



Chapter 17C.316 SMC Short-term Rentals

May 10, 2023

Development Services Center | Donna deBit, Senior Planner
Planning Services | Amanda Beck, Planner II

Current Regulations

Type A

- Administrative review
- \$150 application, \$100 renewal
- All permits issued since 2015 have been Type A

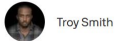
Type B

- Type III Conditional Use Permit
- \$4,590 application, \$100 renewal
- Allows commercial meeting
 - E.g. banquets, weddings, fundraisers, etc.

Only permitted in: RA, RSF, RSF-C, RTF, RMF, and RHD zones

Vacation rentals post-Covid

Airbnb braces for busy summer travel season



Troy Smith



Illustration: Allie Carl/Axios

Airbnb is rolling out several [new features](#) for what is [expected to be](#) one of the busiest summer travel seasons on record.



Blended Travel Comes of Age


[Matthew Parsons](#), Skift

January 10th, 2023 at 2:00 PM EST

Skift Take

The travel industry has acknowledged the pandemic led to a surge in people blending leisure with work. Now it's got to figure out how to unravel the Great Merging to better serve this new and dynamic customer persona.

— *Matthew Parsons*

Tech / Reviews / Science / Entertainment / More +







Illustration by Grayson Blackmon / The Verge

DECODER

'I can't make products just for 41-year-old tech founders': Airbnb CEO Brian Chesky is taking it back to basics

Airbnb is revamping its Rooms feature while eyeing AI and betting on work from anywhere.

By Nilay Patel
May 9, 2023, 9:04 AM PDT | [1 Comment](#) / [1 New](#)



Data on actual usage

- City Council approved OPR 2022-0885 for a contract with Granicus.
- Granicus is assisting staff with:
 - **Locating STRs operating in city**
 - Property owner/operator communications
 - Compliance monitoring
 - Providing weekly data/tracking



How many units?

- Since 2015, 219 STRs have been permitted *but*
 - Only 44 are currently active
- Granicus monitoring of all short-term rental platforms has found
 - **648 STR units** are currently being advertised
 - 666 in February 2023

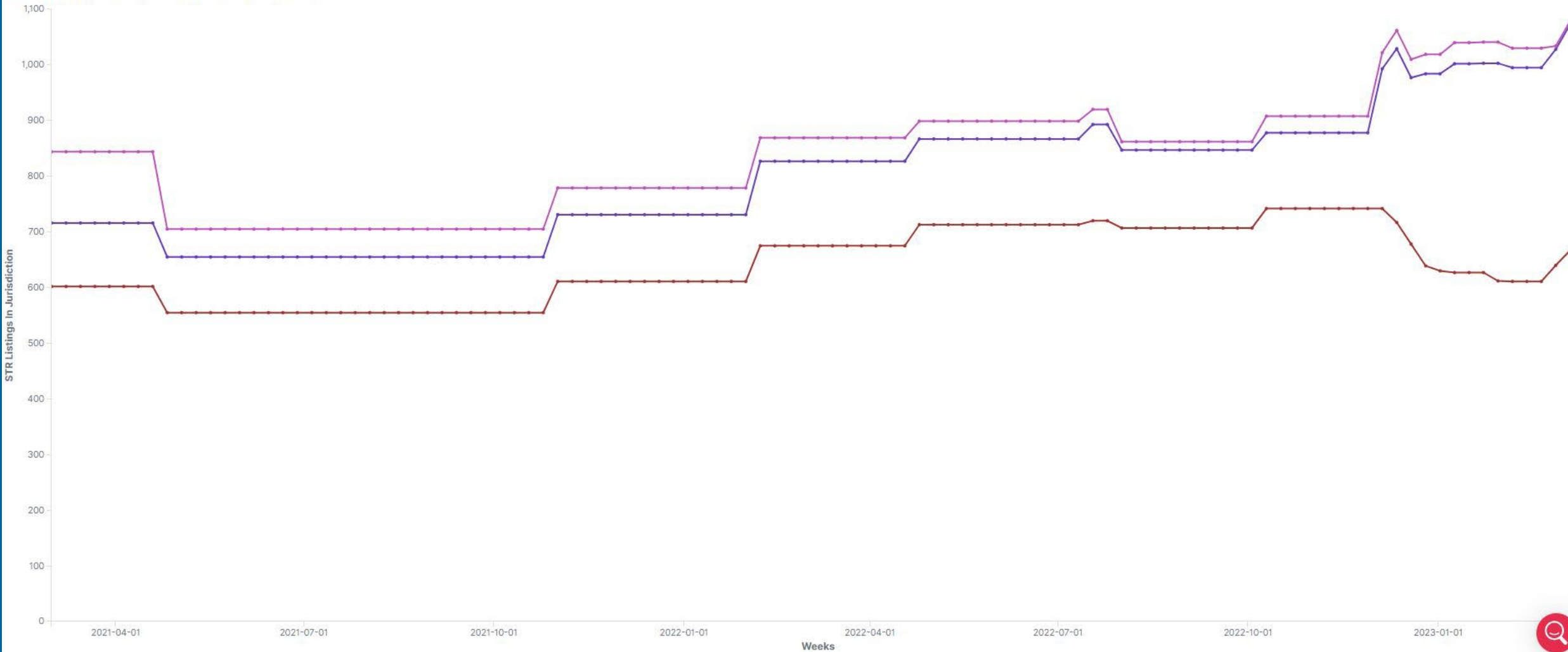


STR listings over time



Rental Units and Listings Over Time ^①

● STR Listings ● Total Listings ● STR Rental Units



April 2021

July 2021

October 2021

January 2022

April 2022

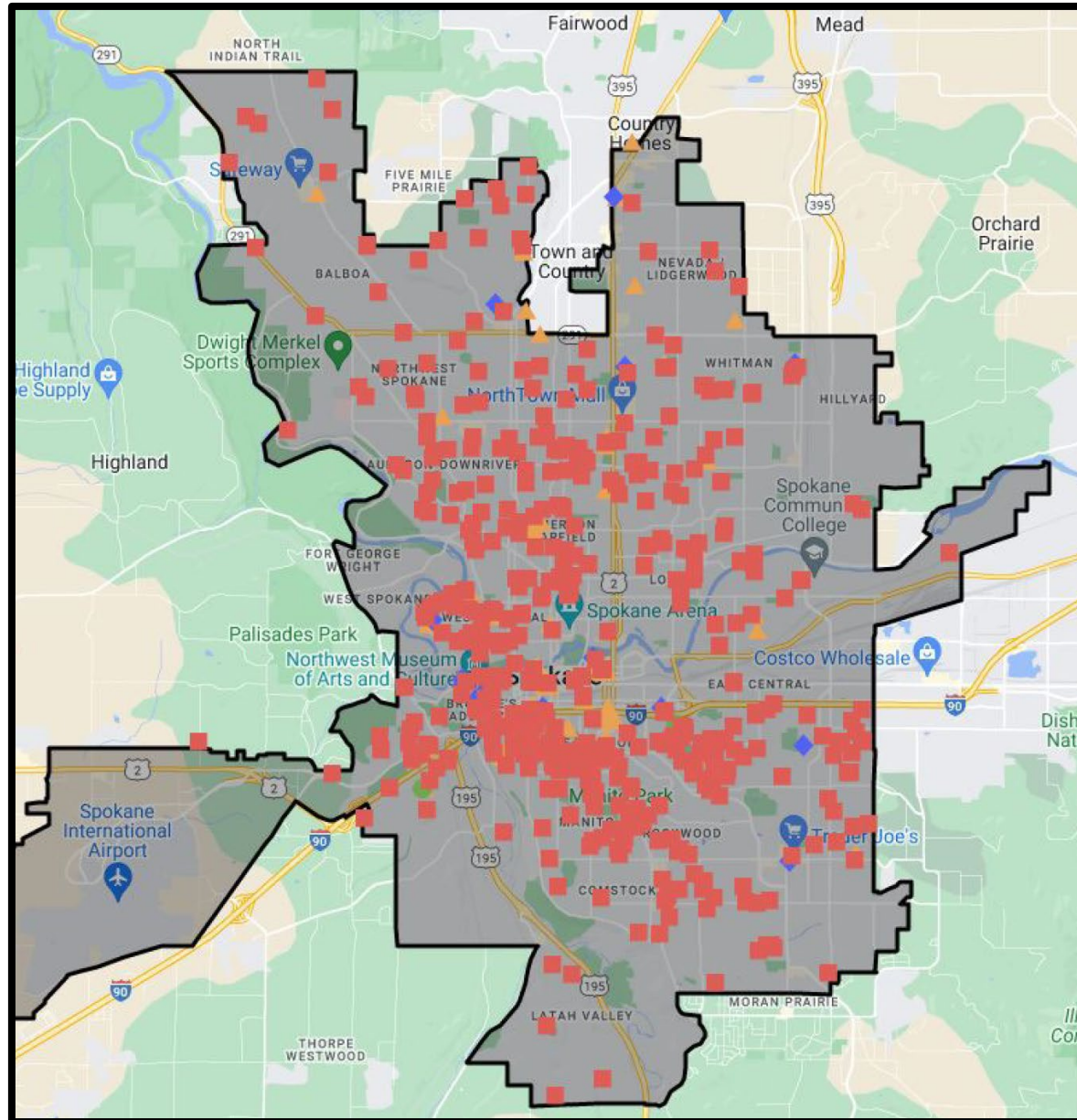
July 2022

October 2022

January 2023

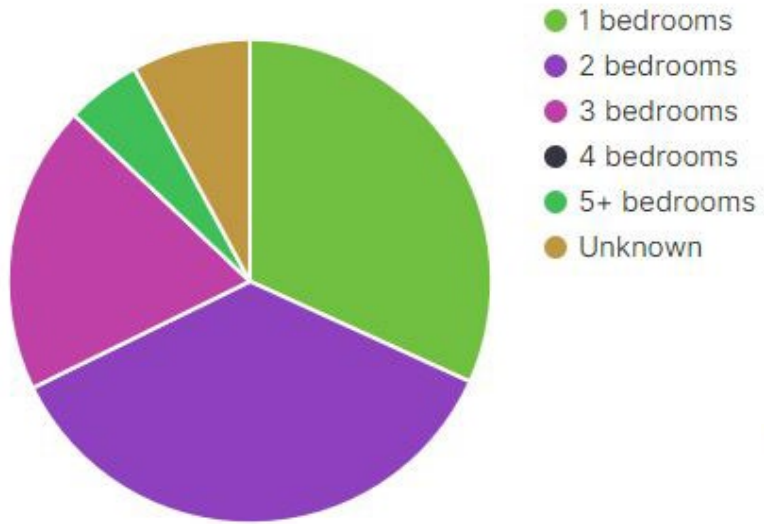


Where do they exist?

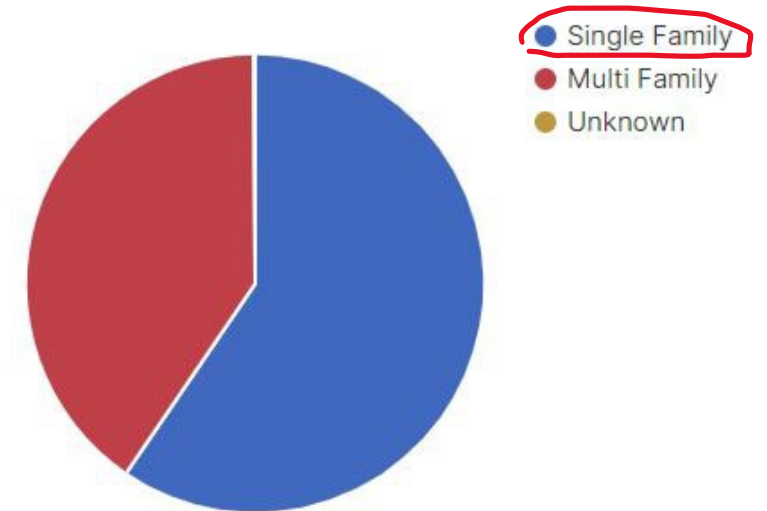


Property Details

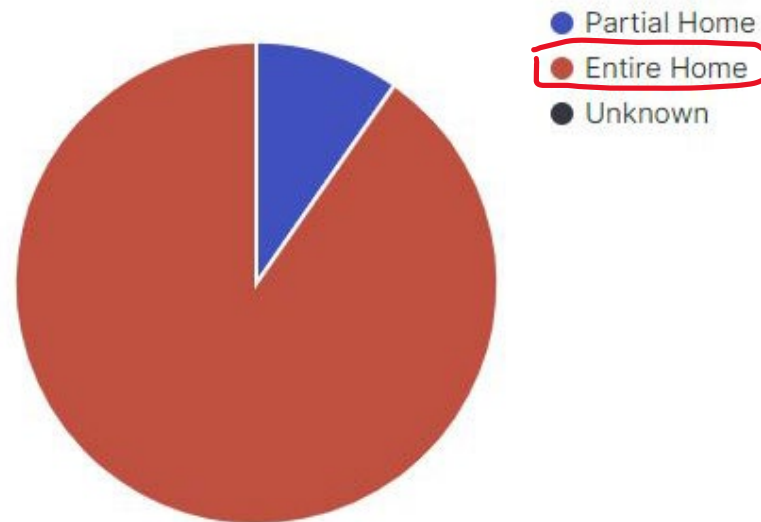
Bedrooms ⓘ



Property type ⓘ



Room Type ⓘ



Proposed changes

- Create a path to compliance for nonconforming STRs
- Balance allowing use with impact on workforce housing
- Increase life safety compliance



Public Engagement

Outreach & Engagement

- Land Use Subcommittee
Nov. 18, 2021
Feb. 17, 2022
Apr. 21, 2022
- Winter Market
Dec. 15 and 22, 2021
- Community Assembly
Jan. 6, 2022
May 5, 2023
- Open Houses
Jan. 25 and 27, 2022
Apr. 11 and 13, 2023
- City Council Study Session
Nov. 11, 2021
Mar. 14, 2023
- Spring Market
Apr. 6, 13, 20, and 27, 2022

Plan Commission Workshops

- Jan. 12, 2022
- Feb. 22, 2023
- Apr. 26, 2023

Public Comments

- Comments received to date in packet
- 11 public comments
- **Comments still being accepted**, will be included for City Council public hearing process

Residential versus all other zones

Residential Zones

- 1 STR allowed in a duplex, detached, or attached house
- Structures with 3+ units
 - Limited to 20% of total units
 - If not fire sprinklered, must come up to code
- Must keep as residential structure

All Other Zones

- 1 STR allowed in a duplex, detached, or attached house
- Structures with 3+ units
 - Limited to 30% of total units
 - If not fire sprinklered, must come up to code
 - Above 30% requires Change of Use/Occupancy

Updated fees

Updated or new fees

- \$200 permit in residential zones, \$100 annual renewal
- \$300 permit in non-residential zones, \$150 annual renewal
- \$105 per hour for annual inspection by Fire Department
- \$2.00 per night platform fee

Lives in...

Section 08.02.066 SMC

Section 08.02.034 SMC

Section 08.02.090 SMC (new)

Chapter 17C.316 SMC

Short-term Rentals

Comprehensive Changes

Questions?

