



# Short-Term Rental 2021 Strategy

City Council Study Session - January 12, 2021

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# Agenda

- Overview of recently adopted licensing regulations
- Review of feedback/questions received on STRs
- Focus items for the ULUC
- Timeline for STR strategy in 2021
- Council confirmation of strategy and timeline

# Newly Adopted Licensing Regulations

- Definitions for short-term primary and short-term non-primary
- Requires specific license
- Application and annual renewal (\$200 by annually adopted fee schedule)
- Parking requirements
- Maximum occupancy (8 people)
- Confirmation of safety
- Grounds for denial and revocation
- Created Good neighbor handout and letter

# Review of Feedback and Questions

## ***Addressed with Licensing Provisions:***

- ✓ Licensing: Short term rental license – no other licenses needed
- ✓ Annual renewal – not two year or multiple year
- ✓ Limitation of licenses per applicant – none
- ✓ Special events / additional guests – not allowed
- ✓ Limitation of the total number of licenses given – none
- ✓ Residency requirement for applicants – primary: yes, non-primary: no
- ✓ Definition short-term primary – no additional clarifications planned
- ✓ Additional notification to surrounding property owners – no changes planned
- ✓ 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

# Review of Feedback and Questions *cont.*

## ***To be addressed with ULUC:***

- What zone district should STRs be allowed/prohibited or a building type
- Owner occupied in residential zones
- Limit location of non-owner occupied STRs to commercial areas and downtown
- Number of STRs per block unless possible waiver (CUP?)
- Is it considered an overnight accommodation or home occupation
- Non-conforming STR consideration
- Allow STRs in ADUs
- Definition clarification between STR and ADU
- Legal non-conforming uses

# Focus Items for the ULUC

## **Establishes what type of use primary and non-primary STRs are**

- accessory
- primary
- conditional

## **Regulates where STRs are appropriate**

- what zone district should STRs be allowed/prohibited or a building type?
- Owner occupied in residential zones
- Limit location of non-owner occupied STRs to commercial areas and downtown
- Number of STRs per block unless possible waiver (CUP?)

## **Addresses ancillary issues associated with STRs**

- Accessory structures
- Accessory dwelling units

## **Addresses non-conformities and appeals / variances**

# 2021 STR Strategy Timeline

- ☐ Jan 12, 2021-study session on STR strategy for 2021
  - Confirm list of questions and remaining concerns relative to STRs since business license adoption
- ☐ 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
- ☐ October 2021-adoption of ULUC
- ☐ Prior to November 2021- If needed, Council action on business license modifications

All STR regulatory issues resolved with this council

# Council Confirmation of Strategy

- Confirm questions/feedback staff has received since adoption of business license regulations.
- Proceed with land use items related to STR in the ULUC process according to timeline
- Any additional business licensing modifications in the 3<sup>rd</sup> quarter of 2021 – study sessions may be necessary