

MEMO

DATE: March 15, 2019

TO: Planning Commission Members

FROM: Patrick R. Zenner, Development Services Manager

Re: Short-term Rentals – Follow up

On March 7, 2019, the Planning Commission held its second public listening session on the draft, dated March 1, 2019, UDC standard relating to short-term rentals (STRs). The minutes related to the listen session are attached to this memo for the Commission’s review. Additionally, staff has received numerous phone calls and several written comment since holding the meeting. Written correspondence is also attached for your review.

The comments by phone and in writing have been received generally from owner-hosts and those opposed to the March 1, 2019 draft changes relating to the requirement that a conditional use permit (CUP) be obtained for an “owner-hosted” STR in the R-1 zoning district. These individuals have echoed many of the comments made during the listening sessions (December 20 and March 7) and those captured within the “STR Comment Spreadsheet” distributed at the February 7 work session. Concerns expressed include issues such as the proposed regulations are unnecessary, they are over-burdensome, and they are too costly on the owner-host. Many have stated that the solution to the current concerns would be to implement the current Rental Registration process upon STR.

Staff has also had concerns expressed that the regulatory process is being driven by a select few examples of poorly run STRs in locations that have unique characteristics such as being close to MU or downtown venues. There have been concerns expressed that STRs operating within other areas of the City do not exhibit the same issues and that the regulations have been unduly influenced.

The purpose of the March 21 work session discussion on this topic is to obtain additional Planning Commission perspective on this topic and be given direction as to what, if any, changes to the current March 1, 2019 draft should be made. It is further desired that the Commission decide on when a public hearing on this matter should be scheduled.

If you have questions, please let me know.

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