

MEMO

DATE: September 3, 2021

TO: Planning Commission Members

FROM: Patrick R. Zenner, Development Services Manager

RE: Short-Term Rental Zoning Regulation - Progress Report

At the June 24, 2021, work session, the Commission and staff re-engaged in discussion relating to short-term rental regulations. The purpose of the work session was to solicit input on the process that would be used in preparing new regulatory standards to address the land use. There was a shared desire that the regulations be more informed by “data” and be significantly simplified.

Based on the discussion, staff committed to beginning the process of regulation research seeking to identify similar regulatory features in existing adopted standards from peer communities. Additionally, staff stated it would make effort to obtain information on the current status of the STR market locally from both a location and operational standpoint. There was significant discussion relating to using particular data sources/services for obtaining the current status of STRs and a recommendation was made that the City look into other possible services/sources that could broaden the depth of the data we could obtain.

At the upcoming work session, staff would like to share what its initial findings have been and offer their general observations. We would also like to continue to confirm the direction the Commission believes the regulations should pursue. Before drafting of any standards, it is believed that general Commission consensus should exist on how they may appear in a “first-round” draft.

I would like to have been able to report that our data collection efforts on the status of STRs within the community was further along. Unfortunately, this is not case given the current work load of the staff. We remain committed to providing a more detailed analysis relating to where and generally by whom the existing pool of STRs are located and operated by. During the work session, I would like to explore existing City resources for how we may be able to procure the information you have expressed as necessary to move the regulation drafting stage forward. Again, without general consensus on what the Commission deems as necessary “data” moving forward may also result in taking steps backward.

Staff looks forward to our upcoming meeting and the likely robust discussion on this topic. Should you have questions, please contact me.

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