

**TOWN OF PRESCOTT VALLEY
REQUEST FOR COUNCIL ACTION
Date: September 22, 2016**

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

ATTACHMENTS: a) Ordinance No. 820 w/ attached public record “Vacation Rentals/Short-Term Rentals”

DISCUSSION: This is to consider amending the Town Zoning Code to amend articles 13-02 “Definitions”, 13-06 “Use Regulations”, and 13-24 “Off-Street Parking requirements (minimum)” in Chapter 13 “Zoning” to correlate regulations with S.B. 1350 (enacting A.R.S. §9-500.38).

The Prescott Valley Town Council adopted Ordinance No. 809 on September 24, 2015, amending Chapter 13 “ZONING” of the Town Code to clarify use and regulations associated with short-term residential uses, including vacation rentals and short-term rentals. On May 12, 2016, the Governor of Arizona signed into law S.B. 1350 (enacting A.R.S. §9-500.38), which prohibits cities and towns from restricting the use of or regulating vacation rentals or short-term rentals based on their classification, use or occupancy.

The Planning and Zoning Commission considered ZOA16-002 at its August 8, 2016 meeting and voted unanimously to forward the same to the Town Council and recommend approval. Staff is requesting that the Town Council approve amendments (ZOA16-002) to the Prescott Valley Zoning Code (Chapter 13). At its regular meeting on September 8, 2016, the Council voted to read Ordinance No. 820 by title only on two separate occasions then place the same on final passage. Ordinance No. 820 was then read by title only for the first occasion.

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.

ACTION OPTION: [The Mayor asks the Town Clerk to read Ordinance No. 820 by title only for the second reading then asks “Shall the Ordinance Pass?”] VOTE.

RECOMMENDATION: Staff recommends approval of ZOA16-002.

FISCAL ANALYSIS: N/A

REVIEWED BY:

Management Services Director _____

Town Clerk _____

Town Attorney _____

Town Manager _____

COUNCIL ACTION:

Approved Denied Tabled/Deferred Assigned to _____