



Kristin Kirkpatrick, Chair  
Gerald Hart, Vice Chair  
Jennifer Carpenter  
Jeff Hansen  
Emily Heinz  
Michael Hobbs  
Jeffrey Schneider

Conference Room A  
281 N. College Avenue  
Fort Collins, Colorado  
80524

*Planning and Zoning Hearing will be held on Thursday, April 7, 2016, in City Hall Chambers.*

## Regular Work Session April 1, 2016

281 S. College Avenue – Conference Room A  
12:00 - 4:00 pm

**Projected Time**  
12:00 – 12:15pm

**Consent:**

1. March 8, 2016, P&Z Hearing Draft Minutes
2. East Prospect at Boxelder Creek Annexation and Zoning (Mapes)
3. Dust Prevention and Control Update (Ex/Smith)
4. Mountain’s Edge Annexation and Zoning (Shepard)

**Discussion:**

5. Gardens at Spring Creek Continuation (Holland) 12:15 –12:30pm

**Policy and Legislation:**

- Short-Term Rentals – Update (Sawyer) 12:30 – 12:45pm

**Board Topics:**

- Street Oversizing Capital Expansion Fee Study (Baker) 12:45 – 1:20pm
- Old Town Planning Projects Update (Gloss/Wray) 1:20 – 2:00pm
- New City Plan Brainstorming (Staff/Board) 2:00 – 4:00pm

**Planning and Zoning**  
**April 1, 2016**

**Short-Term Rentals (STRs)**

## Short Term Rentals:

- Less than 30 day rentals, no signage, not open to the public, no on-site employees
- Primary STR - Proof that address is owners primary residence (less restrictive)
- Non-Primary STR – whole house rental (more restrictive)

- Non-Primary residence STR:
  - No more than 3 registrations per person
  - BDR process
  
- Primary Residence STR:
  - Minor Amendment process
  
- All permits revocable-similar to Public Nuisance process (3 violation notices within 12 months, 2 of the same violation in 3 months, or 5 violations in 24 months)

- Everyone required to have permit and pay sales and lodging tax
- Allow in all zones
- Limit concentration in NCM and NCL
- Parking: one off-street parking per 2 bedrooms plus one space for every 2 additional bedrooms
- Provide smoke and CO detectors (check a box)
- Proof of Insurance (500K)
- Make City provided “norms” sheet available (noise, trash, speed, etc.)

- Existing Limited Permitted Use
  - For existing STRs that have sales tax license
  
- ADA Incentive?
  
- Other?

**Questions/Comments**