



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: Planning Department **DATE:** February 9, 2026

SUBJECT: TR25-05A, Ordinance No. ****, Public hearing and consideration regarding city-initiated text amendments to Section 118-633 for the purpose of amending special land use regulation (31) (e) related to continuance of operation of short-term rentals and amending special land use regulation (31) (f) (1) related to discontinuance of operations of short-term rentals.

PRESENTER: Cori Reaume, Planning Director

SUMMARY:

The intent of this ordinance is to extend the continuation and discontinuation provisions adopted as part of the short term rental zoning regulations by modifying the date from January 31, 2026 to February 28, 2026.

GENERAL DESCRIPTION:

On October 13, 2025, the City Council adopted zoning regulations pertaining to short-term rentals by adoption of Ordinance No. 3922. This ordinance outlined not only the addition of the short-term rental use and corresponding zoning districts in which short-term rentals are permissible, but it also outlined specific guidelines by which any STRs in operation as of the adoption of that ordinance may be permitted to continue.

Section 118-631 (31) (e) outlines that STRs in zoning districts which are not permitted under the adopted ordinances will be permitted to continue operating only if they comply with all listed requirements such as registering and paying hotel occupancy taxes or entering into a payment arrangement for all back taxes owed on or before January 31, 2026. This proposed ordinance would amend that date to February 28th.

Similarly, Section 118-631 (31) (f) requires that any STR operator who does not comply with the aforementioned requirements must discontinue operations as of January 31, 2026.

As part of the roll-out of the short term rental registration system and the new regulations, staff have been in contact with all short-term rental operators for which we had contact information. Unfortunately, there are many STRs across the city for which we did not have the properties identified or any contact information for owners. The third-party registration system implemented by the City in recent months (Deckard Rentalscape) has identified all STRs that have been operational within the city, as identified on various online listing



sites, and includes an initial mail notice to these properties as part of the initial implementation.

We anticipated that mailing being sent at an earlier time, which would have allowed operators to register by the January 31st deadline. Unfortunately, there were some delays in the implementation, so the notice was not sent as timely as we would have preferred for owners to meet the January deadline . At this time, owners have been notified, but staff are requesting an adjustment to February 28th to allow for the remaining operators to register in our system and pay any hotel occupancy tax owed.

At the January 27th City Council meeting, the City Council approved an amendment to the Chapter 18 STR regulations to account for this date change, but as Chapter 118 is governed by state public hearing requirements, this change has followed slightly behind to allow for the requisite public notice and hearing here with the Planning & Zoning Commission.

CITY COUNCIL:

This item is scheduled to be considered at the February 9, 2026 City Council meeting.

RECOMMENDATION:

Approve TR25-05A.