



Date: March 18, 2022

To: Planning and Zoning Commission Members

From: Patrick R. Zenner, Development Services Manager

Re: Short-term Rental Regulations –Permitted Use Table Modifications

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During the February 24, 2022 work session, the Commission and staff continued their discussion of proposed revisions to the Permitted Use Table. Building upon the discussion from the February 10 work session, the Commission moved into discussing STRs as a guest accommodation and came to general consensus that there would be two-levels regulation – Tier Two and Tier Three. The principal difference in the tiers of a “guest accommodation” STRs was either the temporary absence of the property owner or the complete absence of a property owner when the dwelling unit was being rented.

Additionally, the Commission discussed zoning district distinctions based on the concept of the STR unit being partially “residential” in nature or fully “commercial” in nature. The Commission was able to identify where Tier 2 STRs could be considered appropriate (see updated Permitted Use Table); however, were unable to come to consensus on where a Tier 3 would be appropriate. The Commission also began discussion on the distinction between the two tiers based the number of days the unit was available for rental. It was further discussed that an audit of the days in rental for the STRs in the tiers be provided annually for verification purposes. The details associated with this recommendation would be worked out as the use-specific standards for STRs and the other regulatory requirements (registration and licensing) were developed.

During the upcoming work session, it is desired that the Commission further articulate the differences between the two tiers and identify in what zoning districts the more “commercial” version of a “guest accommodation” STR would be appropriate. It is also desired that additional general preferences for use-specific standards applicable to any of the STR levels (accessory or guest accommodation) be identified such that staff can begin to assemble a final framework of regulations in advance of a potential meeting with the City Council on this matter.

Please contact me if there are questions.

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