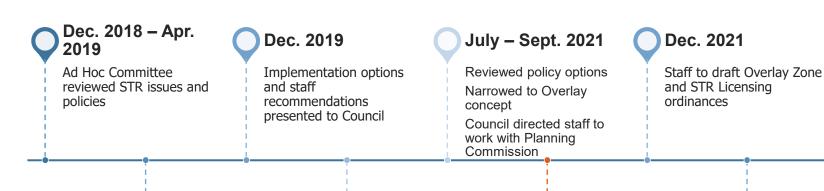
Rebecca Bessey, Planning Director







Committee conclusions and

recommendations

May 2019

presented to Council

Moratorium on new VHR

Council directed staff to

bring forward policy options

permits enacted

**June 2021** 

Public adoption hearings Moratorium expires

Oct. - Nov. 2021

Staff is working with

Planning Commission to

Granicus implementation

refine Overlay concept

Jan. 2022



# "Short-Term Rental (STR)"

# Without Permit

Permit

Vacation
Home Rental
(RR & G)

Vacation Rental Temporary Short-Term Rental

Vacation Home Rental



### **STR License Program**

- Required for all STR types
- Annual renewal
- Fee for administration, review, monitoring, enforcement
- Self inspections (short-term)
- Occupancy limits
- Parking standards
- Complaint response
- Local contact / manager







## STRs have an impact on...

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



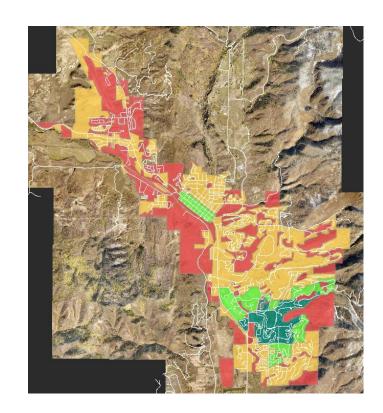
- Planning Commission, July 12
- City Council, July 13



## Overlay Zone Concept

#### **Draft Overlay**

- By-Right overlay (Subzone A)
  - Resort area (RR, G, +)
  - Downtown (Oak to Yampa)
- Restricted overlay (Subzone B)
  - With limited exceptions (primary residence, hosted STRs, limited occurrences)
  - Potential rezoning process for neighborhoods with HOA covenants that allow STRs
- Prohibited overlay (Subzone C)
  - OR, MH, I





# **Short-Term Rentals**

Subzone A

Subzone B

Subzone C

By-Right

Primary Residence

**Hosted STR** 

Limited Occurrence Existing VHR Permit

Non-Conforming Uses

**Prohibited** 



- Additional PC worksessions
- Staff to draft ordinances
- Public hearings for adoption
- Implementation

Questions?