RESOLUTION NO. 2016-29

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SEDONA, ARIZONA, ESTABLISHING AS A PUBLIC RECORD THE TERMS OF PROPOSED AMENDMENTS TO CITY CODE CHAPTER 5.25 (SHORT-TERM RENTAL REGULATION).

BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF SEDONA, ARIZONA that the terms set forth in that document attached hereto as Exhibit A and entitled "2016 Amendments to City Code Short-Term Rental Regulation Provisions" constitute a public record to be incorporated by reference into Ordinance No. 2016-06.

At least one (1) paper copy and one (1) electronic copy of this public record shall be kept in the office of the City Clerk for public use and inspection.

PASSED AND ADOPTED this 11th day of October, 2016 by the Mayor and Council of the City of Sedona, Arizona.

Sandra J. Moriarty, Mayor

ATTEST:

Susan L. Irvine, CMC, City Clerk

APPROVED AS TO FORM:

Robert Pickels, Jr., City Attorney

Exhibit A
2016 Amendments to the City Code Short-Term Rental Regulation Provisions

Chapter 5.25
SHORT-TERM RENTAL REGULATION

Sections:

5.25.010 Title.
5.25.020 Findings and Purpose.
5.25.030 Definitions.
5.25.040 Business License Requirement.
5.25.050 Emergency Contact.
5.25.060 Use Regulations.

5.25.010 Title.

This chapter shall be known as the city of Sedona Short-Term Rental Regulation chapter. [Ord. 2016-__. Code 2008 § 5.25.010. Code 2006 § 8-4-1].

5.25.020 Findings and Purpose.

The City of Sedona is committed to maintaining its small-town character, scenic beauty, and natural resources that are the foundation of its economic strength and quality of life. (Sedona Community Plan, Section 9.2, Recommendations Goal 1.0.) The purpose of this chapter is to safeguard the public health and safety of the residents of Sedona and their visitors and guests while preserving the residential character of neighborhoods, minimizing nuisances, and providing equity with other residential and commercial uses. Therefore, in an attempt to further promote the aims and goals of the Sedona Community Plan, the City does hereby adopt the following provisions in an attempt to protect the public's health and safety in residential neighborhoods. [Ord. 2016-__. Code 2008 § 5.25.010. Code 2006 § 8-4-2].

5.25.030 Definitions.

For the purpose of this chapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning:

"Vacation Rental" or "Short-Term Rental" means any individually or collectively owned single-family or one-to-four-family house or dwelling unit or any unit or group of units in a condominium, cooperative or timeshare, that is also a transient public lodging establishment or owner-occupied residential home offered for transient use if the accommodations are not classified for property taxation under A.R.S. § 42-12001. Vacation Rental and Short-Term Rental do not include a unit that is used for any nonresidential use, including retail, restaurant, banquet space, event center, or another similar use.

"Transient Lodging" means the business of operating for occupancy by transients, a hotel or motel, including an inn, tourist home or house, dude ranch, resort, campground, studio or bachelor hotel, lodging house, rooming house, apartment house, dormitory, public or private club, mobile home or house trailer at a fixed location, or other similar

structure, and also including a space, lot, or slab that is occupied or intended or designed for occupancy by transients in a mobile home or trailer furnished by them for such occupancy.

"Emergency Point of Contact" means the identity and a 24-hour telephone number for the person, enterprise, or agency who is the owner, proprietor, or representative of a Short-Term Rental or Transient Lodging establishment. [Ord. 2016-__; Code 2008 § 5.25.010. Code 2006 § 8-4-1].

5.25.040 Business License Requirement.
Every Short-Term Rental, Vacation Rental, or Transient Lodging establishment located within the jurisdictional boundaries of the City of Sedona or which is obligated to remit transaction privilege taxes for the operation of a Short-Term Rental, Vacation Rental, or Transient Lodging activity in the City of Sedona shall obtain a City of Sedona business license as required pursuant to Chapter 5.05 of the Sedona City Code. [Ord. 2016-__; Code 2008 § 5.25.010. Code 2006 § 8-4-1].

5.25.050 Emergency Contact.
An application for a City of Sedona business license for every Short-Term Rental, Vacation Rental, or Transient Lodging establishment shall be accompanied by the designation of an Emergency Point of Contact on a form provided which shall include a current, valid telephone number at which an immediate, 24-hour response may be obtained to address an accident, medical emergency, natural disaster, law enforcement response, or other serious incident that requires immediate attention at the premises on which the Short-Term Rental, Vacation Rental, or Transient Lodging activity is occurring. The Emergency contact information shall be posted in a prominent and visible location both inside and outside the front entrance at the Short-Term Rental, Vacation Rental, or Transient Lodging establishment. [Ord. 2016-__; Code 2008 § 5.25.010. Code 2006 § 8-4-1].

5.25.060 Use Regulations.
The Sedona Land Development Code District Regulations shall be applied to a Short-Term Rental, Vacation Rental, or Transient Lodging establishment in the same manner as other property classified under A.R.S. §§ 42-12003 and 42-12004. The use of any Short-Term Rental, Vacation Rental, or Transient Lodging establishment in any single-family residential district shall be limited to the uses identified in the Sedona Land Development Code for that particular single-family residential zoning district. [Ord. 2016-__; Code 2008 § 5.25.010. Code 2006 § 8-4-1].