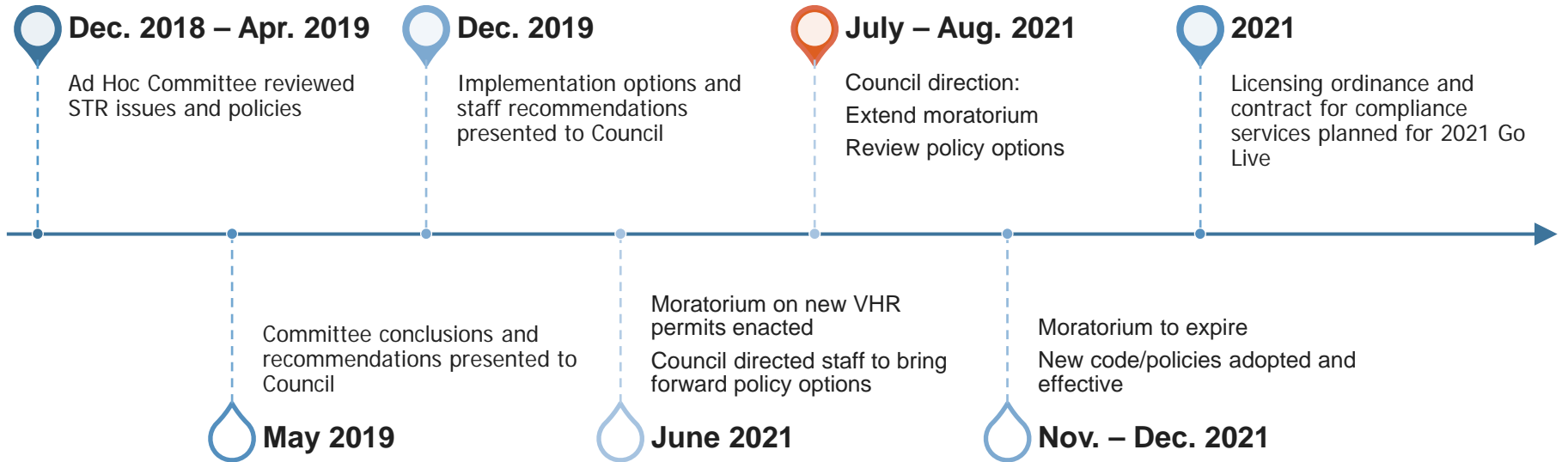


- Recap
- Public Engagement Update
- Define the Problem
- Policy Options
- Council Direction:
 - Goal
 - Policy Options





What we've heard so far...

[Staff will provide a verbal update of public input collected to date]

[Staff will provide a summary of Planning Commission input from July 12 policy worksession]

What is Council's Goal?

- Review (amend) Vacation Home Rental (VHR) policy?
- Review (amend) policy related to all short-term rentals (STRs)?
- Address housing issue?
- Address neighborhood character issues?
- Other?

Range of Options

- A. Regulate less
- B. Disincentivize
- C. Status quo
- D. Improve enforcement
- E. Broaden land use permit requirement
- F. Add more restrictive use standards
- G. Restrict to certain locations
- H. Limit density or concentration

Less Restrictive



More Restrictive

“Short-Term Rental (STR)”

Without Permit

Permit

Vacation
Home Rental
(RR & G)

Vacation
Rental

Temporary
Short-Term
Rental

Vacation
Home Rental

STR Licensing (2021)

- Annual license of all STRs
- Minimum operational requirements
- Self-inspection checklist
- Data collection

Compliance Services (2021)

- Identification of all STRs
- Compliance monitoring (licenses, permits)
- 24-hour complaint hotline
- Improved enforcement



Disincentivize

1. Impact Fee

- Requires an Impact Study
- Quantify impacts **on capital facilities**
- Establish fee to mitigate impacts

2. STR Tax

- Requires voter approval
- Tax revenue could be dedicated to affordable housing efforts

Broaden Land Use Permit Requirement

- New permit process; could be similar to VHR Permit
 - New use standards; could be similar to VHR standards
1. Require land use permit for some or all STRs outside of RR and G
 2. Require land use permit for all STRs citywide

Add More Restrictive Use Standards

1. Type of dwelling unit
 - a. Primary residence
 - Would require ongoing tracking
 - b. Second home with minimum owner use
 - Would require ongoing tracking
 - c. Secondary Units only
 - Significant shift in current policy
2. Owner-occupied only (partial home rental)

Add More Restrictive Use Standards

3. Frequency

- a. Max. days per year
- b. Max. occurrences per year
- c. Min. or max. days per occurrence

4. Operational standards

- a. Parking
- b. Occupancy
- c. Other

Restrict to Certain Locations

1. By Zone District
 - + Similar to current code
 - May prohibit use in areas where it seems appropriate, such as MF and RN zone districts near resort
2. Create Overlay Zone(s)
 - + Could be tailored to specific locations

Limit Density / Concentration

- Would require ongoing tracking
 - Could result in speculative permits
1. Per total housing units
 2. Per neighborhood
 - Would need to determine neighborhood boundaries
 3. Per distance (min. spacing)
 4. Per MF building / development

1. What is Council's goal?
2. What policy options would Council like to explore further?