guests are not permanent residents for determination of over-occupancy makes such guest transient and subject to definition of "hotel".	Comment acknowledged. Proposed amendment would correct this.	
	State licensure	Advertising for 5 bedrooms or more requires state license as a lodging establishment under State Statute. If STRs are classified as lodging establishments under State Law the City's definition of "hotel" should be applied to such dwelling as well.	Comment acknowledged	

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Submitted By	Topic Area	Specific Concern	Authority	Planning Response
	Covenants	People that move into residential areas do not anticipate having to fight one of their neighbors from turning their residential property into a commercial property.	Policy; Police Power	Regulatory process could provide opportunities to strengthen enforcement activities (e.g. registration, zoning overlays)
Kristen Heitkamp	Owner/non-owner occupancy	Proposed standard creates loophole. Creates opportunity for non-owners to circumvent law by using unit over an indefinite period of time while limiting homeowner from going south for winter or renting out rooms for football games. Standards has enforcement difficulty.	Policy; Police Power	STRs are believed to be on the low-intensity end of the land use spectrum between residential uses and high-intensity commercial uses in terms of impacts. Final determination of regulatory standards to be determined by City Council.
	Proof of ownership	Legal ownership proof should be provided using County Assessor's records.	Policy	Comment acknowledged
	Exclusion of minor children	R-1 owner-occupied could rent to 3 adult chaperones and 16-children. Delete minor children	Policy; Police Power	Council will determine occupancy limit and if accompanied minors should be considered as transient guest.
	Notification	Delete 1000 foot limitation for Neighborhood Association notification and notify the association in all cases.	Policy	Comment acknowledged
	Typo	Remove "s" in the statement relating to non-illuminated on-site directional sign.		
Richard Shanker	Inspection	Opposed to STR inspection process without a specific process being spelled-out. If STR is to be inspected then all hotel rooms need to be inspected. City has existing ordinances that are not being enforced.	Policy	Comment acknowledged
		Who will pay for inspections		Comment acknowledged
	Restrict in R-1	Non-owner occupied should not be in R-1.		Regulatory process could provide opportunities to establish fees tied to enforcement activities and communication.
	Restrict in R-2	Allow one-side as STR if owner-occupied.		STRs are believed to be on the low-intensity end of the land use spectrum between residential uses and high-intensity commercial uses in terms of impacts. Final determination of regulatory standards to be determined by City Council.