

Short-Term Rental Comments
October 20, 2020

The following comments were received from Mike Orf and Council Member Carole Fey in separate emails to the City Manager's Office.

Ordinance No. 41

- Line 28 Page 1: Suggest adding "Whereas, the city Council recognizes that short-term rentals support tourism, benefits local businesses and provides sales tax revenue for city services and neighborhood infrastructure."
 - Staff Response: This may not be a city-wide perspective and therefore should not be added

Code

Denial of License

- Page 7 (beginning line 26): Suggest adding what process would be followed and who would make this decision to ensure due process.
 - Staff Response: Staff is in the process of drafting and administrative hearing process as it relates to licensing issues for all businesses and will consider this feedback in that process.

License Term, Renewal, Suspension

- Page 8 (line 11): Proposed licensing is annually. Would Council consider a three-year annual probation period with licensing every two years after for those short-term rentals with a record of compliance? This would align with coalition's recommendations for licensing every two-years given an immediate course of action for problematic STR's.
 - Staff Response: Three years is currently too long given the possible amendments to the licensing ordinance as staff continues to evaluate, adjust, and fine tune licensing issues surrounding STRs.

License Requirements and Restrictions

Accessory Dwelling Units

- Page 9 (beginning line 20): People don't necessarily know what accessory dwelling units are.
 - Staff Response: The ULUC process will further define this

Maximum Occupancy per Bedroom

- Page 9 (beginning line 24): A short-term rental shall not exceed two (2) adults per bedroom, plus four.
 - Staff Response: Council discussed this and were in agreement with eight total

Maximum Occupancy of Premises

- Page 9 (beginning line 26): Are children included in the max number of renters? And who are children? I'd say that older teenagers don't qualify as children (this was the recommendation of the coalition).
 - Staff Response: Council discussed this, and agreed on 8 people total, including children
- Page 9 (beginning line 26): The maximum occupancy of a short-term rental shall be twelve (12) persons

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- Staff Response: Council agreed that 8 people total was appropriate at this time

Multiple Uses

- Page 10 (beginning line 1): Remove Limitation on Multiple Uses. This ordinance is designed to regulate the use of short-term rentals. Property owners should retain the discretion of how they use their property.
 - Staff Response: If the property is being used for an STR, that should be the only use permitted to ensure the quiet enjoyment of the surrounding property owners

Parking

- Page 10 (beginning line 4): Parking needs to be clarified! Right now it says that if you don't have on-property parking, you are limited to 2 on the street. But apparently if there is on-property parking, there is no limit to on-street parking. I'd like to say that there is a limit of 2 on-street parking spaces for both situations.
 - Staff Response: Ordinance language changed to require a minimum of 2 off-street parking spaces. Reference to on-street parking has been removed.
- Page 10 (beginning line 4): All short-term rentals shall provide one parking space per two bedrooms....
 - Staff Response: Requiring 4 parking spaces for a single-family home is excessive - most renters bring only one or 2 cars. (See comment above for change)

Good Neighbor Handout

- Page 11 (beginning line 1): Name a prominent place where the handout is to be displayed. Right now, it could be displayed in a closet.
 - Staff Response: Language has been changed to read "Each short-term rental shall provide post a Good Neighbor Handout inside the licensed premises in close proximity to an entry point..."

Good Neighbor Letter

- Page 11 (beginning line 13): Say specifically to whom must the letter be mailed, and by when. E.g. neighbors on each side, across the street, and adjoining the back yard, to be received no less than 2 weeks before the property is used as an STR.
 - Staff Response: Language has been changed to read "...to each property owner and resident of an address with an adjoining property line or directly across a street or alley within two weeks after receiving approval of an STR license"

Limiting Ownership

- A proposal was raised to limit ownership to non-corporations.
 - Staff Response: At this time staff is not recommending any additions to ownership structures. Property ownership is complex from tenants in common, to LLCs, to Trusts, etc. owning property and does not necessarily address any concerns.

Handouts

Guest Guidelines

- Remove pictures of behavior we don't want—bond fires and loud music. People read pictures first, and sometimes only the pictures. This flier suggests on first glance that loud music and bond fires are encouraged.

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- I think Rebecca T taught me that open fires are never legal in Littleton, are they? This handout suggests that sometimes they are with “check first . . .”.
- We can’t assume that people know what “light trespass” is.
- There are too many ideas under the minimize heading. Make these into bullets so they’re easier to read.
 - minimize music and noise
 - minimize outdoor lighting and make sure it stays on the rental property
 - contain all trash
 - Staff Response: Staff made corrections to the handout and can continue to refine the handout as the program moves forward. Staff does not anticipate bringing changes to these documents to Council unless directed to do so.

Presentation and Communication

- New Definitions heading (slide 5) is “leased” the right word (used twice)?
- Fiscal impacts heading (slide 9) It doesn’t make sense to me to charge \$200 when the range starts at \$250.
 - Staff Response: Staff made late corrections to the ordinance to make sure that proof of ownership is required and lessees are not allowed to apply for a STR. Staff does not know the exact cost of the program at this point. Staff would recommend a conservative approach until exact costs can be determined.