




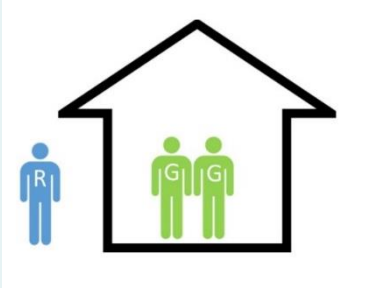

Update on Short Term Rentals (STRs)



**Presentation to
Town Council**
October 2, 2020

Anya Grahn, Senior Planner
Planning Department

Types of Short Term Rentals:

Type 1: Hosted Rental	Type 2: Unhosted Rental	Type 3: Dedicated Rental
		
<ul style="list-style-type: none">• Primary resident is on site with guests• Rental of a spare bedroom or accessory dwelling unit	<ul style="list-style-type: none">• Primary resident is not on site with guests• Rental of an accessory dwelling unit (when owner is not on-site) or the whole unit	<ul style="list-style-type: none">• There is no primary resident• Rental of dwelling unit and/or accessory dwelling unit (not part of primary residence)
<p><u>Current LUMO Provisions:</u> Home Occupation</p>	<p><u>Current LUMO Provisions:</u></p> <ul style="list-style-type: none">• Tourist Home• Overnight Lodging	<p><u>Current LUMO Provisions:</u></p> <ul style="list-style-type: none">• Tourist Home• Overnight Lodging

Short Term Rentals (STRs): Background

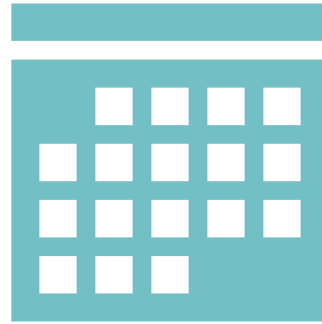
Date	Milestone
June 2019	CHALT, Chamber, and local hoteliers submit a petition Council directs staff to develop STR standards
Sept. 2019	Council creates STR Task Force
Oct. 2019 – Feb. 2020	STR Task Force met monthly to discuss ordinance provisions

Short Term Rentals (STRs): Background

Date	Milestone
Feb. 2020	STR Task Force completes study and makes findings
March 2020	CCES meets to discuss next steps
May 2020 – June 2020	STR Virtual Open House Survey
June 17, 2020	Council dissolves task force



121 Responses

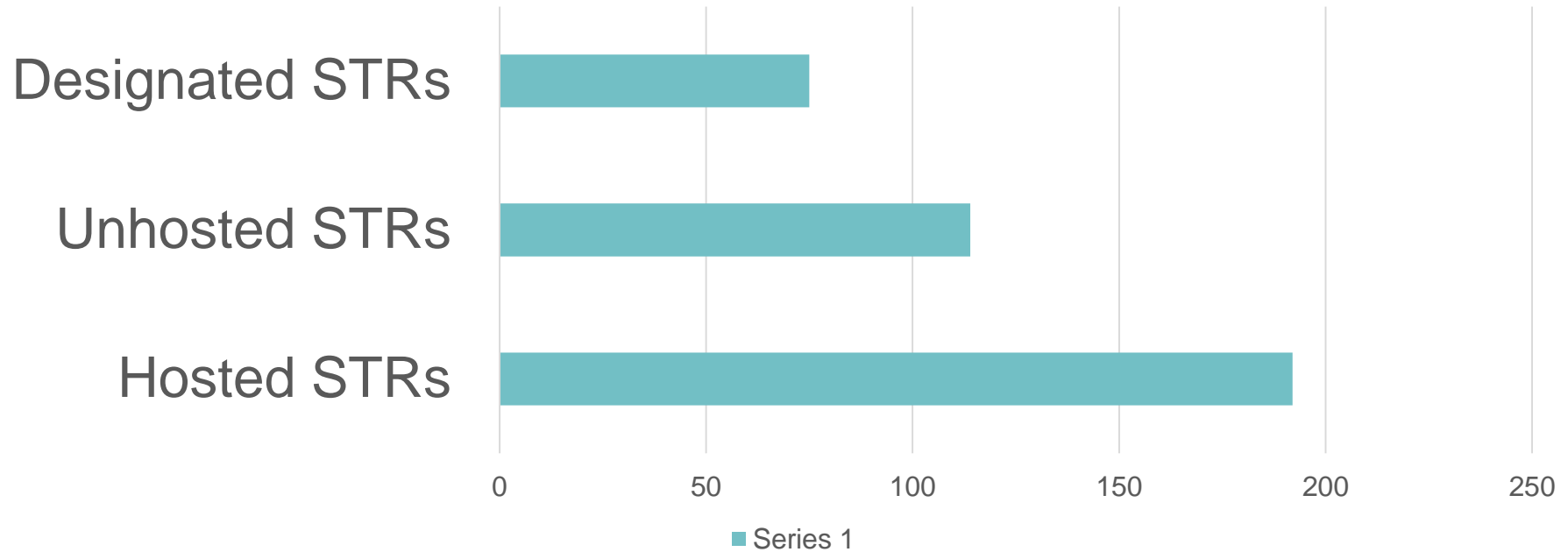


Survey Open
May 29, 2020-
June 28, 2020



5 Parts
7 Questions

Support for Types of STRs Fall 2019



1. STR Ordinance:

- Legalize existing STRs established prior to cutoff date
- Permit Hosted STRs
- Prohibit new STRs
- Establish:
 - Operational standards
 - Safety requirements
 - Three strikes, you're out



2. Next 12 months:

- Prohibit new Unhosted & Dedicated STRs
- Hosted STRs allowed
- Collect data and observe trends
- Draft ordinance to regulate new STRS



Proposed Timeline

Date	Key Steps
Jan. 2021	<ul style="list-style-type: none">• Council adopts ordinance• Existing STRs submit permit applications
Spring/Summer 2021	<ul style="list-style-type: none">• No new STR permits accepted• Identify trends• Prepare recommendations to Council• Finalize draft ordinance

Proposed Timeline

Date	Key Steps
Summer 2021	<ul style="list-style-type: none"><li data-bbox="598 212 1516 278">• Public Information Meeting<li data-bbox="598 294 1381 360">• Advisory Board review
Fall 2021	<ul style="list-style-type: none"><li data-bbox="598 398 1400 464">• Council Public Hearing<li data-bbox="598 480 1130 546">• Council Action

Cutoff Date

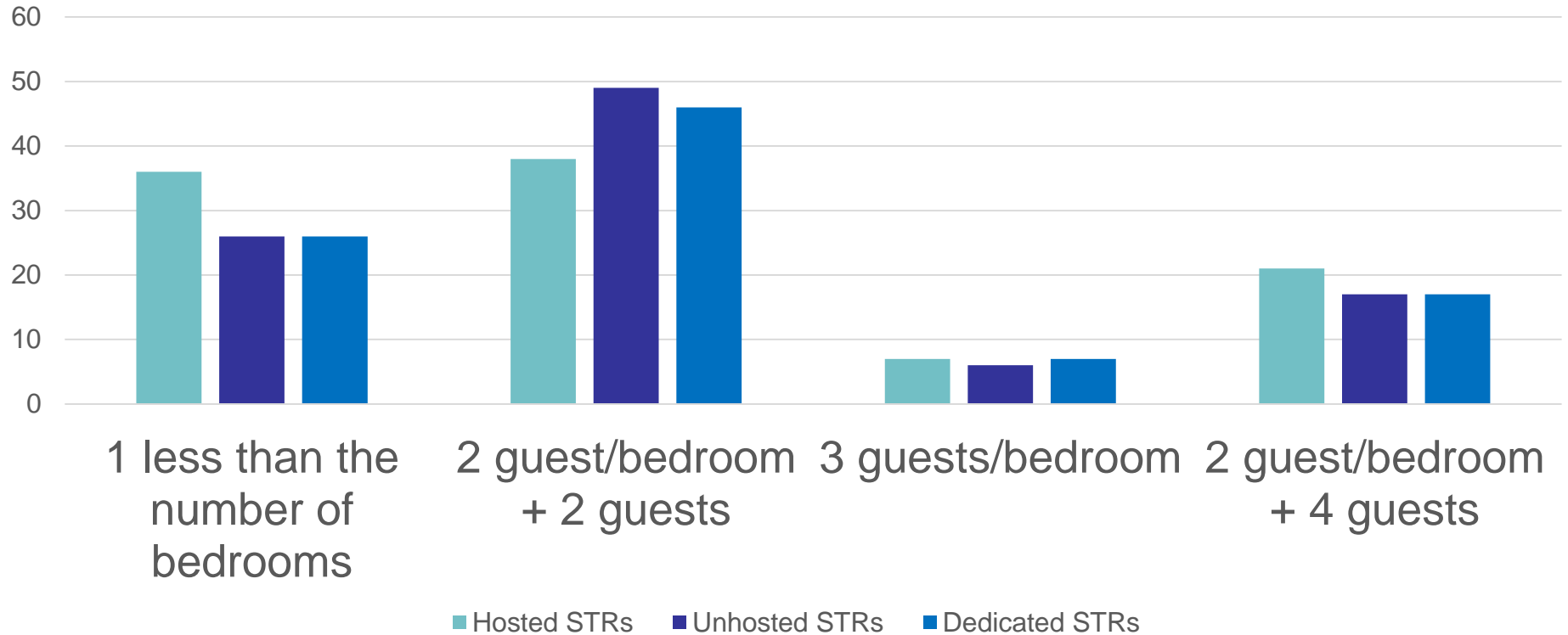
Purpose

- Allow existing STRs to be 'grandfathered' in
- Prevent new STRs from developing until ordinance is adopted

Options

- a) March 6, 2020
- b) October 2, 2020
- c) January 2, 2021
- d) Other Council ideas

Survey Results: Occupancy Caps



Occupancy Cap

Purpose

- Prevent nuisances
- Limit overcrowding
- *Not intended* to dictate sleeping arrangements

Options

- Does not include children under the age of 12
- 2 guests/bedroom + 2 guests
- 2 guests/bedroom + 4 guests

Next Steps

Return to Council:

1. Regulations for existing STRs
2. Advisory Board review of draft ordinance

