



Short-Term Rentals & ULUC

August 10, 2021

Jennifer Henninger, Director of Community Development
Michael Sutherland, Deputy Director of Community Development
Kathleen Osher, Director of Community Services

Background/Actions to Date

- ✓ Jan 2019 – Failed ordinance on short-term rentals (STRs)
- ✓ Feb 2020 – Council directed staff to address STRs
- ✓ Sept 2020 – Council study session on STR business license regulations
- ✓ Nov 2020 – Ordinance 41-2020 adopted addressing STRs in Title 3
- ✓ Dec 2020 – Begin new business license process for STRs
- ✓ Jan 2021 – Study session on STR strategy for 2021

2021 STR Strategy Timeline

- Jan – March 2021 – convert application process from BLAST to TRAKiT9 and fully implement new licensing regulations
- Jan - May 2021-Development of STR land use and location via the ULUC
 - Draft language vetted through public outreach associated with ULUC
- Aug. 10, 2021-study session on STR and the ULUC**
- October 2021-adoption of ULUC
- Prior to November 2021- If needed, Council action on business license modifications

Licensing Provisions

- ✓ Licensing: STR license – no other business licenses needed
- ✓ Annual renewal – not two year or multiple year
- ✓ Special events / additional guests – not allowed
- ✓ Residency requirement for applicants – primary: yes, non-primary: no
- ✓ Define STR Primary and STR Non-Primary
- ✓ Additional notification to surrounding property owners Existing license holders (grandfathering): existing license holders will be notified of legal interpretation
- ✓ Licenses shall not be transferred to new owners
- ✓ Inspections: self-inspected with ability for city inspection upon complaint
- ✓ Enforcement: complaint based
- ✓ Penalties: up to 1 year in jail / \$2,650 per day in violation

Proposed ULUC STR Regulations

- Define STRs as two types of residential uses
- Establish zone districts where STRs are permitted
- Establish STR-Primary as an accessory use
- Handle STR Non-Primary as a conditional use
- Limit number of STRs per block unless conditional use
- Allow existing STRs to become nonconforming uses

Policy Issues for Discussion

- STR Non-Primary Conditional or Prohibited in Neighborhoods
- STR Non-Primary allowed in commercial zone districts
- STRs in ADUs-attached or detached
- Nonconforming STRs after ULUC adoption

Potential Licensing Regulation Revisions

- Timeframe of license renewal
- Applicant/Owner residency requirements
- Number of licenses
- Transfer/grandfathering
- ADUs

Next Steps

AUG 17-Additional policy questions presented to Council

AUG 24-Council provide direction on STRs & other policy questions

AUG 26-Policy discussion

SEPT 7-Final draft of ULUC available for public viewing

SEPT 20-HPB public hearing on ULUC

SEPT 27-PC public hearing on ULUC

OCT 19-CC public hearing on ULUC

Questions