



Date: December 7, 2022
To: Planning and Zoning Commission Members
From: Patrick R. Zenner, Development Services Manager
Re: Draft short-term rental regulations

Attached please find the most current version of the proposed short-term rental regulations that have been amended to reflect discussion and revisions requested during the December 1, 2022 special work session and following Law Department review on December 5, 2022. It should be noted that the revised draft has removed previously displayed “margin notes” and editing text in preparation for submission of the draft to the City Council for consideration at its upcoming December 19 work session.

Additionally, a revised Permitted Use Table has been attached that reflects discussion and direction given during the December 1 special work session. Two primary changes made to the table. The first was to relocate Tier 1 STRs under the “Guest Accommodation” land use group. The second was to adjust the designation of each Tier of STR to more accurately reflect when it would be either an “accessory”, “conditional accessory”, or “permitted use” with specific zoning districts.

Finally, attached to this agenda item are several items that will be submitted to City Council for their consideration relating to this matter. The first document is a draft copy of the Planning Commission’s report summarizing the regulatory development process and points of justification for the standards within the proposed ordinance. This document will undergo a final review at the work session before being submitted to Council. And finally, two additional documents are attached which include the proposed regulation flowchart and an exhibit displaying occupancy, income and STR information by Ward/Census Tract. Several additional attachments will be added to the final report prior to its submission to Council which are listed within the endnotes of the report, but are still being assembled.

Please let me know if you have questions.

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