



Legislation Details (With Text)

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**Title:** RESOLUTION REQUESTING PLANNING COMMISSION EVALUATION OF UNIFIED DEVELOPMENT CODE (UDC) REGULATIONS RELATED TO VACATION DWELLING UNITS IN THE RR-1 AND RR-2 DISTRICTS.  
**Sponsors:** Arik Forsman, Hannah Alstead

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Date	Ver.	Action By	Action	Result
5/22/2023	1	City Council	adopted	

RESOLUTION REQUESTING PLANNING COMMISSION EVALUATION OF UNIFIED DEVELOPMENT CODE (UDC) REGULATIONS RELATED TO VACATION DWELLING UNITS IN THE RR-1 AND RR-2 DISTRICTS.

BY COUNCILOR FORSMAN AND COUNCILOR ALSTEAD:

WHEREAS, the UDC regulations set the parameters for interim use of vacation dwelling units within specified zoning districts in the city; and

WHEREAS, the emergent regulations for vacation dwelling units require additional evaluation as new information becomes available about local, regional, and national best practices for their regulation; and

WHEREAS, the city planning commission is the appropriate entity to study and provide feedback to the city council related to regulations related to vacation dwelling units in rural residential areas of the city.

THEREFORE, BE IT RESOLVED, that the city council requests that the city planning commission undertake an evaluation of vacation dwelling units in rural residential areas of the city, with a specific focus on land use complexity near rural residential zoned districts located in the vicinity of commercial districts.

BE IT FURTHER RESOLVED, the city council requests a report from administration on the status of the foregoing request no later than November 30, 2023, unless an ordinance has been recommended for city council consideration by the city planning commission prior to that date.

STATEMENT OF PURPOSE: The purpose of this resolution is to request that the city planning commission evaluate potential updates to the city's vacation dwelling unit standards related to vacation dwelling units in rural residential districts. The inquiry is related to evaluation of opportunities for greater focus on rural residential areas that are located in close vicinity to commercial districts, where land use impacts associated with vacation dwelling units may be different than in other residential areas of the city.



3. Strengthening the Improvements to standard conditions for approval to include a dense urban screen or fence to be in place at the time of approval and to be continuously maintained during the permit period between the permitted property and neighboring properties, to require provision for waste removal services; and to prohibit burning of trash;

4. Increasing the vacation dwelling unit cap to provide for an increase of 10 percent of the net increase in housing units created in the city in the previous year, or no more than ten (10) new vacation dwelling units per year, whichever is less, provided that the total number of vacation dwelling units authorized under Section 50-37.10 E 4 shall not exceed 120 units; and

5. Retaining the exemption for vacation dwelling units located in form districts.

BE IT FURTHER RESOLVED that with the increase in permit fees associated with the increase in vacation dwelling units authorized in No. 4 above be dedicated to support the city housing trust fund.

BE IT FURTHER RESOLVED, the city council requests a report from administration on the status of the foregoing request no later than October 1, 2021, unless an ordinance has been recommended for city council consideration by the city planning commission prior to that date.

STATEMENT OF PURPOSE: The purpose of this resolution is to provide city council direction to the city planning commission associated with potential updates to the city's vacation dwelling unit standards. The potential updates to the regulations to be evaluated by the city planning commission provide for updates to streamline and improve regulations for vacation dwelling units by creating a new category for the use and by establishing new standards that will enhance understanding and reduce the potential for negative impacts and issues between neighboring property owners.