

**TOWN OF PRESCOTT VALLEY**  
**Request for Council Action**  
**Date: September 10, 2015**

**SUBJECT:** Zoning Code Amendments - Lodging

**SUBMITTING DEPARTMENT:** Community Development Department

**PREPARED BY:** Carmen Ogden Planner, for Richard T. Parker, Community Development Director

**AGENDA LOCATION:** Comments/Communications , Consent , Work/Study ,  
New Business , Public Hearing , Second Reading

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**ATTACHMENTS:** a) Ord No. 809, b) Res No. 1932, and c) "Amendments to Chapter 13 'Zoning' of the Town Code"

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**DISCUSSION:** This is a public hearing to consider amending the Town Zoning Code to clarify and update the use regulations related to short-term residential lodging.

Recently, other jurisdictions in Yavapai County have addressed the increasing popularity of residential property being used for short-term rentals. Staff noted that the Town's provisions related thereto were ambiguous so they initiated a review of the Code to develop a more effective regulatory framework for use of one's residential property as a short term rental. This involved removing conflicting and out-dated language, updating certain provisions, and developing mitigation standards.

The Planning and Zoning Commission considered ZOA15-001 at its August 10, 2015 meeting and voted unanimously to forward the same to the Town Council and recommend approval.

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**OPTIONS ANALYSIS:** The Town Council may approve this Town Code amendment, direct staff to address additional concerns prior to approval, or decline to approve these amendments.

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**ACTION OPTION:** (a) Motion to authorize the Mayor (or, in his absence, the Vice Mayor) to sign Resolution No. 1932 declaring the document "Amendments to Chapter 13 'Zoning'" to be a public record for adoption by reference, OR Motion not to approve Resolution No. 1932. VOTE.

(b) Motion to read Ordinance No. 809 by title only on two separate occasions, then place the same on final passage, OR Motion not to read Ordinance No. 809. VOTE.

[if the vote is in favor of reading Ordinance No. 809, the Mayor asks the Town Clerk to read the Ordinance once by title only for the first reading]

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**RECOMMENDATION:** Staff recommends approval of ZOA15-001.

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**FISCAL ANALYSIS:** Staff notes that short-term rental of residential property may encourage certain categories of tourism in the community that could potentially bring transaction privilege tax revenues to the community.

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**REVIEWED BY:**

Management Services Director \_\_\_\_\_

Town Clerk \_\_\_\_\_

Town Attorney \_\_\_\_\_

Town Manager \_\_\_\_\_

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**COUNCIL ACTION:**

Approved    Denied    Tabled/Deferred    Assigned to \_\_\_\_\_