



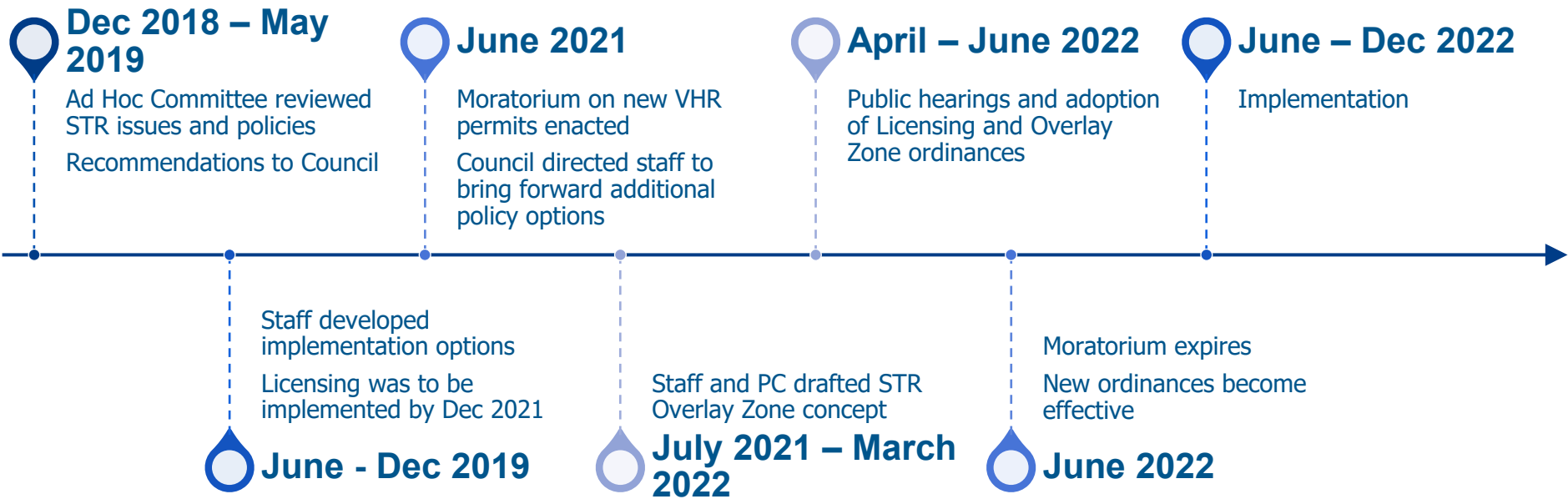
“

STRs have an impact on...

- Housing supply and availability
- Neighborhood character
- Overall community character

”

- *Planning Commission, July 12*
- *City Council, July 13*



— 30 public meetings of PC and CC —

- Public Hearings & Ordinance Adoption
 - Planning Commission (April 28)
 - Public Comment Session (City Council May 10)
 - City Council – 2 readings (May 17, June 7)
- Implementation
 - Public Outreach
 - Licensing
 - Nonconforming Registrations
 - Launch Complaint Hotline

Definitions

Short-Term Rental

A dwelling unit offered, provided, used, or operated as a lodging accommodation to guests in exchange for remuneration for a period of less than 30 consecutive days while the owner or other permanent resident does not reside in the dwelling unit. The term short-term rental shall only apply to periods of time when the owner or other permanent resident is not residing in the dwelling unit.

Hosted Short-Term Rental

The use of one guestroom located within a dwelling unit offered, provided, used, or operated as a lodging accommodation to guests in exchange for remuneration for a period of less than 30 consecutive days while the owner or other permanent resident is residing and present in the dwelling unit.

~~Vacation Home Rental (VHR)~~
~~Vacation Rental~~
~~Temporary Short-Term Rental~~

Purpose

The Short-Term Rental Overlay zone is intended to:

- provide areas for short-term rental uses that are complementary to and supportive of the community's downtown and resort areas
- minimize potential negative impacts of short-term rentals on the community's housing supply and residential neighborhoods

STR Overlay Zone

- Unrestricted (Zone A)
 - Unlimited number
- Restricted (Zone B)
 - Licenses capped at specific number per subzone (B1 through B6)
 - Hosted STRs exempt
- Prohibited (Zone C)
 - Hosted STRs exempt
- Unlimited days/occurrences for all licensed STRs

- **Existing STRs to be granted legal nonconforming status**
- **Vested VHR permits to continue**

Short-Term Rentals

Zone A

Zone B

Zone C

NO CAP

CAPS *

Prohibited *

STR Overlay Zone Map Amendments

- Requests from Qualifying HOAs
- “Qualifying Declarations” must:
 - Explicitly permit or prohibit STRs
 - Have been adopted/amended and recorded within 12 months of Overlay Zone adoption
- Rezoning may result in amendment to Subzone Caps, if applicable

April 28 PC meeting:

- PC recommended removal of rezoning option
(PC opinions suggested 4-4 split)
- Staff recommends rezoning option

STR Licensing

- Annual renewal
- Nontransferable
- Operational requirements
 - Occupancy: 1 per 150 sf (16 max)
 - Approved parking plan
 - Local responsible party
 - Maximum complaint response: 1 hour
- Self-inspection checklist for safety

3 License Types

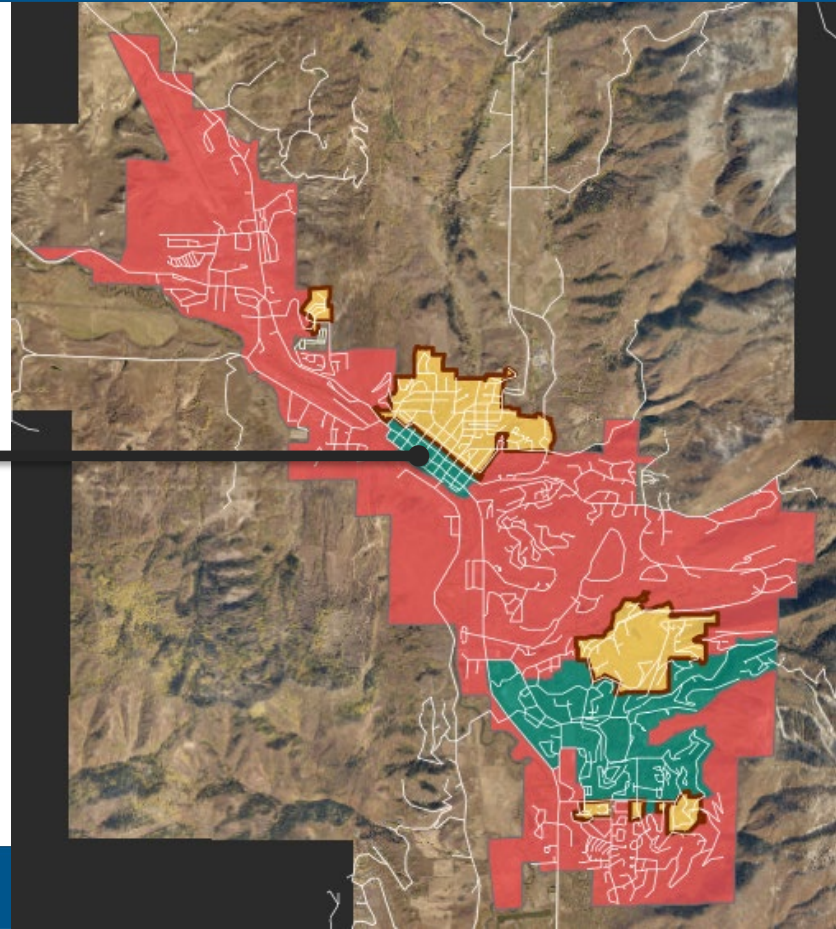
- Unrestricted (Zone A)
- Restricted (Zones B & C)
- Hosted

STR Enforcement

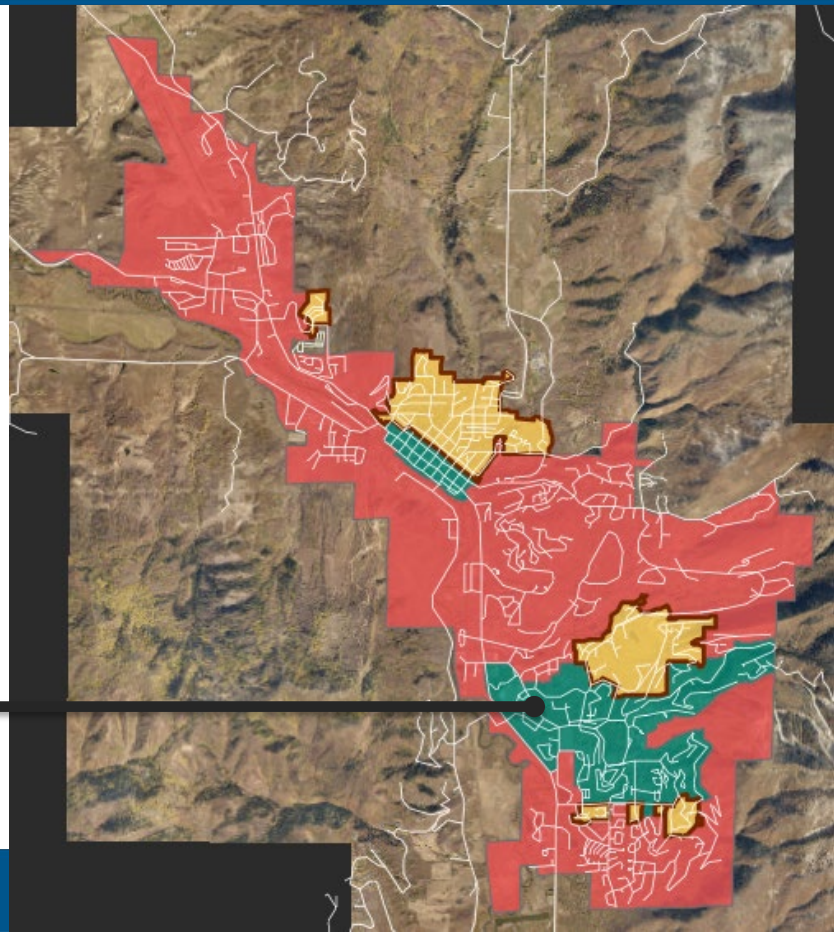
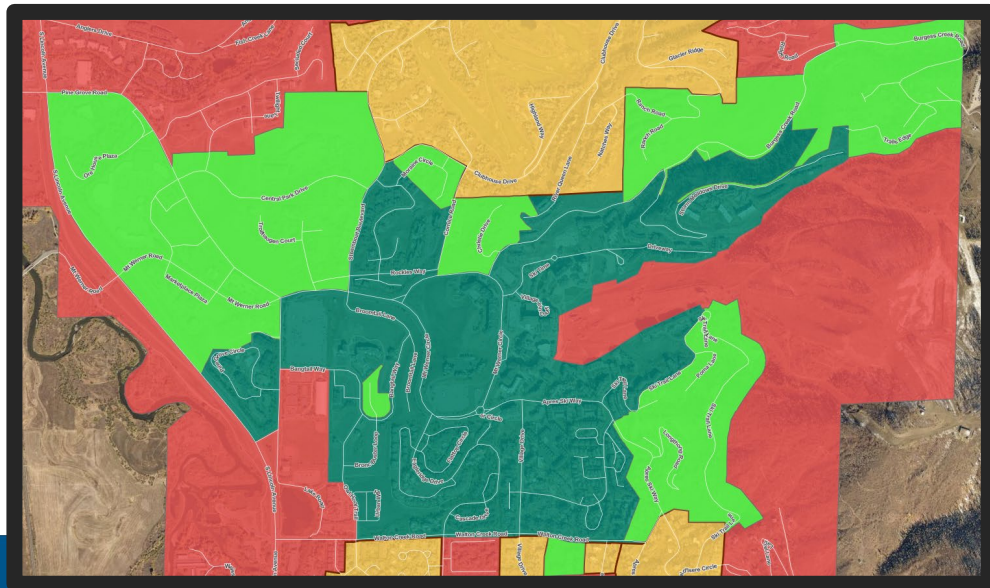
- Operating without license: Increased Municipal Court fine, max \$2,650/day
- License violations: Hearings Officer
 - Fines
 - Suspension
 - Recommend revocation
- License revocations: City Council



24-Hour Complaint Hotline

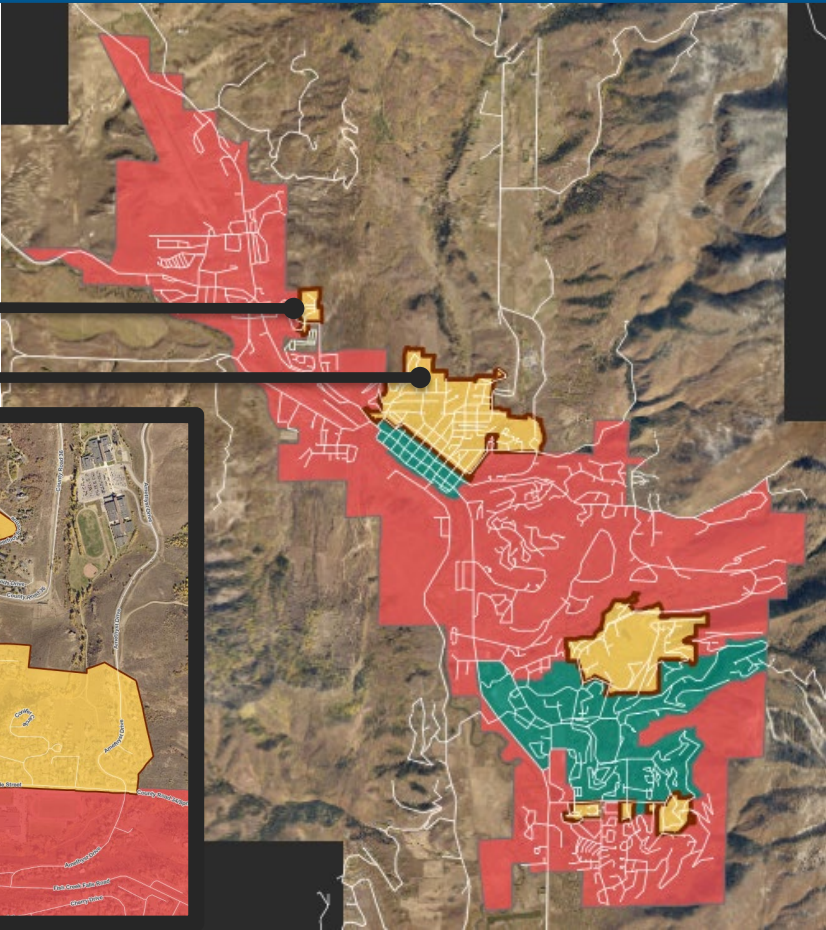
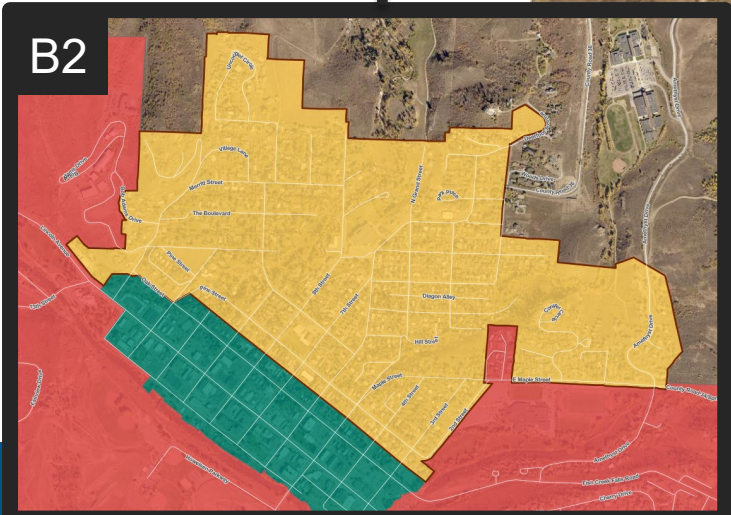
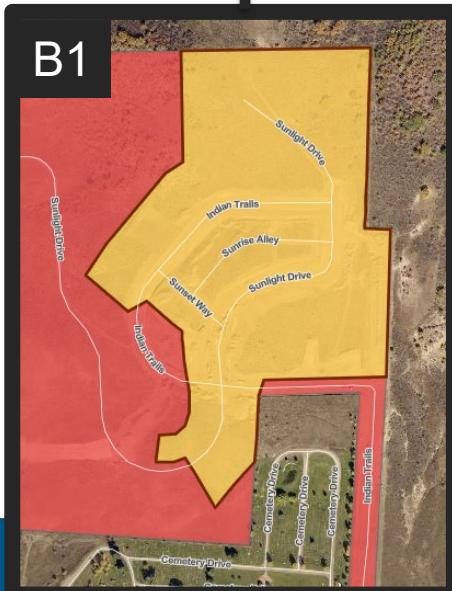


Zone A Unrestricted: Mountain Area
(expanded beyond existing RR and G)



B1: Sunlight
Cap: 5

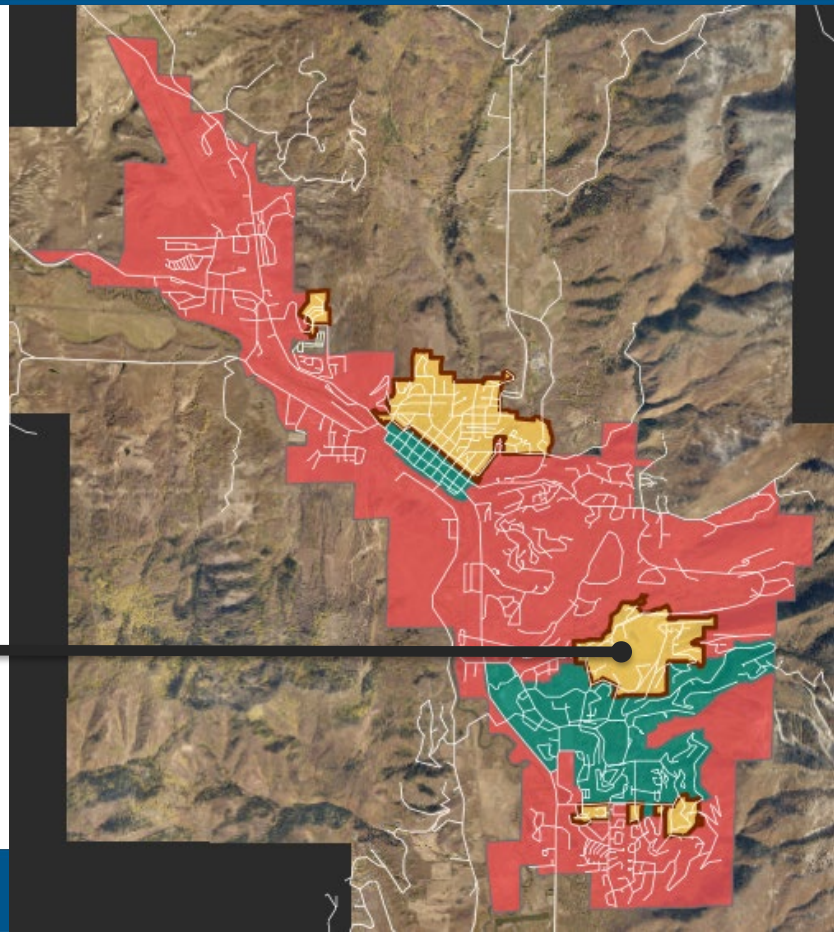
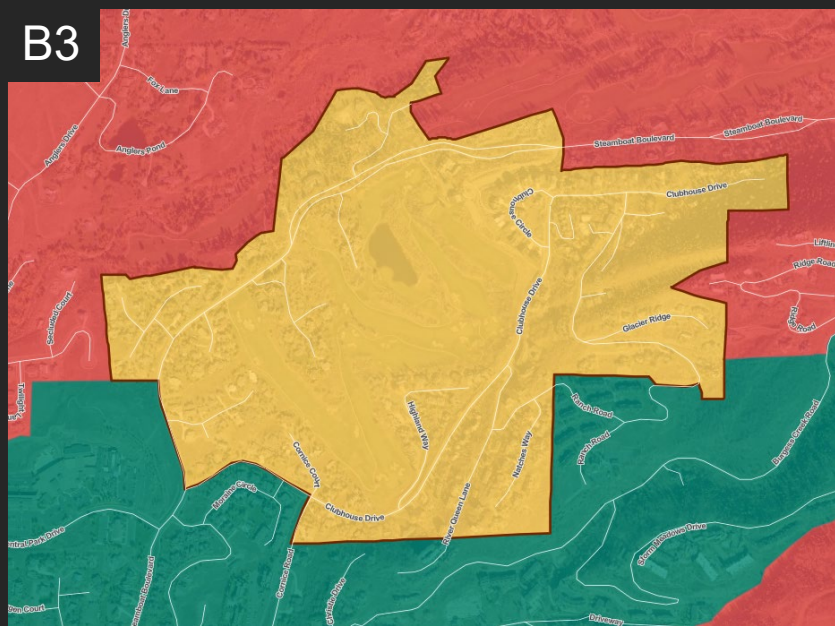
B2: Old Town
Cap: 20



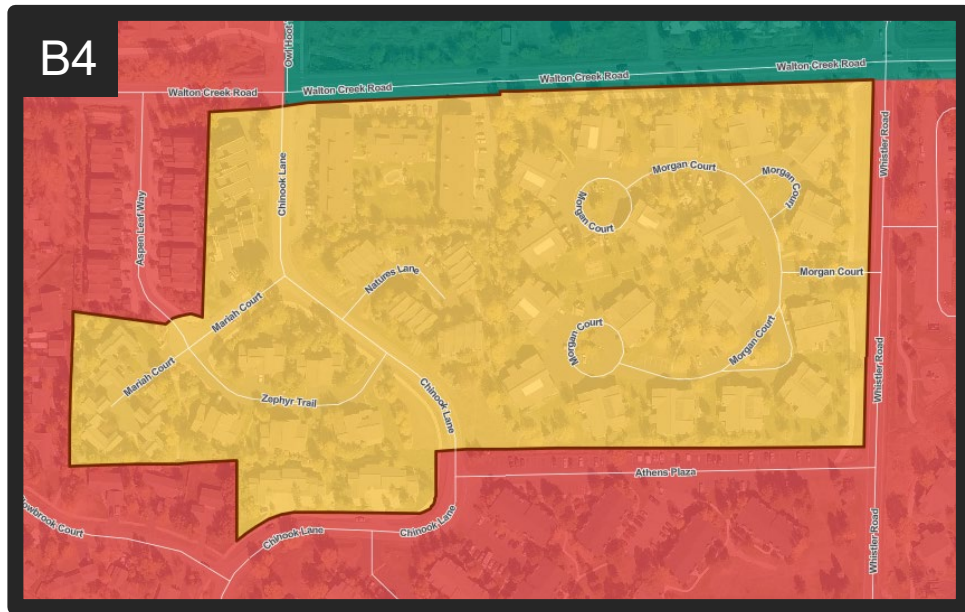
B3: Fairway / Clubhouse

Cap: 20

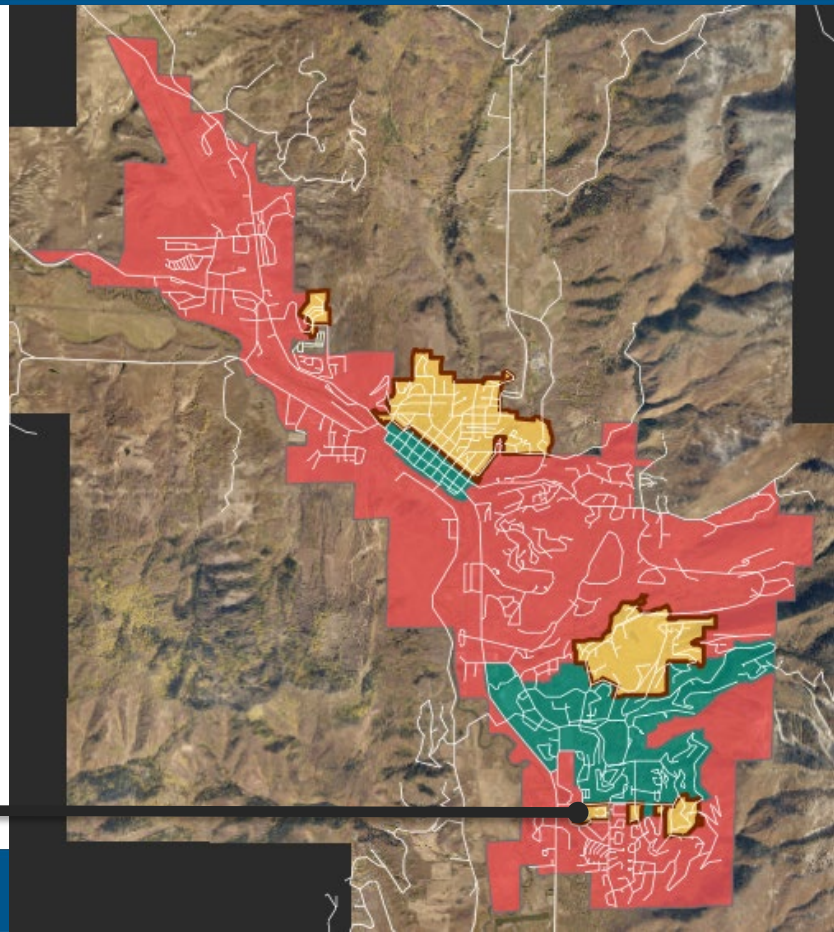
B3

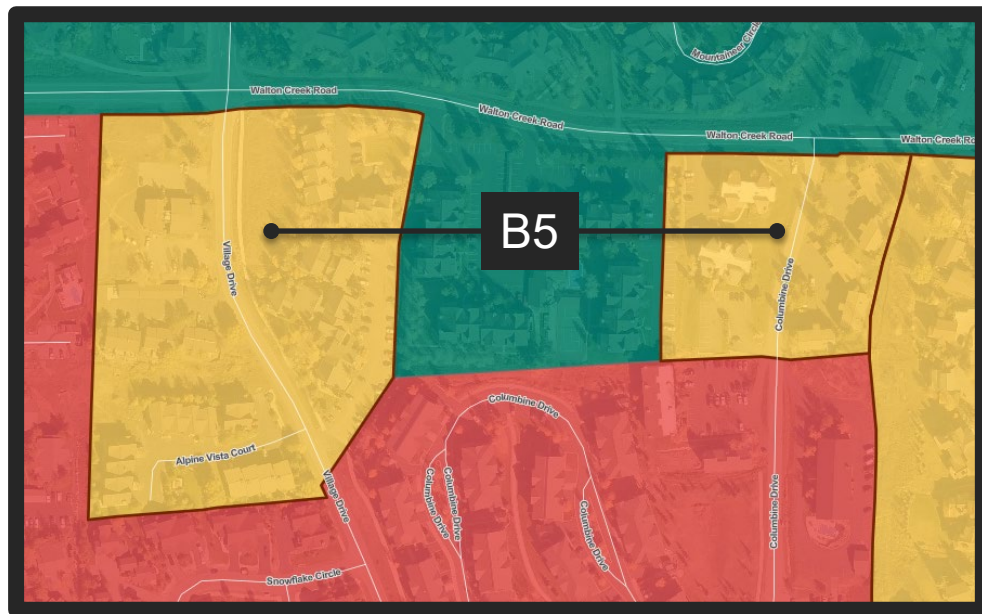


B4

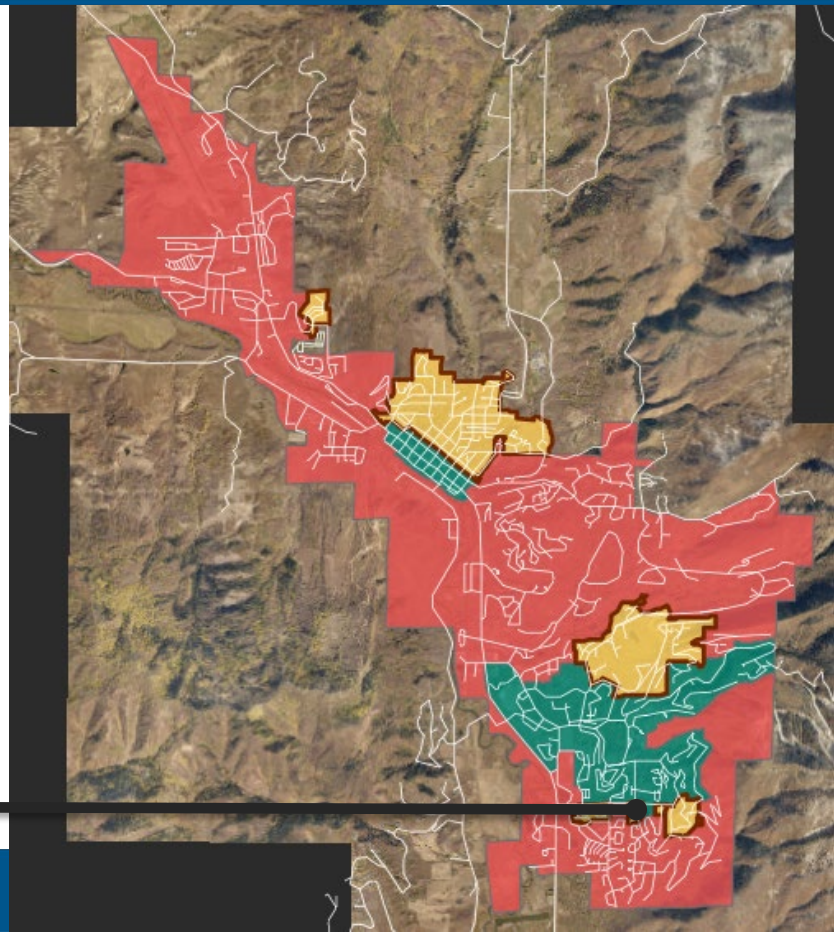


B4: Walton Creek / Whistler
Cap: 18





B5: Walton Creek / Village / Columbine
Cap: 12



B6: Alpenglow

Cap: 10

