



City of Tacoma

Committee of the Whole Minutes

747 Market Street Tacoma, WA 98402

9th Floor Visibility Center

November 18, 2014

3:00 PM

Call To Order

Deputy Mayor Woodards called the meeting to order at 4:09 p.m.

Present: 7 - Boe, Campbell, Ibsen, Lonergan, Mello, Thoms and Woodards

Absent: 2 - Walker and Strickland

Briefing Items

1. 14-1134 Short Term Rentals

Brian Boudet, Planning and Development Services , provided background information on short-term rentals and reviewed the current situation, including transient lodging, single-family homes and apartments, condominiums and home sharing. He stated the City has approximately 75-100 short-term rentals. Mr. Boudet discussed the current regulations stating that short-term rentals have both licensing and land use components. He the reviewed individual room lodging rentals, and entire unit and home lodging rentals.

Mr. Boudet discussed potential concerns, including non-residential and commercial use in residential areas, maintaining “residential” character, tenant behavior and accountability, owner oversight, and potential increased safety concerns. He then reviewed potential benefits, including alternative forms of lodging, supporting tourism and visitors, supplemental income, efficient use of structures, and entrepreneurial benefits.

Mr. Boudet discussed the regulatory side of short-term rentals and what some jurisdictions have put in place, including defining transient lodging, limitations on where they are allowed, how often and duration. He concluded by reviewing regulatory licensing, including whether the site meets standards, has regular inspections and adequate insurance. Discussion ensued regarding whether the City should modify regulations on short-term rentals, timelines and priority of said modifications.

Council Consideration Requests

There were no Council consideration requests.

Committee Reports

There were no committee reports.

Other Items of Interest

There were no other items of interest.

Adjournment

On proper motion, the meeting was adjourned at 4:35 p.m.

Victoria Woodards, Deputy Mayor

Doris Sorum, City Clerk