

MEMO

DATE: June 18, 2021

TO: Planning Commission Members

FROM: Patrick R. Zenner, Development Services Manager

RE: Establishing outline for updated Short-Term Rental Zoning Regulations

As discussed during the June 10, 2021, work session and given Council's December 2020 action on B348-19A there is a need to re-engaged in the development of zoning/land use regulations pertaining to Short-Term Rentals (STRs). As discussed, staff would like to engage with the Commission in creating new regulations from the "bottom-up" relying on data relevant to the topic area as the foundation upon which more simplified standards could be prepared for a public hearing. The Commission was supportive of this direction and viewed it as a way of potentially generating an ordinance capable of garner greater support by both the Commission and Council.

Staff is in the early stages of information gathering as it relates to the potential number and location of STRs within Columbia and its review of other community ordinances relating to the regulation of this cottage industry. As a part of identifying where additional research efforts may need to be directed, staff desires to engage with the Commission and establish an "Outline of Content" that the future regulations should consider to address.

Staff proposes the following topic areas as the foundation for the regulations:

- A. Definitions and Terms
- B. Permissible Districts (differentiate between permitted or conditional use)
- C. Use-specific Standards (addressing ownership characteristics, occupancy limits/thresholds, and permitted/conditional use thresholds)
- D. Cross-reference to other regulations (i.e. business license, building code, taxation)
- E. Enforcement and Violations

As discussed, simplification of what was previously created is likely the key to a more successful outcome as the new regulations are drafted. While the above outline is focused, each topic area needs to be filled-out with additional details. This is the purpose of the upcoming work session.

Staff desires to hear from Commissioners on what specific issues/standards may need to be included in each topic area. Based on this input staff can devise a research strategy and seek to identify standards that may exist elsewhere yielding effective results.

Staff looks forward to a robust discussion on this topic at the upcoming work session. Should you have questions, please contact me.

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