

Short Term Rentals- Chapter 29 Unified Development Code Revisions (Draft)

Public Info/Input Meeting Summary

November 29, 2018

Ms. Bacon and Mr. Zenner of the Community Development Department reviewed a PowerPoint Presentation regarding a summary of previous public engagement and proposed revisions to the Unified Development Code (UDC), contained in Chapter 29 of City Code, regarding the potential to regulate Storm Term Rentals (STRs) in the City of Columbia. The presentation is available online: <https://www.como.gov/community-development/planning/short-term-rentals/>

Public Discussion:

- Discussion of how the UDC is updated through the public process; there is a great desire by staff to balance and hear from operators and neighborhoods equally in terms of issues and opportunities. Owner-hosting seems to provide some benefits in terms of internal regulation; some agree some disagree in terms of neighbor to neighbor communication. Regulations as presented are draft and subject to public input received at previous meetings, this meeting, and through the process moving forward with additional public input opportunities. Attendees encouraged to sign in to be alerted to new drafts and input processes and to also submit comments in writing.
- Discussion on how to define the use. Some see as commercial activity in residential neighborhoods, some see similar to home occupation. Definition of hotel at state level for use of tax vs. use of zoning definition discussed.
- Discussion of present use of definition of family, discussion of problems allowing higher use. Enforcement issues in traditional rentals and/also STRs discussed. Concerns about occupancy. Staff noted oversight that draft regulations also do not address duplexes and accessory dwellings.
- Need better clarity of owner-hosted and owner occupied as a definition. Concerns from operators that children should be counted with parents.
- Discussion regarding how many people appropriate in a sleeping room and in a unit. Different scenarios presented. Challenges addressing different scenarios, and how to calculate in different situations.
- Discussion regarding notice provisions, need clarification and look closely regarding application process and verification of ownership. Staff noted options available, would also provide mapping and administrative process would need work. Staff noted a needed transition time in terms of regulations, enforcement and administrative procedures and forms. City will map.
- Discussion regarding what it is meant by structural modifications not allowed, such as finishing basement. Where to draw the line? Need to define better and understand improvement of property values by property improvements.

- Need to look at signage in terms of commercial vs. directional signage. Directional signage may have lesser impact.
- Look at impact of transferability of rental certificates if requiring 250 feet between units, could make a monopoly in a neighborhood or block ability or have other consequences by different actors.
- Concerns about small scale operators taxed at the level of a hotel; STRs described as better for families and good for the local economy.
- Discussion of the schedule, 12/20 is a public listening session at PZC and 1/24 is the first possible public hearing date for a draft. Staff will keep participants advised of schedule.
- Confusion and discussion regarding two types of STRs but 3 tiers. Discussion of parity and perceived issues with other elements of code including B&Bs not allowed in the residential areas, home occupation and enforcement issues of occupancy and late night parties, etc.
- Discussion of jobs and local economic impact of STRs. Discussion of opportunity to make up for lost sales tax revenue and regulation has a negative impact on revenue.
- Discussion of opting in and out- ask neighborhoods if they want STRs rather than apply regulations city-wide broadly. Discussion of regulations for 300 homes when there are 25,000 in the city. Cs about commercialization of single family neighborhood and enforcement issues.
- Discussion of 25% component in multifamily structures. Concerns that R-MF zones will become hotels. Where are they now, where are the issues? Are they globally or in specific neighborhoods? Why not discussing banning use altogether? That is an option if Council decides so. Staff has heard from operators wanting no regulations to neighborhoods wanting a complete ban; desire to right-size for the community.
- Concerns regarding parking and unease of strangers. Desire stability and guidelines. Concerns about bad operators and users and lack of resources to regulate. Discussion of neighborhood services tools and limitations.
- Discussion of the online platforms as a vetting tool for evaluating visitors; difference of opinions expressed regarding character of tenants and safety concerns. Some noted more vetting than long-term renters; others noted long term renters more invested in community.
- Discussion of covenants as a private neighborhood tool to regulate STRs. Older neighborhoods without covenants a concern. Quality of life and expectations noted.
- Discussion of regulation framework pros and cons and unintended consequences of too much or not enough regulations. Discussion of economics in terms of expectations for those in neighborhoods past and present, pros and cons and class concerns expressed. Though full regulations desired.
- Concerns about the definition of a party or event- could be discriminatory between a tenant and a homeowner, look at carefully. Nuisance party and noise is an issue but where is the line.
- Discussion of the evolution of neighborhoods over time. Grasslands don't want to become like East Campus. Discussion of neighborhood change, transition vs. stability.

- Additional discussion anticipated at the next public meeting (listening session) December 20, 2018 at Planning and Zoning Commission, 7:00 PM in Council Chambers. Mr. Zenner and Ms. Bacon provided the website and proposed schedule moving forward and asked everyone to sign in to receive email notifications as revised materials become available.