

Date: January 17, 2023

To: City Council

From: Christina Day, AICP, Director of Planning

Subject: Update on Short Term Rentals

The purpose of this item is to provide an update to City Council regarding short-term rentals (STR).

On October 10, 2022, City Council directed staff to prepare a registration program and implement a process to consider changing zoning definitions and strengthening nuisance ordinances. The process conducted should be similar to that followed by the City of Arlington, Texas.

On November 14, 2022, City Council considered a short-term rental registration ordinance, but tabled the item to a future meeting.

Since that time staff has:

- Met with Arlington staff to understand their process and solution, as well as key differences between the two cities.
- Met with interested citizens to discuss their concerns regarding short-term rentals.
- Held internal committee meetings to ensure staff is working in unison, due to the number of departments involved with the issue.
- Provided an update to the Planning & Zoning Commission (P&Z) on [November 21, 2022](#).
- Substantially completed research on other city's zoning ordinances, in preparation for discussion on zoning amendments.
- Pursued procurement of third-party STR data through efforts from Technology Solutions, Neighborhood Services, and Purchasing departments.
 - Because specific locations of short-term rentals are not readily available, a third-party data consultant is being selected. These consultants monitor STR platforms and cross-reference them with publicly-available data to identify STR in the city. A recommendation is being finalized at this time for the selected vendor.

- Held interviews with four potential facilitators to assist with public outreach. Of these, two proposals are being reviewed and a final scope is being developed. It is anticipated that a decision may be reached and contract pursued after January 20, 2023.
 - Due to the issues involved, evolving legal landscape, and novelty of the STR industry, staff has been working to procure a third-party facilitator to assist with public engagement on this process. This firm is expected to assist with consensus-building through public surveys, town hall meetings, and help with narrowing options and identifying an agreed resolution for the P&Z and Council approval process.
- Continued to track STR data through the Police Department.
 - For the year 2022, there were 141 calls for service at known STR locations (57 properties).
 - 41% of calls (58 calls) were from 11% of the properties (6 properties).

Moving forward, staff is working toward:

- Finalization of third-party STR contract, receipt of data, and full data analysis.
- Finalization of public outreach facilitator contract, which would allow a public process to be finalized and begin in earnest.
- Discussions before P&Z will continue based on data and research, and are anticipated in February.