



Memorandum

Meeting Details: Planning Commission – Local Planning Agency Meeting June 1, 2026, 6:00 p.m.

Prepared For: Planning Commission – Local Planning Agency

From: Community Development Department

Subject: Ordinance 2026-04, Zoning - Establishing Division 6 - Low Density Vacation Rental

Discussion:

The proposed privately initiated land development regulation amendment would create a new zoning district to allow for nightly rentals in areas currently with the Residential Medium Future Land Use Category. City staff are concerned that this will lead to spot zoning in areas that are primarily residential. The LPA version of the ordinance includes a definition for "Nightly Vacation rental (stays of less than 3 months)."

Fiscal Impact or Other:

This proposed ordinance does not create a regulatory cost for businesses. City Staff would have to handle more rezoning applications which can take up staff time.

Recommendation(s):

City staff recommend denial of Ordinance 2026-04, Zoning – Establishing Division 6 Low Density Vacation Rental for the following reasons. City staff are concerned about the potential for spot zoning. Also, city staff are concerned about the potential change to the character of residential areas with the Residential Medium Future Land Use Category.

Attachments:

Ordinance 2026-04, Zoning – Establishing Division 6 – Low Density Vacation Rental

Ordinance 2026-04 Business Impact Estimate