

## Range of Options

- A. Regulate Less
  - 1. Eliminate VHR Permit process
  - 2. Do not implement STR Licensing program
  - 3. Allow in Secondary Units
  
- B. Disincentivize
  - 1. Impact fee
  - 2. STR Tax
  
- C. Status Quo
  - 1. By-Right for all Multiple-Family units and all units in RR and G zone districts
  - 2. VHR Permit for Single-Family/Duplex units outside of RR and G zone districts
  - 3. Annual License required for all STR (effective 2021)
  
- D. Improve and Increase Enforcement
  
- E. Broaden Land Use Permit Requirement
  - 1. Require permit for all STRs outside of RR and G zone districts
  - 2. Require permit for all STRs
  
- F. Add More Restrictive Use Standards
  - A. Type of Dwelling Unit
    - a. Allow in Primary Residences only
    - b. Require minimum owner use
    - c. Allow in Secondary Units only
  - B. Owner-Occupied only (part of unit)
  - C. Frequency
    - a. Maximum number of days per year
    - b. Maximum number of occurrences per year
    - c. Maximum length per occurrence
  - D. Operational Standards
    - a. Change parking requirements
    - b. Change occupancy limits
    - c. Other changes
  
- G. Restrict to Certain Locations
  - 1. By Zone District
  - 2. Create Overlay Zone(s)
  
- H. Limit Density/Concentration
  - 1. Per total housing units
  - 2. Per neighborhood
  - 3. Per distance
  - 4. Per Multiple-Family building or development

## Option Details

- A. Regulate Less
  - 1. Remove existing permitting and use standards for a VHR use, these types of STRs would be a by-right without use standards.
  - 2. Licensing to manage operation and enforcement of STRs as recommended by the Ad Hoc committee would not be implemented.
  - 3. STRs would be allowed by-right in secondary units, equivalent to all other STRs, (currently STRs are prohibited in secondary units).
- B. Disincentivize
  - 1. Implement an impact fee on STRs to mitigate specific impacts; would require an Impact Fee Study to document and quantify impacts.
  - 2. Implement a STR tax; would require voter approval on a November election.
- C. Status Quo
  - 1. No use permit required for STRs in Multiple-Family units or STRs in the RR and G districts.
  - 2. Current use permit and standards required for STRs in single-family and duplex units (VHRs).
  - 3. Annual license required for all STRs starting 2021; licensing to include requirements for responsible agent, occupancy limit, health & safety, parking, trash, noise, lighting, advertising, easier enforcement, and complaint management.
  - 4. Improved enforcement (see below) with compliance services contract.
- D. Improve and Increase Enforcement
  - 1. 24-hour complaint hotline (to be included in compliance services contract).
  - 2. Improved complaint tracking (to be included in compliance services contract).
  - 3. Required timeframes for complaint response and resolution (to be included in Licensing).
- E. Broaden Land Use Permit Requirement
  - 1. Require a permit for some or all STRs outside of RR and G districts; STRs of any type near the resort area would still be by-right with no use permit.
  - 2. Require a permit for all STRs citywide, including units in RR and G districts; no by-right STR anywhere in the city.
- F. Add More Restrictive Use Standards
  - 1. Type of Dwelling Unit:
    - a. Allow in primary residence: would require proof of primary residence. Second homes and investment properties could not be used for short-term rentals. Entire unit could be rented.
    - b. Allow STRs in primary residence or second home with minimum owner use: an owner has to live or stay at the property for a minimum amount of time. Entire unit could be rented.
    - c. STR in secondary units only: no STRs in a single family/duplex unit, second home/investment property, or condo/townhome/multiple-family unit.
  - 2. Owner-Occupied: STRs allowed in owner-occupied unit; only part of a dwelling could be rented.
  - 3. Frequency:
    - a. Maximum number of days per year.
    - b. Maximum number of occurrences per year.
    - c. Maximum or minimum length of stay per occurrence.

4. Operational Standards:

- a. Limit the number of parking spaces, location of parking spaces, etc.
- b. Limit the number of people that can stay in an STR.

G. Restrict to Certain Locations

1. By Zone District: STRs could be limited to RR and G districts or other districts; could be prohibited in certain residential districts (RO, RN, MF). This may limit the ability to have STRs where they might be considered appropriate, such as RN and MF zones near the resort.
2. Create Overlay Zone(s): the location of STRs could be tailored to appropriate areas based on identifiable boundaries. Individual neighborhood characteristics and locations could be weighed in this approach, and regulations could be specific to individual areas.

H. Limit Density/Concentration

1. Per total housing units: Limit permits or licenses to a certain percentage of total housing units. Would require ongoing tracking and maintenance.
2. Per neighborhood: Limit permits or licenses to a certain number per neighborhood. Would need to determine neighborhood boundaries, and would require ongoing tracking and maintenance.
3. Per distance: Establish minimum spacing or distance requirement between STRs. Would require ongoing tracking and maintenance.
4. Per Multiple-Family building or development: Limit permits or licenses to a certain number or percentage of units within a building or development. Would require ongoing tracking and maintenance.