



Date: February 2, 2022

To: Planning and Zoning Commission Members

From: Patrick R. Zenner, Development Services Manager

Re: Short-term Rental Regulations – Revised Regulation Content Outline, Tier 1 regulations, and Permitted Use Table revisions.

Attached please find the following materials for the Commission consideration relating to the on-going discussion of STR regulations:

1. A revised content outline relating to the order of tasks that the Commission would be undertaking in future work session meetings as it discusses new STR regulations. This outline is intended as a starting point to ensure that staff has clear direction on what materials to research and include in future provisions the Commission will consider.
2. Proposed “Tier One” regulatory standards based on direction provided to staff at the end of the work session on January 6, 2022.
3. A proposed revision to the “Permitted Use Table” of the UDC inclusive of changes made to accommodate STR as a Guest Accommodation and Accessory Use within the Table and proposed permitted use (i.e. “A”, “CA”, or “P”) designation based on general Commission discussion at the January 20 work session.

The attached materials are in addition to the proposed STR definitions presented at, but not discussed, during the January 6 work session. It is staff’s desired to continue to work through the tasks identified in the REVISED regulation outline to maintain forward momentum with the regulatory development process.

Please contact me if there are questions.

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