

## Based on the discussion at the 11/24 meeting, staff has developed two options for how the Committee could move ahead:

### **If there is consensus to revise the Zoning amendment based on the 11/24 meeting...**

- STR Host is owner, except limited allowance for tenants
- Host must live on site in all scenarios
- Separate recommendation to Council to consider a new STR fee

**...then direct staff to incorporate changes and schedule a public hearing.**

### **If there is interest in a Zoning amendment that is more flexible pending other policy changes...**

- i.e. allowing off-site STR Host with a meaningful fee
- Includes a date certain for formalizing Zoning changes following outcome of other decision-making processes

**...then direct staff to incorporate sunset provisions into the current draft ordinance.**

# Current DRAFT STR Proposal

## Draft ordinance language based on Committee discussion prior to Nov 24 meeting:

Building Type (“Tiers” of STRs)	Number of Whole Unit STRs Permitted	Property Required to be Host Primary Residence?	Notes
Single Family Home	1	Yes	Distinguished from 3-unit buildings based on situations shared by hosts. Major difference from 3-unit buildings was when off-site hosts were allowed.
Duplex OR SF Home w/ ADU	1	Yes	
Multiple Dwelling Unit building Bldgs of 3-4 units Bldgs of 5-6 units Bldgs of 7+ units	1 2 3	No	Both the limits on number of STRS in building, and when host on site changed during committee feedback.
Rooms within a Dwelling Unit	Considered Partial Unit STR, limit varies by zoning district	Yes	Partial Unit STRs largely follow the existing standards for Bed & Breakfast. Only change was to reduce parking requirements by one space.

- All STRs currently pay 2% city + 9% state RMT
- Per Committee discussions, all of the above STR types are considered “Special Residential Uses,” *do not* trigger Housing Replacement
- Committee interested in an additional fee or tax on all STRs. Per City Atty office, new fee would require Charter Change.

# Committee Discussion 11/24/20

If Committee wishes to amend current draft based on the Nov 24 meeting:

Building Type (“Tiers” of STRs)	Number of Whole Unit STRs Permitted	Property Required to be Owner Occupied?	Notes
Single Family Home	1	Yes*	In change from previous discussions, the Committee indicated it wanted to <b>require host to be the property owner and to reside on property for all STR types.</b>  *However, allow for a tenant to STR their own rental unit with owner’s permission.
Duplex OR SF Home w/ ADU	1	Yes*	
Multiple Dwelling Unit building Bldgs of 3-4 units Bldgs of 5-6 units Bldgs of 7+ units	1 2 3	<b>Yes*</b>	
Rooms within a Dwelling Unit	Considered Partial Unit STR, limit varies by zoning district	Yes	No discussion/change.

- All STRs would still pay 2% city + 9% state RMT
- Committee interested in an additional fee or tax on all STRs. Per City Atty office, new fee would require Charter Change.
- Committee discussed that owner-occupancy should be required for all scenarios, but some suggested a willingness to allow off-site host for STRs in multi-unit buildings if a substantial fee paid to HTF. For all others, seems to be continued interest in a nightly fee.

# Revoking Zoning Permits

## Can zoning permits be revoked or phased out if too many STRs are created in the city?

- **Zoning permit runs with the land and is valid as long as a use is established, continued**
  - Ordinance requires work/action associated with a permit to commence within one year
  - Additionally, Ordinance establishes timelines for “discontinuance” for nonconformities
- **Provision of state statute that allowed for amortization of zoning permits has been revoked.**
- **For consideration:**
  - add permit condition to Zoning Permit requiring maintenance of Rental Housing Permit in order for zoning permit to be valid