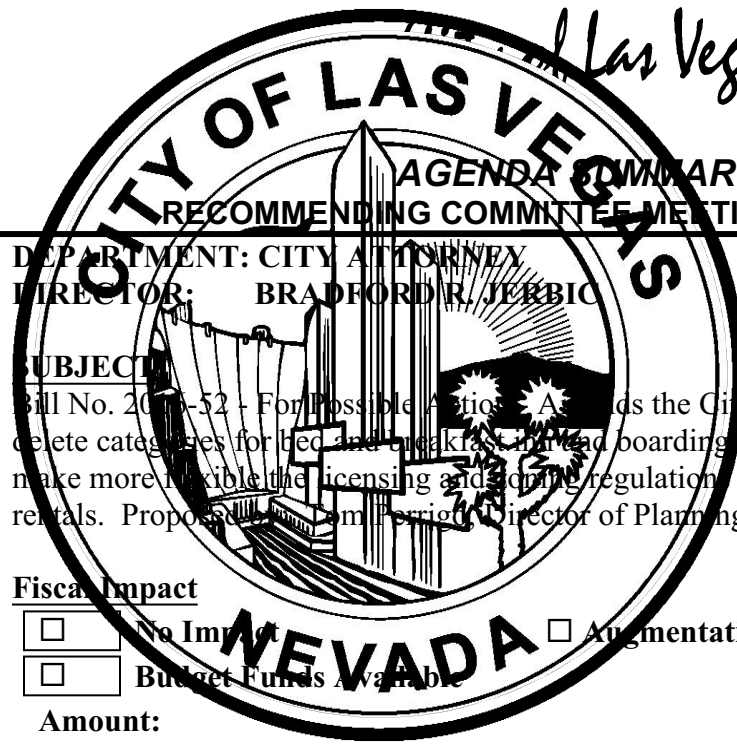




Las Vegas

Agenda Item No.: 4.

AGENDA SUMMARY PAGE

RECOMMENDING COMMITTEE MEETING OF: AUGUST 1, 2016

DEPARTMENT: CITY ATTORNEY
DIRECTOR: BRADFORD R. JERBIC

☐ Consent ☒ Discussion

SUBJECT:

Bill No. 2016-52 - For Possible Action: Amends the City's licensing and zoning regulations to delete categories for "bed and breakfast inn" and "boarding or rooming house," and to expand and make more flexible the licensing and zoning regulations pertaining to short-term residential rentals. Proposed by Tom Perrigo, Director of Planning

Fiscal Impact

☐
☐

No Impact

Budget Funds Available

☐ Augmentation Required

Amount:

Funding Source:

Dept./Division:

PURPOSE/BACKGROUND:

This bill will amend the City's licensing and zoning regulations to delete categories for "bed and breakfast inn" and "boarding or rooming house," and to expand and make more flexible the licensing and zoning regulations pertaining to short-term residential rentals. The proposal will consolidate categories and allow short-term residential rentals under additional circumstances and locations where such a use can operate appropriately.

RECOMMENDATION:

This bill should be submitted to a Recommending Committee for review, hearing and recommendation to the City Council for final action.

BACKUP DOCUMENTATION:

Bill No. 2016-52

Motion made by BOB BEERS to Approve as Do Pass as First Amendment

Passed For: 3; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

BOB BEERS, STEVEN D. ROSS, STAVROS S. ANTHONY; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

COUNCILMAN ROSS declared the Public Hearing open.

TOM PERRIGO, Director of Planning, introduced MARY McELHONE, Business Licensing Manager, and stated that changes are happening in the world pertaining to the regulations of the rental of rooms in one's home. He indicated that in Bill No. 2016-52, staff is attempting to align regulatory framework with the changes occurring in the marketplace. He discussed what the bill

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RECOMMENDING COMMITTEE MEETING OF: AUGUST 1, 2016

eliminates and clarifications pertaining to short-term rentals. MR. PERRIGO explained that this is because there are a number of residential units in the mixed use category which is allowed in C1. MR. PERRIGO mentioned concerns raised by COUNCILMAN BEERS pertaining to an individual renting out a room in their house in close proximity to another but noted that staff has proposed working with CHIEF DEPUTY CITY ATTORNEY VAL STEED to develop a First Amendment to the bill.

JULIE DAVIES stated that she was present because her short-term rental license was being held in abeyance and that she understood staff's recommendations. MS. DAVIES discussed her background in hotel and lodging management. She spoke in favor of the adoption of Bill No. 2016-52.

MR. PERRIGO explained that a first amendment to the bill would make it easy to obtain a license.

COUNCILMAN ROSA declared the Public Hearing closed.

