

A RESOLUTION TO ENDORSE A PUBLIC ENGAGEMENT PROCESS AND CREATE A TASK FORCE FOR A TEXT AMENDMENT ADDRESSING SHORT TERM RENTALS (STR) (2019-09-11/R-8)

WHEREAS, the Council believes that the community would benefit from an updated Land Use Management Ordinance (LUMO) that more clearly addresses Short Term Rentals; and

WHEREAS, staff has been coordinating on this topic with stakeholders, including the Chapel Hill/Orange County Visitors Bureau, to share information and coordinate opportunities for public outreach; and

WHEREAS, a facilitated public engagement process could provide the Council with focused information to inform their decisions about regulations for STRs; and

WHEREAS, staff made a background presentation on STRs to the Council Committee on Economic Sustainability on June 7, 2019; and

WHEREAS, on June 19, 2019, the Town Council authorized the Town Manager to develop updated standards for Short Term Rentals (STRs) for Council consideration with input from community stakeholders; and

WHEREAS, the Council asked the Town Manager to proceed with soft enforcement of STRs, focusing on education about current requirements, until an updated ordinance can be adopted.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council endorses the proposal for a public engagement process presented on this date.

BE IT FURTHER RESOLVED that the Council will appoint a task force comprised of five advisory board champions from the Community Design Commission, Historic District Commission, Housing Advisory Board, Planning Commission, and Transportation and Connectivity Advisory Board. The task force will also include members of the community including two Short Term Rental Operators or advocates; two community members at large; and two hotel operators or those knowledgeable about lodging.

BE IT FURTHER RESOLVED that the task force will be charged with:

1. Identify goals of developing an effective STR ordinance for staff to share with the Council on November 18, 2019.
2. Attend regularly scheduled meetings where staff and guest speakers will present qualitative and quantitative information to help guide larger discussions on themes related to STR regulations.
3. Actively participate in meetings to review and deliberate on themes related to STRs. Work with staff to identify topics needing further discussion as needed.
4. Identify impacts of possible STR regulations on various stakeholder groups as presented by staff. Seek a balanced approach to regulating STRs in a way that reflects the views of multiple stakeholder groups.
5. Develop a set of final recommendations for STR regulations that can be translated by staff and presented to the Council for consideration and enactment in spring 2020.

BE IT FURTHER RESOLVED that the Council authorizes the Town Manager to solicit applications to participate in the Task Force and return to the Council on October 2, 2019 with a list of those communicating their interest.

BE IT FURTHER RESOLVED that the Task Force shall have met its charge after providing recommendations to the Council on short-term rental regulations, unless the Council determines otherwise.

This the 11th day of September, 2019.