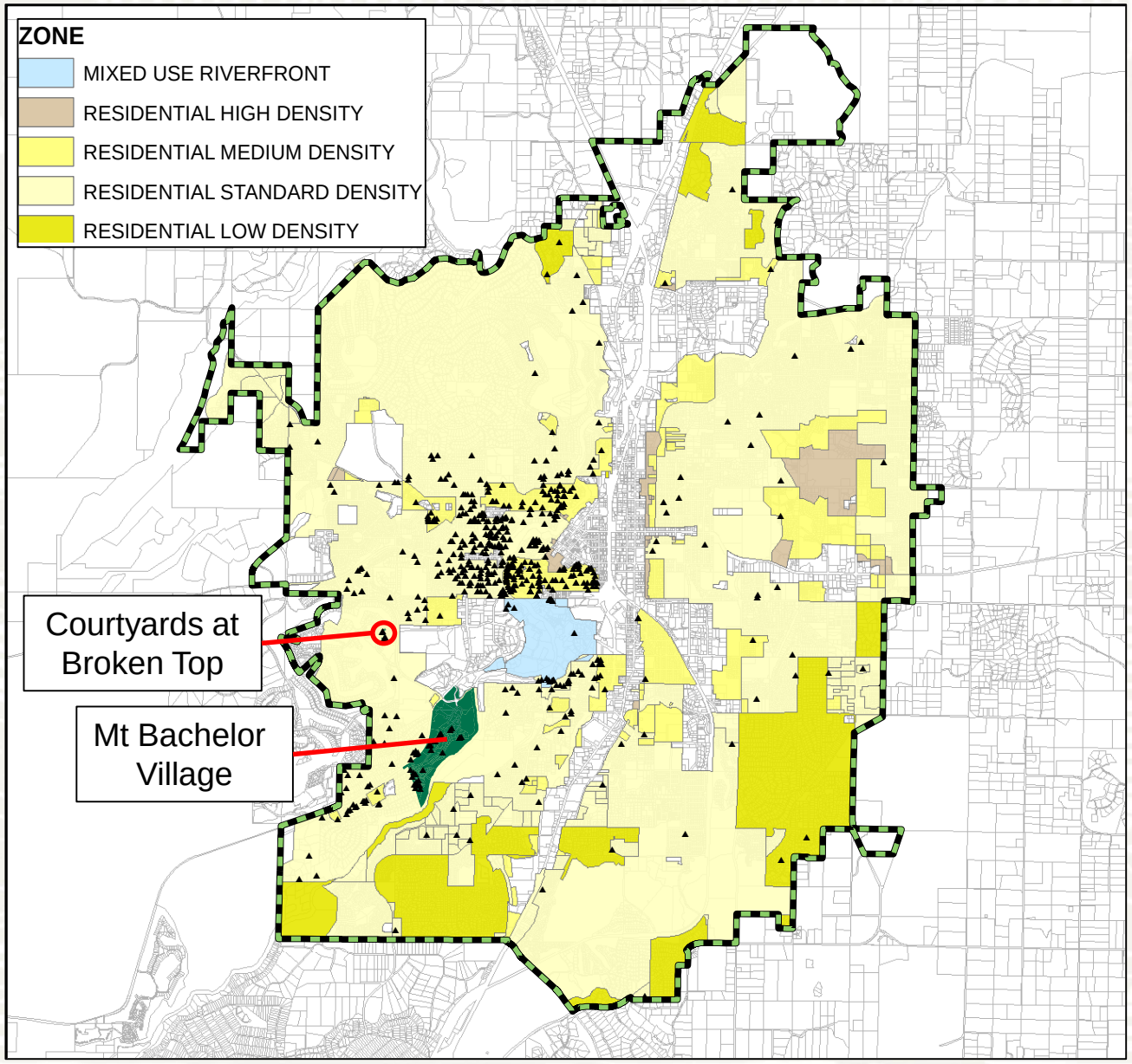
Short-Term Rental Concentration Limits

Scenarios for Consideration

4/1/15

City Council First Reading
April 1, 2015

Existing Vacation Home Rentals

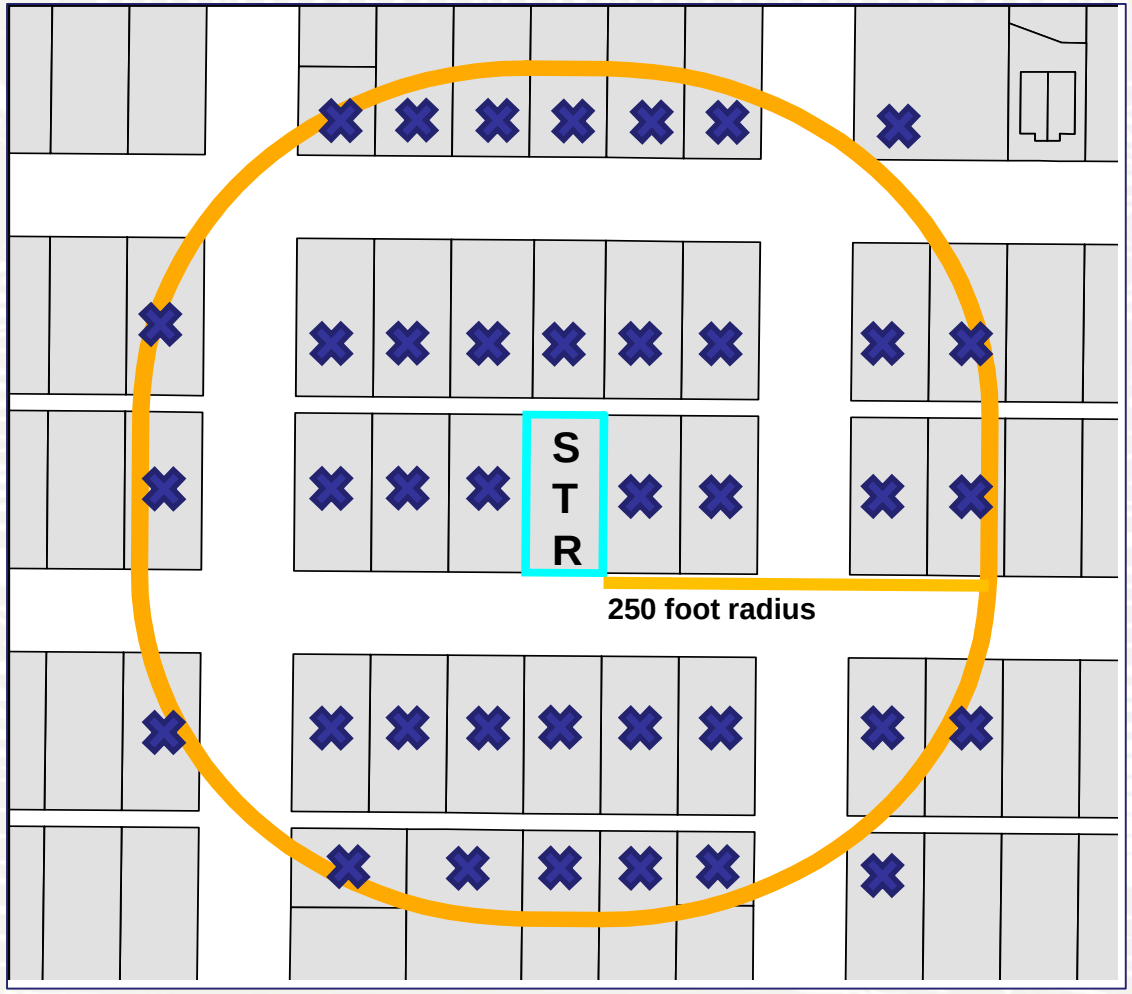


Neighborhood Association	# of VHR Applications in R or MR zones
Awbrey Butte	5
Boyd Acres	8
Century West	47 (no MBV, CBT)
Larkspur	13
Mountain View	6
Old Bend	129
Old Farm	8
Orchard	11
River West	254
Southeast Bend	2
Southern Crossing	50
Southwest Bend	10
Summit West	28

Data current to 03/31/15

Scenario 1: % within 250-ft radius

Old Bend Example

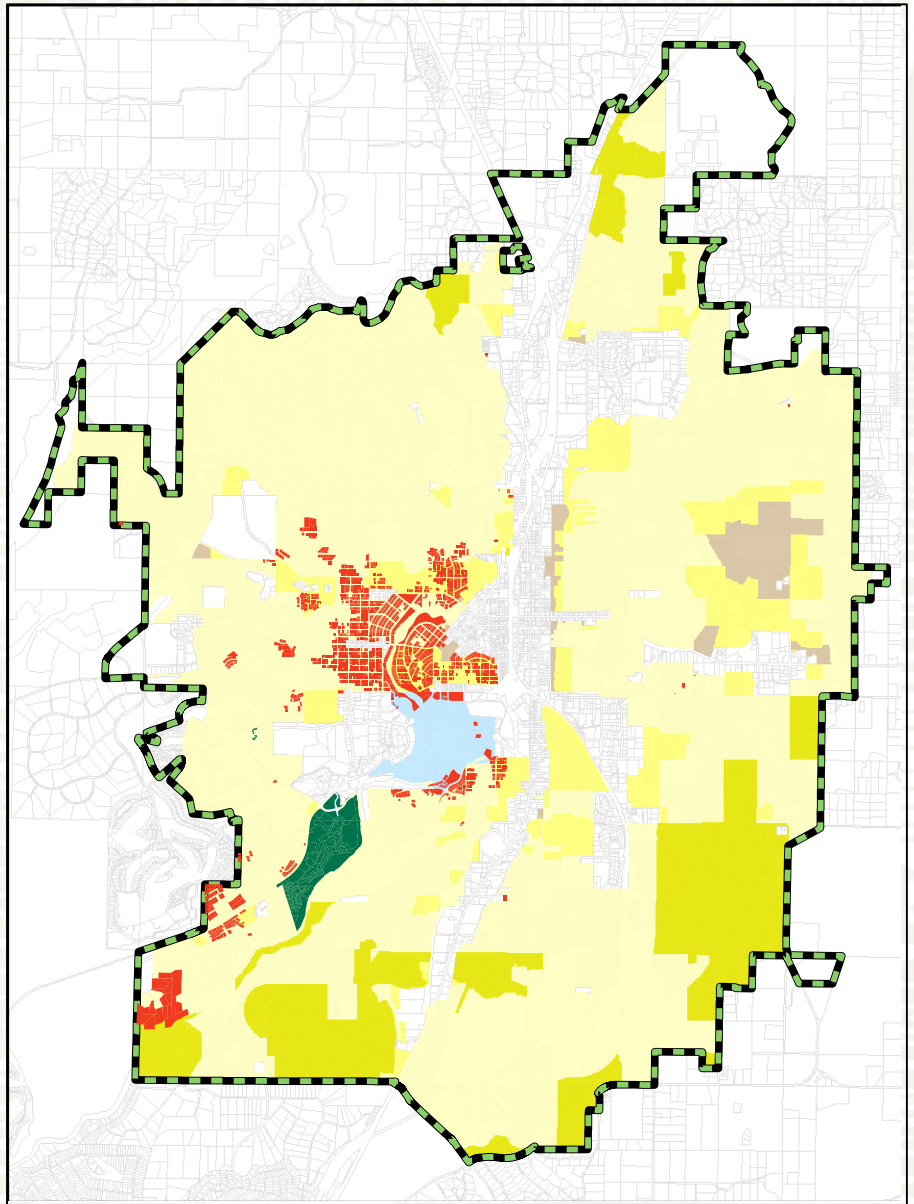


- 41 properties within a 250-ft radius
- 7.5% max = 3 STRs; 5% max = 2 STRs

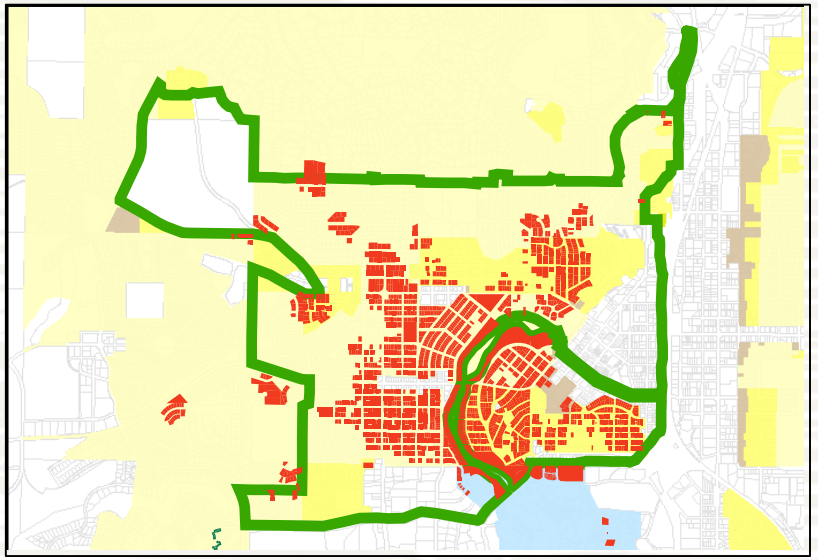
Options for % within a Distance

Max # STRs	7.5%	5%
1 STR	1-26 properties	1-39 properties
2 STR	27-39 properties	40-59 properties
3 STR	40-53 properties	60-79 properties
4 STR	54-66 properties	80-99 properties
5 STR	67-79 properties	100-119 properties

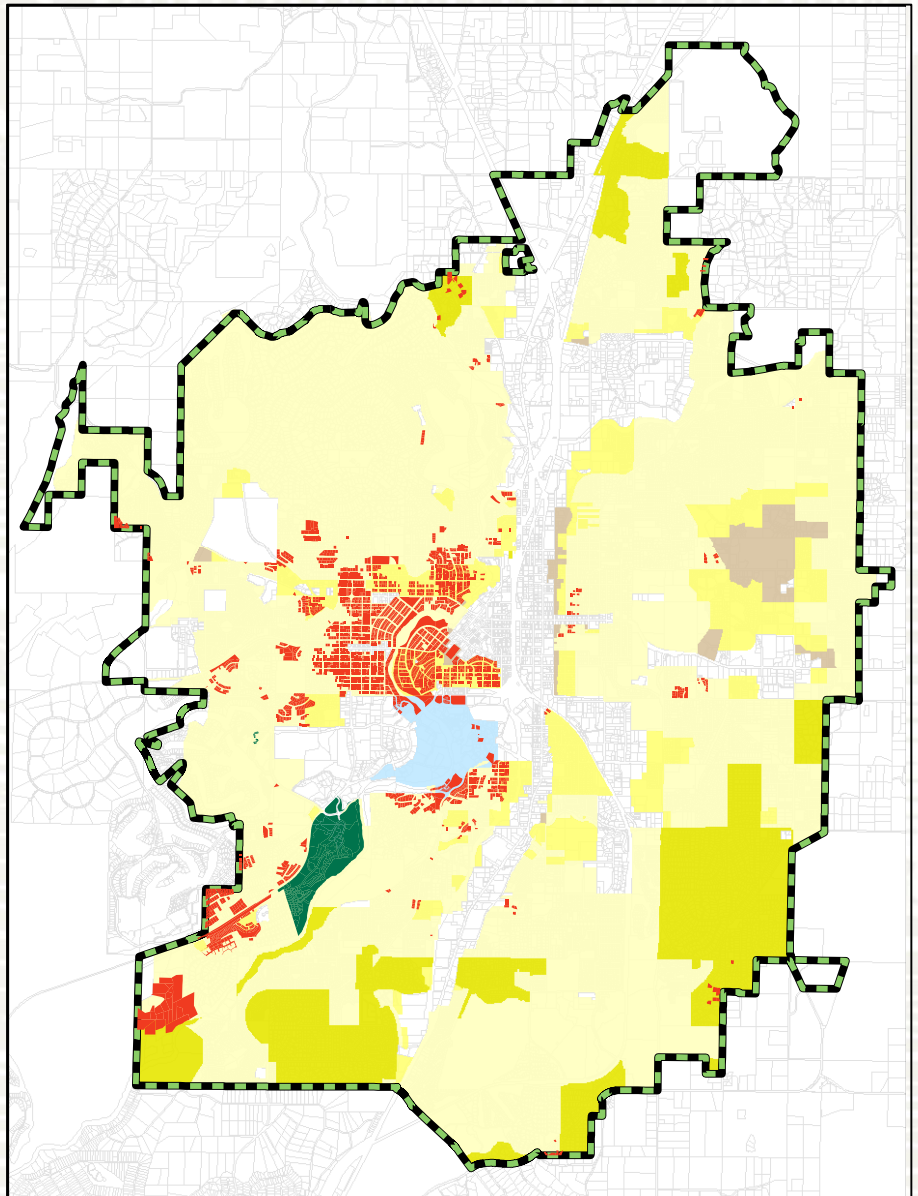
Scenario 1 Option A: 7.5% in 250-ft radius



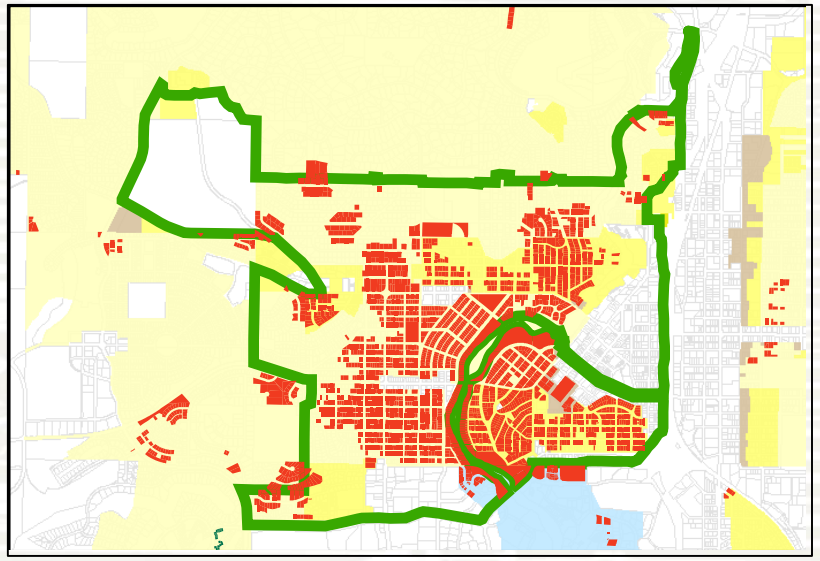
Area	Properties >= 7.5%	Properties < 7.5%
Citywide	2,491	31,527
Old Bend	592	142
River West	1,393	1,995



Scenario 1 Option B: 5% in 250-ft radius

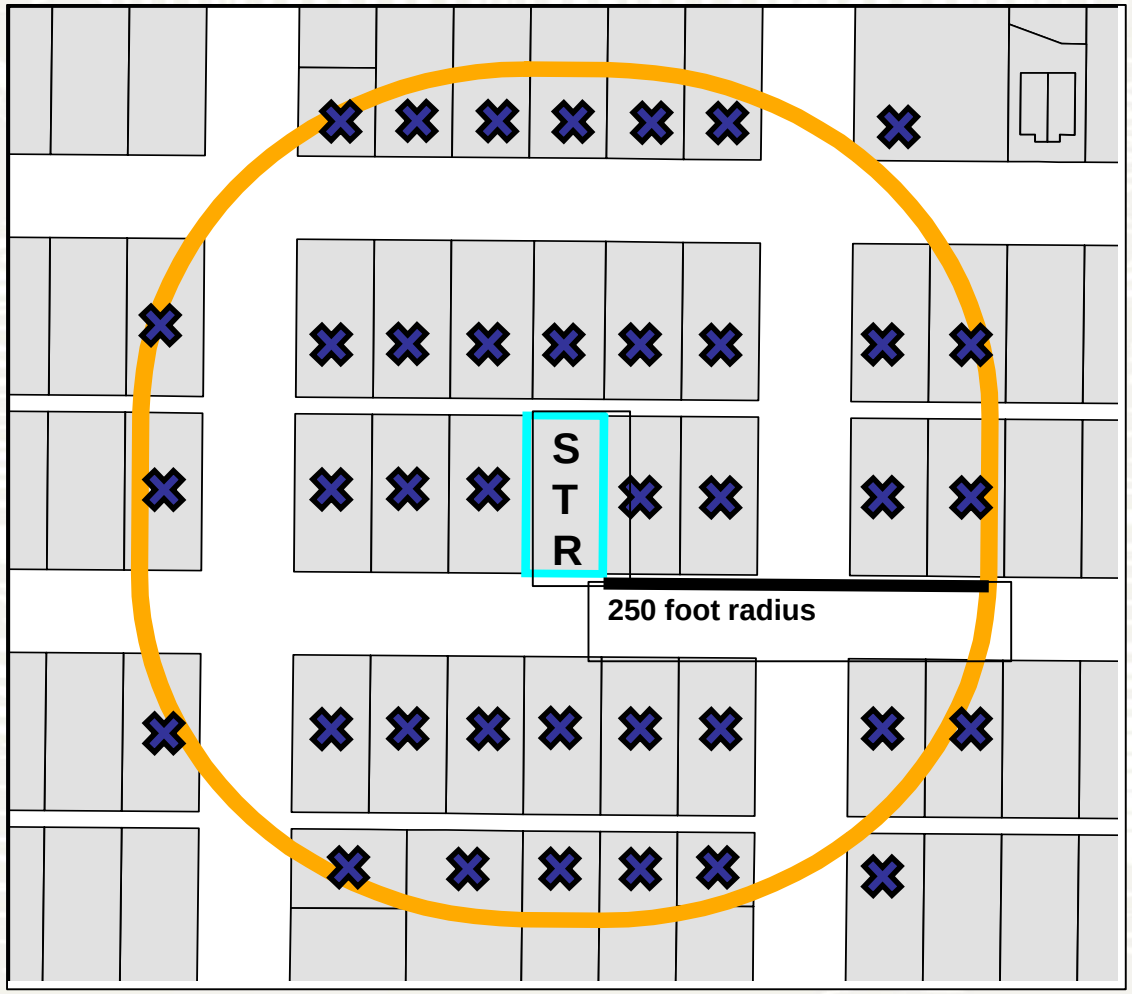


Area	Properties >= 5%	Properties < 5%
Citywide	3,422	30,596
Old Bend	674	60
River West	1,807	1,581

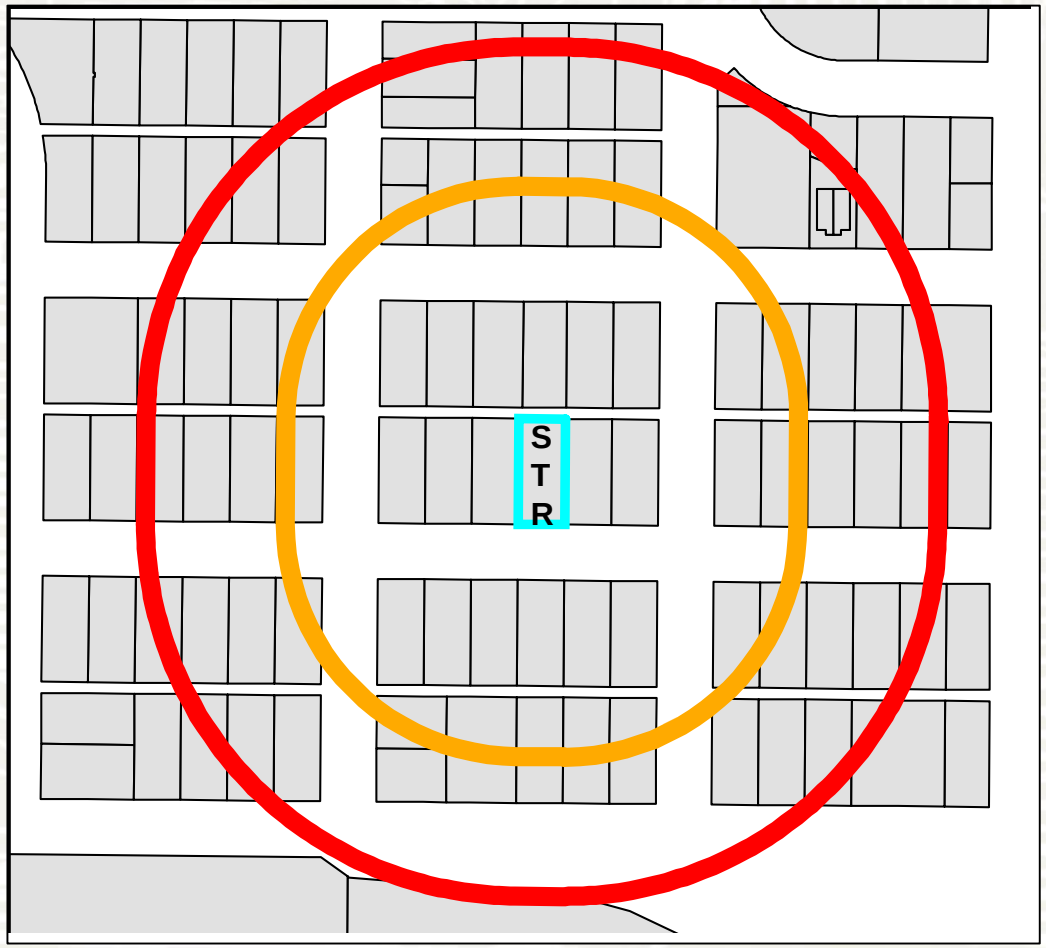


Scenario 2: 1 per 250-ft radius

Old Bend Example

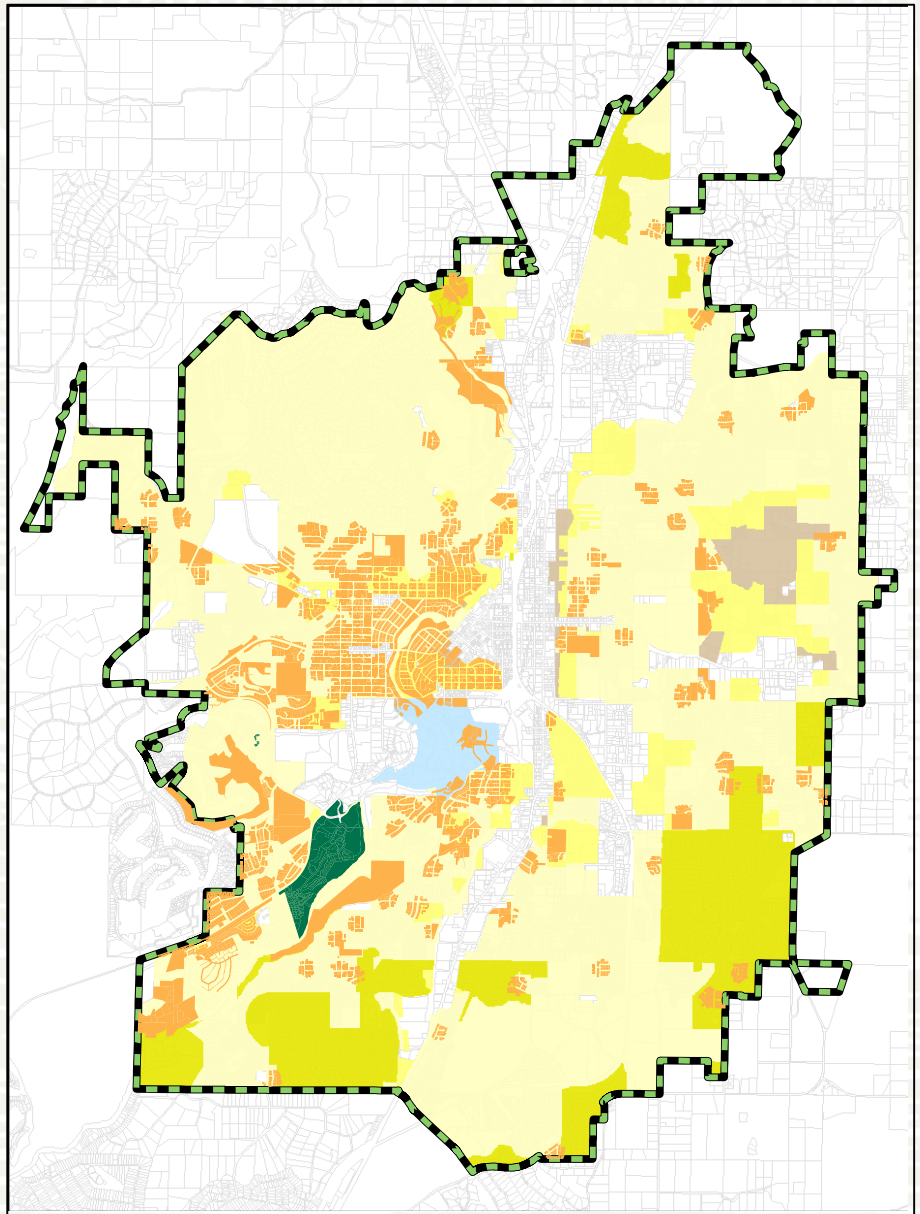


Options for Spacing:
250-ft radius: 41 properties
400-ft radius: 83 properties

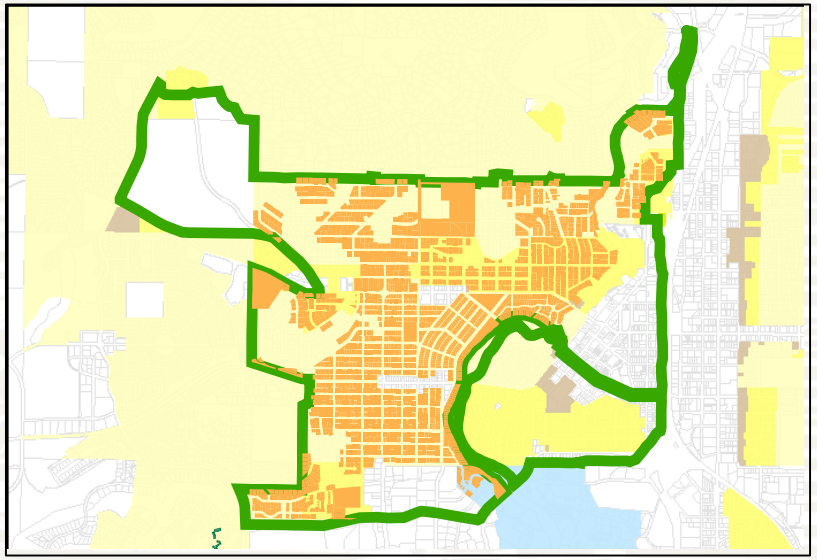


- 41 properties within a 250-ft radius

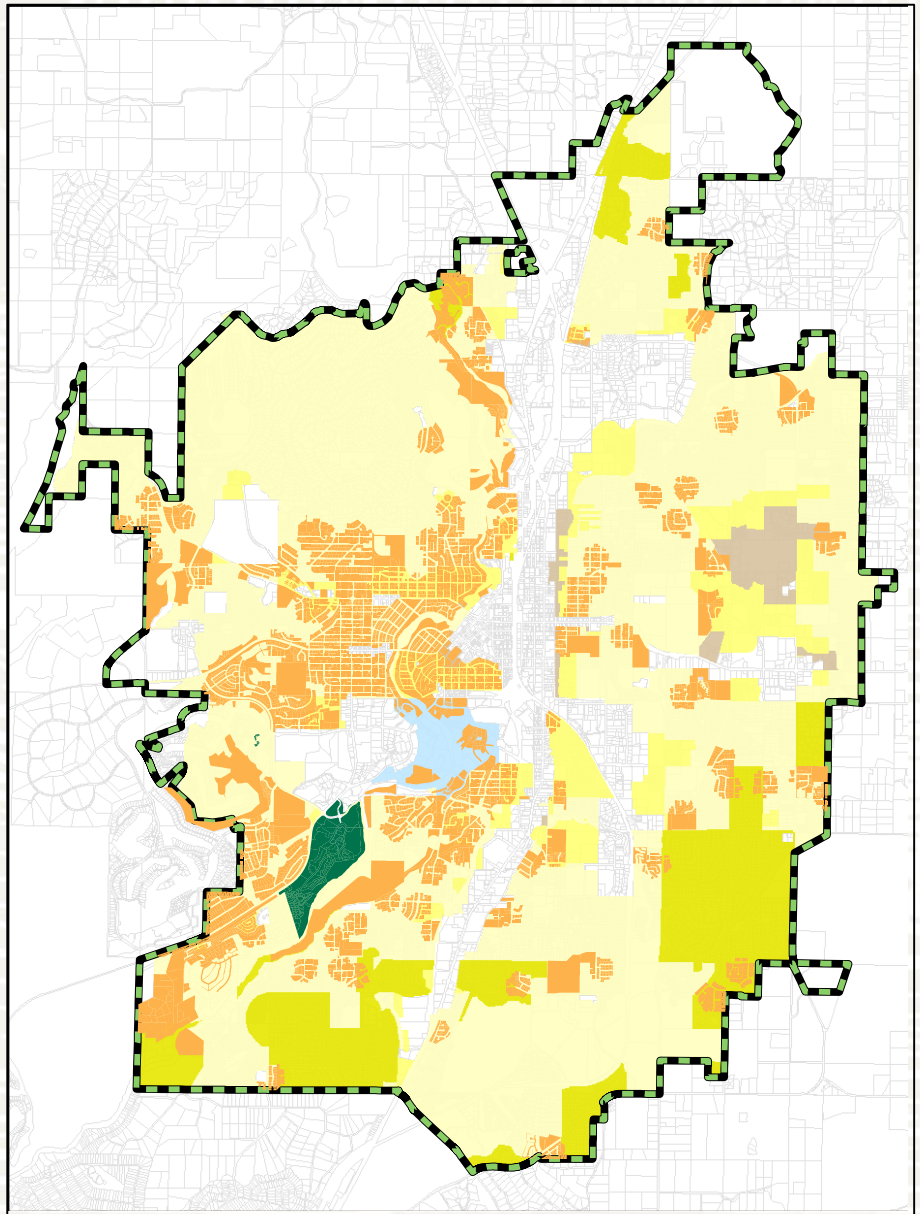
Scenario 2 Option A: 1 per 250-ft radius



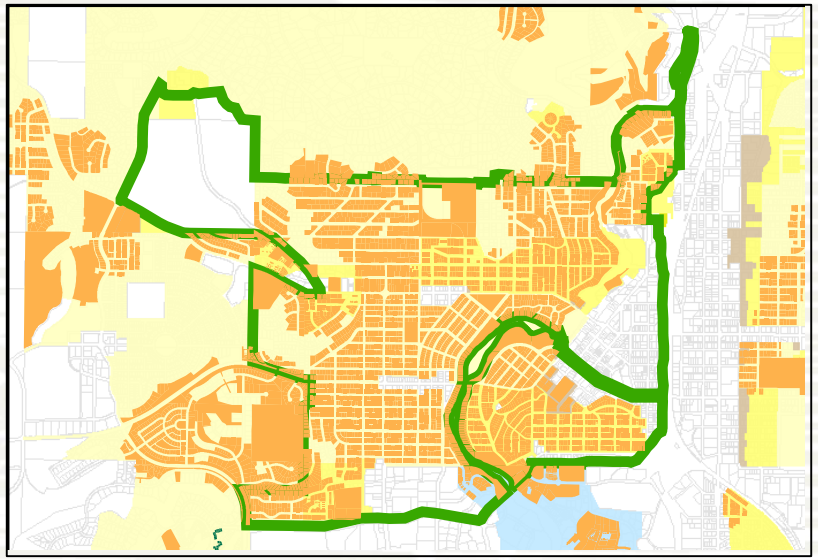
Area	Properties w/ 1+ in 250-ft	Properties w/ 0 in 250-ft
Citywide	7,118	26,900
Old Bend	724	10
River West	2,492	896



Scenario 2 Option B: 1 per 400-ft radius



Area	Properties w/ 1+ in 400-ft	Properties w/ 0 in 400-ft
Citywide	9,771	24,247
Old Bend	732	2
River West	2,975	413



Scenario 3: 1 per 400 linear feet

Old Bend Example

400-ft separation: 30 properties
250-ft separation: 18 properties

B&B spacing standard has never been used
- 400 ft of separation along the same street

Scenario 3: 1 per 400-ft linear