



<b>CDC Meeting Date:</b>	January 4, 2023	
<b>Name of Agenda Item:</b>	Update on Ord 1654 – Community Residential Facilities and Short-Term Rentals	
<b>Section of Agenda:</b>	Discussion	
<b>Next Steps Proposed by Staff:</b>		<b>Legal Review:</b>
<input type="checkbox"/> Staff revisions	<input type="checkbox"/> Planning Commission	<input type="checkbox"/> Completed
<input type="checkbox"/> Return to CDC	<input type="checkbox"/> Other Committees	<input type="checkbox"/> Recommended
<input checked="" type="checkbox"/> Schedule for full Council	<input type="checkbox"/> Other: _____	<input checked="" type="checkbox"/> Not Required
<b>Attachments:</b>		
Proposed Draft of LMC 19.57 as recommended by the PC, MRSC example regulations article		
<b>Summary Statement:</b>		
<p>New code language related to Community Residential Facilities (CRFs) will be assigned to LMC 19.49. Subsequently the existing contents of LMC 19.49 are proposed to shift to be combined with the contents of LMC 19.57. LMC 19.57 will now include Conditional Use Permits, Home Occupation Permits, and provisions related to Short-Term Rentals such as vacation rentals and Bed and Breakfast establishments. The Planning Commission held a public hearing and recommended the changes that include updates to this portion of code. The most significant changes include:</p> <ol style="list-style-type: none"> <li>1. A revised approval process for short-term rentals. Rather than requiring a Conditional Use Permit an operator would seek a Home Occupation Permit – a less arduous process.</li> <li>2. Short-term rentals would no longer need to be owner-occupied. That is, an entire home could be rented out rather than just a portion of the home.</li> </ol> <p><u>However</u>, based on Committee feedback from the January 4<sup>th</sup> meeting, the CDC may desire to offer an altered recommendation to the full Council per these points:</p> <ol style="list-style-type: none"> <li>1. <b>Maintain the requirement for owner occupancy within single-family (SF) and RMD zones.</b></li> <li>2. <b>Allow full rental of units / homes within multi-family zones (no owner occupancy).</b></li> <li>3. Consistent with the current draft – STRs in SF and RMD zones must seek a Home Occupation Permit through the process described in Title 19. This includes notification of property owners within 300 feet. <b>A provision should be added to describe implications of violating this permit.</b></li> <li>4. <b>Add provision to emphasize that all STRs are required to get a business license through the Dept. of Revenue that includes a Lynden endorsement.</b></li> </ol>		
<b>Recommended Action:</b>		
Review and provide feedback.		