

Clark Tract Solutions Evaluation (6/28/17)

Assumptions:

- All Chapter 26 requirements shall continue to apply.
- Type II (non-owner occupied) rentals prohibited.
- Current Transient Rental Overlay Districts are approved and remain.
- The liability for private roads & paying for costs are not addressed.

Neighborhood Character:

- Wildlife
- Nature & environment
- Dark skies
- Sense of neighborhood/friendly neighbors
- Peace & quiet, privacy
- Views
- Low density & residential development
- Safe
- Low/slow traffic
- Access to activities
- Other

Enhanced Regulatory Solutions	Negative Impacts Addressed								
	Neighborhood Disruption	Problematic Renter Behavior	Mngmt/ Enfrcmt/ Reporting	Changes to Res. Chrctr	↑ noise, trash, lights, wldlf probs	Roads: traffic, prkg, conditions	Safety	Reduction of workforce housing	Too Many/ Local Biz & Prop Impacts
Applicant Requirements									
Post enforcement phone number & mgmnt # on site and online (for legal rentals)			X				X		
Homeowners given notice that they are responsible for adequate insurance and notifying lender of change			X				X		
Homeowners to provide information and education via signed rental contracts on the following: trash, road conditions, boundaries/ trespassing, cell phone & internet availability, parking & other Ch. 26 req's • Quiet hours: 10 pm – 7 am?	X	X	X	X	X	X	X		
Require landline phone svcs			X				X		
Require “hideaway” key	X		X				X		
30 min on-site response time	X	X	X		X	X	X		
Limit # of vehicles allowed – Ch 26	X			X		X	X		

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Enforcement									
Fees (TOT, new reg program) to fund enforcement			X						
Reporting methods (so neighbors are not policing) • Host Compliance phone #* • Enforcement ed. campaign* • Prohibit advertising...???			X						
Hire more code compliance officers			X						
Gain advertising/reservation access for enforcement*			X						
Ensure TOT compliance equal to other lodging*			X						

*May be handled via contract with Host Compliance

The following solutions are not included in the matrix because they have been deemed "Not Viable:"

- Tie fees (e.g., TOT) to community services (roads/medics)
- Require STRs to contribute to road repair
- Ensure cell phone service
- Build More Commercial Lodging/Condos
- Develop HOA's to Enforce CCRs
- Only allow where ALL want STRs
- Allow for Direct Neighbor Veto of STR Permit
- Require Damage from New Construction to be Repaired

Not Applicable (these address other decision points in the process):

- Create Single STR Policy Community-Wide
- Send the issue to a vote of the people
- Allow Type I & Type II for Leonard Avenue
- Enforce Existing Rules
- No Rentals on Private Roads
- No Short-Term Rentals in the Clark Tract to Ensure / Provide for Work Force Housing
- Restrict STR to Areas Accessed by County Roads
- Ensure Some Neighborhoods Remain Residential without any STR