

## **STAFF REPORT**

City Council, June 20, 2016

**Title:** **Short-Term Rentals**

City Council will conduct a public hearing to consider text amendments regarding short-term rentals.

**Speaker:** Daniel Cobb AICP, Planning Director

**From:** Daniel Cobb AICP, Planning Director

**Prepared by:** Daniel Cobb AICP, Planning Director

**Approved by:** Jim Fatland, City Manager

### **Background**

At their August 17, 2015 meeting City Council requested information regarding the issue of short-term rentals (STRs), much like those offered on websites such as Airbnb.com and VRBO.com. Staff presented basic background information in September 2015 and Council directed Staff to take the issue to Planning Board to explore possible changes to the Unified Development Ordinance (UDO) that would allow for short-term rentals but also mitigate potential negative impacts on residential neighborhoods.

The Planning Board began its discussions at their October 20, 2015 meeting, and held further discussions during regular meetings in November, January, February, and March. The Board approved its recommended draft ordinance language at their meeting on March 15, 2016.

The Planning Board's proposed draft language was presented to Council on April 18<sup>th</sup> and again on May 16<sup>th</sup> (with Council-directed changes). Council scheduled a public hearing during the May meeting, for June 20, 2016.

### **Discussion**

Following Council's May 16<sup>th</sup> meeting Staff met with the City's attorney to discuss options for the proposed ordinance changes and needs additional time to prepare such changes.

### **Policy Analysis**

None at this time. Short-term rentals, which are most closely related to *rooming or boarding houses* as defined in the UDO, are currently prohibited in residential districts.

### **Staff Recommendation**

Staff recommends City Council open the public hearing as scheduled, then call for a motion to continue the hearing until August. At which time Staff and the City's attorney will present additional information for consideration.

### **Fiscal Impact**

To be determined.