To be voted on January 31

1. ***By owner occupied homes***

The PB vacation rental sub-committee recommends restricting vacation short-term rentals to a maximum of 60 days in the RS single family zone to owners who resides in their dwelling and the dwelling is declared as their primary residence.

1. ***Not allowing additional commercial enterprise in RS zones***

The purchase of a dwelling solely for a vacation short-term commercial rental should not be allowed because this is a commercial business enterprise that should not occur in single family zones. Additionally homes should not be demolished to construct a vacation short-term rental.

1. ***Total restriction of vacation rental short-term rentals from the single family RS zone***

The PB vacation rental sub-committee recommends that the City include in the Municipal Code, a restriction on the rental of single family dwellings in the RS zone for less than 30 days. Renting a dwelling in the single family RS zone less than 30 days should be a violation of the Municipal code resulting in a substantial fine not less than 3 times the actual amount of the rental.

**Background**

* VRs which are a commercial visitor accommodation are fundamentally inconsistent with the nature and the goals for RS single family zones. The PBPG vacation rental sub-committee recommends that the City reword the municipal code so that there is a clear and unambiguous statement of the intent to keep residential zones as they were intended to be, free from customer based businesses of any sort and free from Vacation short-term rentals of less than 30 days.
* Vacation rentals offer daily and weekly rentals to tourists and they displace long-term residents who are vested in the community, and may join the town council, coach little league and whose kids help keep local schools open.  Short-term tenants have little interest in public agencies or in the welfare of the citizenry. They do not participate in local government, coach little league, or join the hospital guild. They do not lead a scout troop, volunteer at the library, or keep an eye on an elderly neighbor. Literally, they are here today and gone tomorrow -- without engaging in the sort of activities that weld and strengthen a community.
* Vacation rentals create nuisances and overburden infrastructure in the single family zone which is not prepared for the added impact.
* Hotel rooms, vacation rentals along the bay and ocean, and other visitor accommodations including vacation rentals in other zones of the city are available to handle all tourist needs without adding their impact to the RS single family zone.

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1. ***For existing vacation rentals in the RS Single Family zone***

It is recommended by the PB Vacation rental sub-committee that existing vacation rental units in the RS single family would be grandfathered in for a period of two years then told to cease operations.

1. **Noise and disturbances**

The PBPG vacation rental sub-committee requests that the City improve real-time police response times to citizen complaints about noise or disturbance of the peace and strengthen the Community-Assisted Party Program (CAPP) to respond to citizen complaints.

1. **Requested by Chris Olsen**

Should the restrictions for single family be applied to the RM zone too where there are a number of split lots which are single family homes and others? Discussion and vote

1. Requested by Tom Coat

*It is recommended by the VR Sub-committee that "The public will be directed to report any Vacation Rental noise or disturbance violations to the City’s Vacation Rental compliance officers. They will, within 30 minutes of the complaint, call the contact person listed for the Vacation Rental property on the Vacation Rental permit application and advise in a courtesy call that a complaint has been made by a neighboring resident. Within 30 minutes of that call, the Vacation Rental compliance officer will call the person making the complaint back. The compliance officer will briefly explain what was done (i.e., the contact person of the property was contacted, etc.) and ask if the noise/disturbance is still ongoing. If it is, the compliance officer will dispatch police to investigate on the highest-priority basis possible. If noise/disturbance violations are found by the police, a fine will be levied. A second offense verified by police will result in the Vacation Rental permit being revoked."*