

[External]PZ 503-2021

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To: Leah Allison <lallison@peoriagov.org>

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Commissioners,

I would like to propose the following alterations to the proposed changes:

1) For 5.3.3.B.3: Short Term Rental

That, "Occupancy of the short-term rental shall not exceed the standards set forth in the Building and Fire Code. Of the maximum occupancy allowed for **a residential zoned district R1-R4**, no more than **three unrelated adult guests** may stay in the dwelling unit at any given time. All other permitted zoned areas would have a maximum occupancy allowed of no more than six adult guests who may stay in the dwelling unit at any given time.

This would closely align with current residential occupancy limits for R1-R4 zoned areas. It would better mitigate opportunities to abuse over occupancy and mitigate enforcement difficulties.

2) For 5.3.3.B.9.b: Short Term Rental

That a cap of "**No more than 1%** of the number of parcels developed with a structure within in a Neighborhood, as defined by the City of Peoria Neighborhood Associations Map, **may be granted a license for a short-term rental**. If a property does not fall within an area defined by this map, **the 1% standard** shall apply within a radius of 0.5 miles measured by the uninterrupted distances from the subject property line. This standard would apply to all residential zoned districts (R1-R8)".

The 3% cap could allow for an extraordinarily high number of short-term rentals to vulnerable neighborhoods and the city in general. The proposed 1% cap brings the number closer to the existing density of illegally operating short term rentals in the neighborhoods they are located in. This cap should be applied to licenses and not just special use permits. There are too many loopholes in what constitutes owner occupied or owner present. The enforcement difficulties only compound this issue. Finally, this cap should apply to all residential zoned areas. Even the residents of R5-R8 zoned districts, which are primarily long-term rentals, deserve some measure of protection from the disruptive effects that short term rentals can bring about.

3) As a final comment I would ask the Commission to consider carefully the difficulties of enforcing occupancy limits. The city needs better tools, better processes, and adequate funding to carry this out. The difficulties of enforcing occupancy limits with long term rentals are significant. Short term arrangements complicate the matter to a severe degree. Abuses will happen. This needs to be

carefully considered before these business arrangements become commonplace in our residential neighborhoods.

Thank you

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