

KITCHEN & LAUNDRY IN RENTAL UNITS

CODE TEXT AMENDMENT



CURRENT CODE

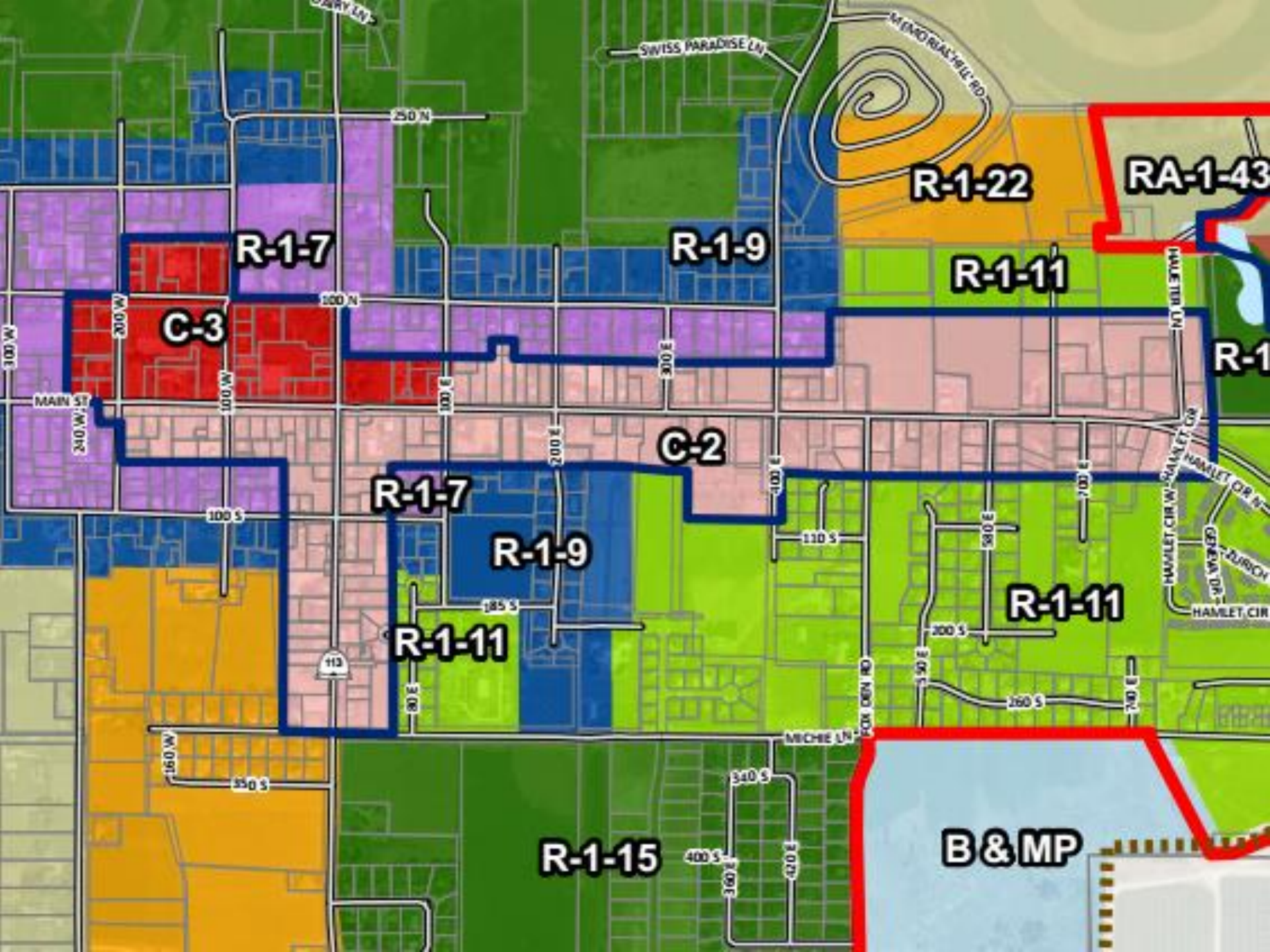
- Section.13.7 - Kitchen Units in Motels and Hotels
 - Lot area per dwelling unit shall apply to motels and hotels for those that include kitchen facilities.

PROPOSAL

- Staff and the public needs direction and clarification from the City Council regarding short-term rentals and kitchen units in the C-2 & C-3 zones.
- Options
 - Limit when kitchens are allowed in short-term rentals
 - Not limit when kitchens are allowed in short-term rentals
 - Designate the C-2 & C-3 zones for only short-term rentals
 - Create possibilities for attainable housing in the R-1-7, R-1-9, and possibly R-1-11 zones.

ITEMS OF CONSIDERATION

- Differences for short-term rentals and apartments
 - Parking
 - Water rights dedication
 - Impact fees
- Difficult to determine how long someone is staying in a unit



R-1-7

R-1-9

R-1-22

RA-1-43

C-3

R-1-11

R-1

C-2

R-1-7

R-1-9

R-1-11

R-1-11

R-1-15

B&MP

CURRENT CODE

- Section.13.7 - Kitchen Units in Motels and Hotels
 - Lot area per dwelling unit shall apply to motels and hotels for those that include kitchen facilities.

PROPOSED CODE

- Section 16.13.7 - Transient Rental Units in Commercial Zones
 - Kitchen and laundry facilities for individual short-term rental units (hotels, motels, Airbnb, VRBO, etc.) are not allowed in the C-2 and C-3 zones except for a residence that has been approved by the Land Use Authority as part of a mixed-use development and any dwellings that are legal nonconforming. Short-term rental units may include a wetbar (sink, fridge, dishwasher, and microwave but does not include a stove or an oven).

PLANNING COMMISSION RECOMMENDATION

- Motion: Commissioner Simons: I make a motion that we recommend approval for the code text amendment of Section 16.13.7: Kitchen Units in Motels and Hotels. The proposed code will clarify if, and under what requirements, kitchens are allowed in rental units, motels, and hotels. Accept staff findings and add a condition that defines a wet bar.

POSSIBLE FINDINGS

- The current code is dated and is difficult to interpret for staff and the public.
- The proposed language is clearer than the current language and accomplishes the same goal, but it also helps make administration of the code much easier for staff and it is also easier for the public to understand.
- The proposed language will require the creation of traditional short-term lodging rooms that will in turn help the local economy by generating more taxes and may stimulate more economic activity.