



Date: December 30, 2021

To: Planning and Zoning Commission Members

From: Patrick R. Zenner, Development Services Manager

Re: Proposed Short-Term Rental Definitions

In response to the Commission's direction, attached you will find a series of proposed definitions for "owner", "short-term rental", and STR "tiers" that have been obtained from STR ordinance research. It is staff's desire that the Commission may find consensus on a definition within each of the categories that will begin to establish the foundation from which additional land use regulations relating to the use "short-term rental" may be prepared.

It should be noted that while conducting the definitions research, additional regulatory standards relating to STR dispersion, "grandfathering", occupancy, and a host of other land use-related items have been identified. It is staff's intention to utilize an options-based approach as it continues to move forward in the development of additional regulations. It is believed that such an approach will reduce the time needed to prepare regulatory language given each of the referenced standards already exists in another community's code.

Staff acknowledges that any chosen standard may need to be modified to fit Columbia's needs; however, research finds that much of what is already available within the research sample addresses many of the concerns previously discussed by the Commission. It is further acknowledged that development of unique standards to address areas of specific sensitivity may be required.

Staff looks forward to obtaining your feedback on the definitions presented and the opportunity to establish the framework for new regulatory standards. If you have questions, please contact me.

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