



- 1. Policy Options and Process
- 2. Moratorium and Timeline



Policy Options and Process

“

STRs have an impact on...

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

”

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

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

Range of Options

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

Less Restrictive



More Restrictive

Direction Needed:

- Are there other policy options Council is interested in?
- Is Council supportive of continuing forward with the draft Overlay Zone?

Recommendation:

- Staff to work with Planning Commission to provide a complete recommendation regarding preferred options
- Extend moratorium, as needed

Moratorium and Timeline

June 10	Emergency Ordinance 90-day moratorium on VHR Permits
July 20	First Reading Extended to December 13 (6-month period)
August 24	Second Reading Extended to October 31
October 12	First Reading Extended to January 31 and modified applicable areas
October 19	Second Reading Extended to January 31 and modified applicable areas

“Short-Term Rental (STR)”

Without Permit

Permit

Vacation
Home Rental
(RR & G)

Vacation
Rental

Temporary
Short-Term
Rental

Vacation
Home Rental

Applicability – Initial Moratorium

	RE	RN	RO	RR	MF	G1	G2	CO	CY	CK	CN	CC	CS	I	T2	T3	T4	T5
Vacation Home Rental	LP	LP	LP	R	LP	R			LP	LP	LP	LP			LP	LP	LP	
Vacation Rental		R	R	R	R	R	R	R	R	R	R	R	R			R	R	R
Temp Short-Term Rental	L	L	L	L	L	L			L	L	L				L	L	L	

R = By-Right Use, no permit required

L = Limited Use, no permit required

LP = Limited Use Permit, permit required

[blank] = Prohibited

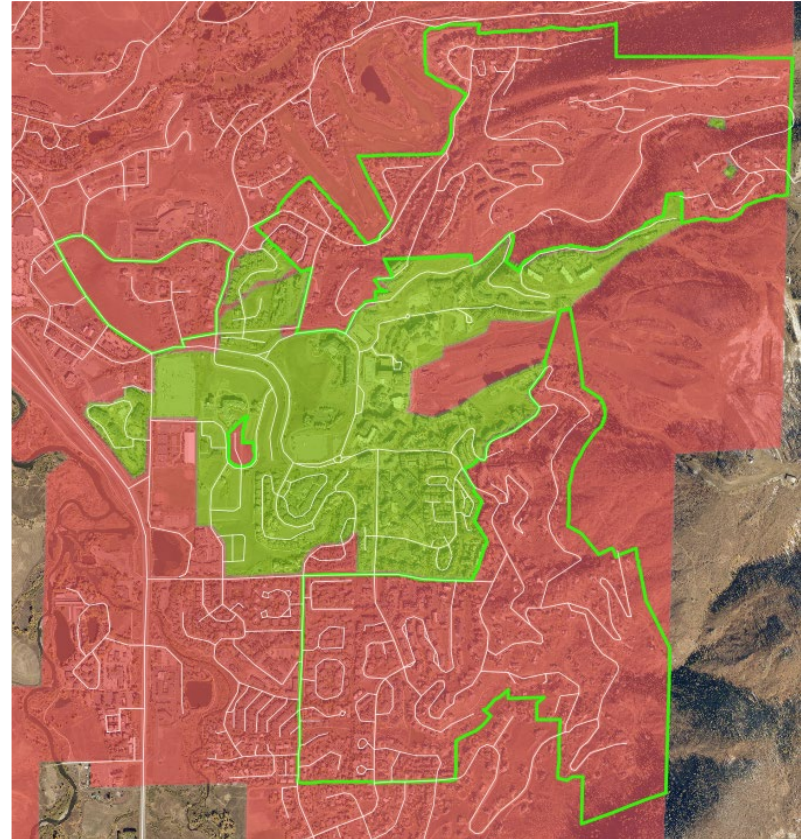
 = Moratorium on NEW Permits

 = Not Impacted by Moratorium

Applicability – Modified Moratorium

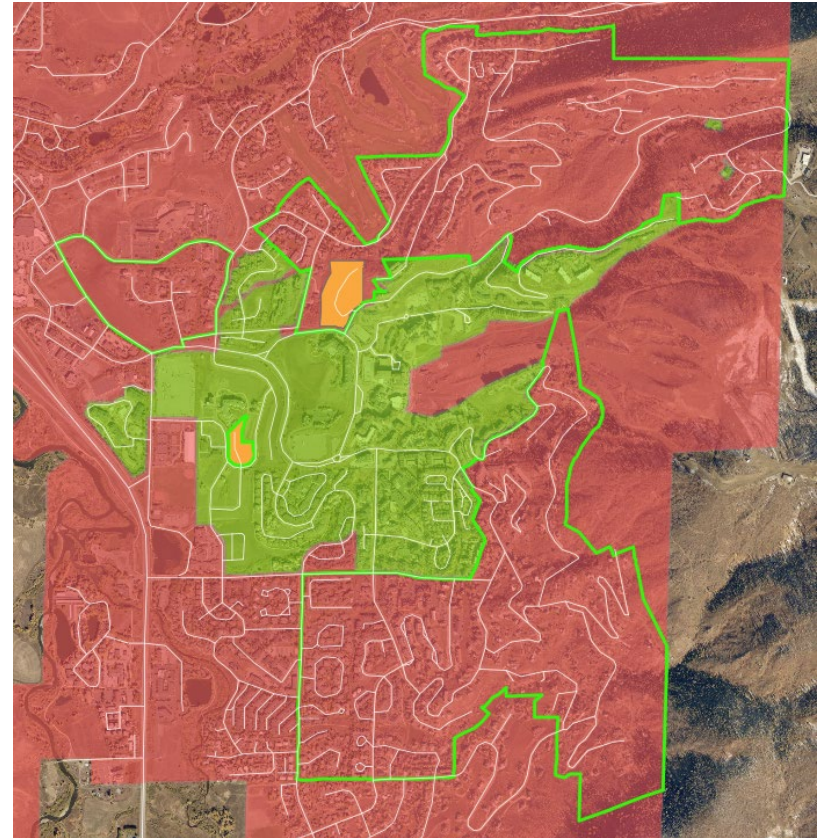
Direction for First Reading

- Evaluate specific areas proposed by lodging group (green outline)
- Analyze local ownership
- Identify areas with $\leq 25\%$ local ownership



Findings

- SF / duplex properties only
- By street and by street grouping
- Local address v. matching address
- 2 areas met threshold of $\leq 25\%$ using local address and street grouping:
 - Christie Dr
 - Flat Tops Ct / Bangtail Way

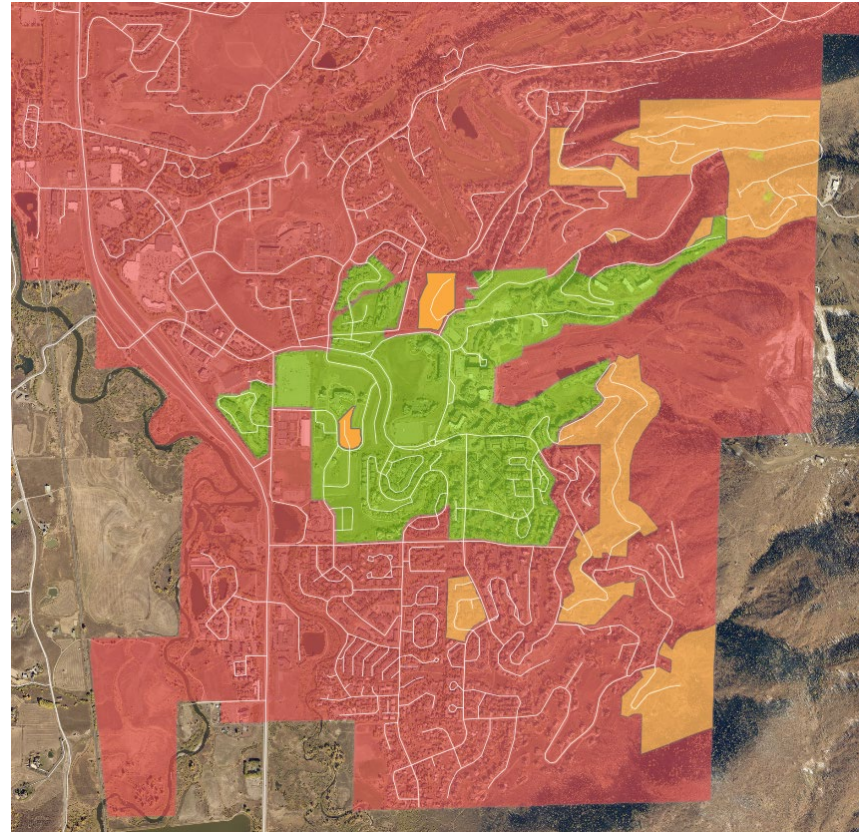


Applicability – Modified Moratorium

Adopted at Second Reading

- Excluded areas with $\leq 25\%$ local ownership based on:
 - Matching addresses
 - Street groupings

Note: Some of these areas fall within the draft Restricted Overlay Zone being considered by PC



Direction Needed:

- Does Council want to reconsider the moratorium?
 - Expiration
 - Applicability

Recommendation:

- Extend moratorium, as needed