

STAFF REPORT
November 25, 2019

Topic: Amend city code Zoning 235, adding a new section M Short Term Lodging and adding the new definition for the same at 235-13.

Discussion: The City Council and the Planning Board have been discussing the issue of Short Term Rentals and their regulation. This amendment creates regulations for this type of activity to occur in the city.

The Planning Board has considered this amendment, has conducted a public hearing and has voted to recommend passage of the amendment to the City Council. The City Council at the September 23rd meeting suggested language and concept changes and the proposed ordinance has been re-worked after additional consultation with legal counsel. At the October 28th meeting it was decided to table to allow Council members to make suggested changes.

Refer to the attached text for actual language to be adopted.

Fiscal Impact: There is no fiscal impact to the city.

Staff Recommendation: The Planning Department desires further discussion with the Council.

This report submitted by: Dean Trefethen, Planning Director.

Proposed motions:

1. *"I move to waive reading of this Ordinance in its entirety and to read by title only."*

2. *"I move a first reading of Ordinance 2019-235, amending Chapter 235, Zoning, to create a new definition for Short Term Lodging and accompanying regulations."*

3. *"I move to schedule a Public Hearing on December 9, 2019 during the regular City Council meeting to gather public input prior to adoption."*