



Item

Ordinance 1045 Short-Term Rental Code Update

Responsible Staff Contact

Clara Chaffin

Recommendation

Approve Ordinance 1045 on first reading.

Executive Summary

Ordinance 1045 addresses concerns brought up by a citizen regarding obtaining a Conditional Use Permit (CUP) for a Short-Term Rental (STR) within the 1,000-foot school property buffer. Per the discussion at the July 22, 2024, City Council meeting, Council requested Staff and the City Attorney review the current code and provide options.

Ordinance 1045 clarifies the definition of a Short-Term Rental and provides an exception for City Council to approve a STR within the buffer zone and add conditions to the CUP ensuring health and safety of the community.

Appropriate conditions could be:

- Property must be owner occupied.
- Rental of the unit must require names of all persons occupying the unit and all persons must agree to background checks through a contracted background firm.
- Owner must submit documentation showing compliance with conditions placed on the CUP upon request (perhaps CityWorks can automate a monthly report requirement? Will check with Chris.).
- Property cannot be rented consecutively for more than 3 or 4 consecutive days.

Background

Ordinance 1011 (published December 22, 2021) created the Short-Term Rental Code.

Ordinance 1013 (published September 7, 2022) amended the Short-Term Rental Code adding in the 1,000-foot buffer from CCSD#1 schools.

Ordinance 1015 (published December 28, 2022) amended the Short-Term Rental Code adding an additional map with a 1,000-foot buffer around the CCSD#1 Administration property.

Alignment to Strategic Doing (SD) and/or Other Plans

<u>SD24 Outcome</u>	n/a
<u>SD24 Strategy</u>	n/a
<u>SD24 KPI</u>	n/a
<u>2014 Master Plan</u>	n/a
<u>2015 Downtown Master Plan</u>	n/a



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Agenda Item Report City Council – August 12, 2024

Budget/Fiscal Impact

<u>Fund/Department</u>	General Fund/Non-Departmental
<u>Project/Line Item(s)</u>	Publishing/Advertising
<u>Budgeted Amount</u>	\$40,000
<u>Anticipated Amount</u>	\$200.00

Action Requested/Recommended Motion

Move to approve Ordinance 1045 on first reading.

Reviewed/Approved

- | | |
|---|---|
| <input checked="" type="checkbox"/> Community Development | <input checked="" type="checkbox"/> Finance |
| <input checked="" type="checkbox"/> Law Enforcement | <input checked="" type="checkbox"/> HR |
| <input checked="" type="checkbox"/> City Manager | <input type="checkbox"/> City Clerk |
| <input checked="" type="checkbox"/> Public Works | |
| <input type="checkbox"/> Legal | |