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**PLANNING COMMISSION WORKSHOP AGENDA
PLANNING CONFERENCE ROOM, CITY HALL, 250 N 5TH STREET
Virtual Meeting link: <https://bit.ly/GJPCW>
TUESDAY, JANUARY 24, 2023 - 12:00 PM**

Call to Order - 12:00 PM

Other Business

1. Discussion on Potential Short Term Rental Regulations

Adjournment



Grand Junction Planning Commission

Workshop Session

Item #1.

<u>Meeting Date:</u>	January 24, 2023
<u>Presented By:</u>	Felix Landry, Planning Supervisor
<u>Department:</u>	Community Development
<u>Submitted By:</u>	Felix Landry, Planning Supervisor

Information

SUBJECT:

Discussion on Potential Short Term Rental Regulations

RECOMMENDATION:

EXECUTIVE SUMMARY:

Staff will present to the Planning Commission an updated draft of Short Term Rental regulations. These regulations have been amended to reflect feedback from recent public input meetings and discussions with the Planning Commission.

BACKGROUND OR DETAILED INFORMATION:

After a robust series of public input and a workshop with Planning Commission on December 13, 2022, staff has outlined opportunities to modify the current short term rental regulations to better align with the comments and direction the Planning Commission provided at the December 13th workshop. Below is an outline of the previous discussion and direction provided by Planning Commission that will be used to inform revised STR regulations:

1. The definitions for Primary and Secondary STRs are useful and should be carried forward with the focus of the regulations on Primary STRs.

2. The impact of STRs is of most concern in Residential zone districts therefore STR regulations should apply to properties within residential zoning districts and not commercial zone districts (including R-O).
3. The impact of STRs is different in different zone districts and in different neighborhoods therefore the Planning Commission suggested specifying two different overall percentage caps to establish a maximum percentage of lots where primary STRs may operate. The cap within the downtown area where there already exists a much higher concentration of STRs will be proposed to be higher than the cap outside the downtown area. This would apply to Primary STRs only.
4. Some STRs may operate similar to a boutique hotel if/when they offer a high number of rooms for rent. Direction received was to consider a maximum size or number of bedrooms a STR may operate with to avoid the development of boutique hotels within the City's residential zoning districts. There may be instances where this does not cause concern in a neighborhood and in this cause, a property owner wanting to operate a large STR could seek a conditional use permit for the operation of the STR.

Staff will discuss this outline of issues and potential regulations with the Planning Commission and seek direction on next steps.

SUGGESTED MOTION:

Discussion and Direction Only

Attachments

None