



# SHORT TERM RENTAL REGULATION

*Planning Commission  
2/21/24*





# AGENDA

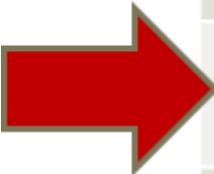
<b>10 MINUTES:</b>	<b>STAFF PRESENTATION</b>
<b>10 MIN</b>	<b>GENERAL Q&amp;A</b>
<b>-----</b>	<b>COMMISSION DISCUSSION</b>
<b>-----</b>	<b>COMMENTS TO COUNCIL</b>





# TIMELINE

Date	Action
SPRING 2022	Council identifies Housing as a priority issue
Fall 2022	STR memo provides information that STR's may be impacting housing costs and that sales tax compliance is a problem
February 2023	Council approves \$20K for GOV OS services. Goal was to gather data on number of units and get information prior to creating new rules
August 2023	City cancels the contract with GOV OS – the results were not specific enough to the City to be useful.
November 2023	Council introduces Ord
December 23-Feb 24	Public meetings, conversations, recommendations
February 2024	Public Hearing and possible action
January 2025	Registration Required



## ***Public Process***

- **November 29** Lunch Talk with Guiding Growth
- **December 22** Website Launches
  
- **January 9th**, Economic Development Advisory Commission (EDC) Meeting.  
Work Session 4:30 and Meeting 6:00 pm
  
- **January 17th**, Chamber of Commerce Panel, noon at the college
  
- ~~**January 24**, Lunch time Q & A at the college, hosted by grassroots group Guiding Growth. (time tbd)~~
- ~~**February 7**, Planning Commission (PC) Meeting (tentative)~~
  
- **February 13**, EDC Work Session 4:30 and Meeting 6:00 pm
  
- **February 21**, Planning Commission (PC) Meeting 6:30 pm
  
- **February 26**, City Council Public Hearing. \* There will be a substitute ordinance at this meeting, based on public comments received through February 15th and the Planning Commission on the 21st. Council could adopt the substitute on the 26th, or postpone until March 11 for more public comment.

# What Happens Next

**Council Considers Commission  
comments and public testimony**

## Council Can:

1. Pass or Fail the ordinance/Substitute
2. Postpone Action
3. Amend the ordinance (again) and adopt it in March
  - \*May require an additional public hearing



**01.** **REQUIRES REGISTRATION**  
*State Business license and KPB sales tax compliance form*

**02.** **SELF CERTIFY BASIC LIFE SAFTEY**  
*Smoke and CO2 detectors, fire extinguishers*

**03.** **PROVIDE EMERGENCY CONTACT**  
*For police department*



**WHAT THE  
ORDINANCE  
DOES**

# WHAT IT DOES NOT DO

## NO UNIT CAP

There is no limit on the number of STR's in a neighborhood or city wide

## NO INSPECTION

No life  
Safety inspection  
required

## CITY CAPACITY

No new staff, no  
increased enforcement



**01.** WHAT IS A DWELLING?  
*Updated Definition*

**02.** REGISTER FOR EACH PARCEL rather than unit

**03.** CAPACITY LIMITS: scrap them other than  
required 5 bedroom/15 person max

**04.** TWO YEAR REGISTRATION

**05.** Removed Some Whereas  
References to Housing



**EDC  
Ordinance  
Changes**



THE ***EDC RECOMMENDS*** THAT CITY COUNCIL BRING THIS ORDINANCE BACK TO THE DRAWING BOARD AND DRILL DOWN DEEPER INTO THE ISSUES THAT THEY ENVISIONED THAT THIS ORDINANCE WOULD ADDRESS AND TAKE INTO CONSIDERATION ALL POINTS MADE BY THE EDC, THE PLANNING COMMISSION, AND MEMBERS OF THE PUBLIC.

Public Comments: See Packet

Staff Paraphrase, Business Comments Against:

- Ordinance does not affect housing
- KPB is and can address tax collection concerns
- Ordinance does nothing

Staff Paraphrase, zoning related comments against:

- STR's affect the character of a residential neighborhood; there is no neighbor living next door.
- STR's should be owner occupied in the Urban and Rural Residential Districts.

# HPC Requested Action:

- Make a Recommendation to the City Council on ordinance 23-61(S), and provide comments.
- You can also comment as an individual if you have more to say!

