



Planning Commission

Report to the City Council

June 24, 2020 Meeting

The Planning Commission at its June 24 meeting continued its discussion of a short-term rental ordinance and achieved consensus on a recommendation.

Discussion centered on two issues:

- Minimum required length of stay
- A requirement for an accessible owner's representative

The Commission endorsed a requirement that a property not be rented for less than two nights. This recommendation came from a Newcastle resident and owner of a short-term rental who said it was effective in discouraging the use of a property for parties.

To mitigate any problems that might arise when an owner rents out an entire house and is not on premise during the rental, the Commission endorsed a requirement that a representative of the owner be available to address problems that might arise.

Specifically:

- The representative must live within 15 miles of Newcastle.
- The representative's name and contact information must be:
 - Listed on the application for the short-term rental license.
 - Provided to neighbors as part of the city's process for reviewing the license application.
 - Be updated by the owner if the representative changes.
 - Made known to renters of the property.
- The representative is not required to be a professional property manager.

The Commission previously agreed on requirements for the following:

- Definitions of "short-term rental" and "primary residence"
- Parking
- Licensing and permitting
- City inspections
- Safety regulations
- Prohibition of ADUs as short-term rentals
- Permissibility of whole-house rentals

Submitted by:
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Chair
7/2/20