



COMMUNITY DEVELOPMENT COMMITTEE (CDC)

RECOMMENDATIONS FOR ORD 23-1665

February 22, 2023

On December 15, 2022, the Planning Commission recommended approval of the proposed ordinance pertaining to comprehensive standards for Community Residential Facilities and updates to the code sections on Conditional Use Permits, Home Occupation Permits, Bed & Breakfasts, and Short-term (vacation) Rentals.

Following the Planning Commission recommendation, the Community Development Committee (CDC) reviewed the ordinance and developed alternate recommendations on short-term rentals and home occupation permits. These recommendations stem from concerns that short-term (vacation) rentals (STRs) could have on the City's housing supply and neighborhood character. These are summarized below:

1. Maintain, rather than delete, the requirement that an on-site host be present on the property. This would prohibit the renting of entire homes for vacation rentals.
2. Prohibit STRs in attached housing types except under certain conditions in the RM-4 zoning category while the Planning Commission recommendation had provisions that permitted STRs, outright, in RM zones.
3. Criteria list for the approval of STRs was expanded and refined to give prospective hosts and surrounding neighbors clear, objective standards for approval.
4. The home occupation permit process was updated to outline a more specific administrative review, public notice of application, and opportunity to appeal.