

**AGENDA ITEM \_\_\_\_: Discussion and action with regard to a proposed zoning amendment to prohibit short term rental of outdoor amenities in the residential zoning district.**

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**BACKGROUND:** At the February council meeting, the Council referred a proposed ordinance to the Planning and Zoning Commission that would prohibit short-term rental of residential amenities. Upon advice of counsel, the proposed amendment was referred to the Planning and Zoning commission for a recommendation. The Planning and Zoning commission posted the proposed amendment for discussion at its meeting on March 6. As it was posted for discussion only, no formal action was taken in regard to a recommendation.

The Commission has asked that the proposed amendment consider both stand-alone short-term rentals of amenities along with a prohibition of rental of amenities separate and apart from rental of the structures on the premises, so that a homeowner would not be able to lease amenities on a long term basis separate and apart from a long-term rental of the home.

Because the proposed amendment would require a public hearing at both the Planning and Zoning Commission and the Council, the Planning and Zoning Commission also asked for guidance from the Council as to whether this amendment warranted consideration on a stand-alone basis, or should await consideration when other zoning amendments were also under consideration, to save on costs of public hearings.

**PROPOSED ACTION:** (1 )Request that the city attorney advise the council with regard the legality of a ban on long-term rental of amenities separate and apart from a home and if permitted, draft a proposed ordinance. (2) Refer to Planning & Zoning Commission the proposed amendment for consideration at a public hearing at such time as other amendments to the residential zoning code are considered.