



BOULDER CITY
CITY COUNCIL

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STEVE WALTON



MEETING LOCATION:
CITY COUNCIL CHAMBER
401 CALIFORNIA AVENUE
BOULDER CITY, NV 89005

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CITY CLERK:
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ADMINISTRATIVE SERVICES DIRECTOR:
BRYCE BOLDT

COMMUNITY DEVELOPMENT DIRECTOR:
MICHAEL MAYS, AICP

PUBLIC WORKS DIRECTOR:
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CYNTHIA SNEED, CPA, CGFM

PARKS & RECREATION DIRECTOR:
ROGER HALL

City Council Meeting September 21, 2023 Item No. 1 Staff Report

TO: Taylour Tedder, City Manager

FROM: Michael Mays, Community Development Director

DATE: September 21, 2023

SUBJECT:

For possible action: Discussion and direction regarding a possible text amendment permitting short-term rentals and establishing regulations or to continue prohibiting short-term rentals

Business Impact Statement:

This action will not have a significant economic impact on business and will not directly restrict the formation, operation, or expansion of a business.

Action Requested:

That the City Council discuss the topic of short-term rentals and either provide direction to draft a possible text amendment to Title 11 of the City Code permitting short-term rentals and establishing regulations or to continue with prohibition of short-term rentals.

Overview:

- City Council directed staff to hold a town hall meeting to discuss short-term rental regulations in Boulder City
- Meeting was held on July 12, 2023
- City also prepared a survey which received 717 responses
- Based on community feedback, staff is seeking Council direction on this matter

Background Information:

Section 11-33-2 of the City Code permits the City Council and the Planning Commission to direct staff to proceed with a text amendment to Title 11 of the City Code which regulates zoning and subdivision requirements.

A short-term rental unit is defined as a permanent residential dwelling unit, or any portion of the unit, that is rented for occupancy for a period of less than 30 consecutive calendar days. There are several services that provide these accommodations, including Airbnb and VRBO.

The City Code does not allow for short-term rentals either as a permitted or conditional use. In 2021, the Nevada Legislature passed AB363, which requires cities in Clark County with populations consisting of more than 25,000 people to consistently regulate short-term rentals. AB363 does not apply to Boulder City as our population is less than 25,000.

The City prepared a short-term rental survey, which was promoted to the community via various social media platforms, website, and in the local press. The survey closed on August 1, 2023. The City received 717 responses. A summary of the survey results is provided as Attachment 2. On July 12, 2023, the City held a town hall meeting to discuss short-term rentals. Approximately 80 attended the event and after a short presentation, the public was provided with an opportunity to share their feedback on the topic.

Staff has prepared pros and cons for City Council consideration of permitting short-term rentals (STR) in Boulder City:

PRO	CON
Provides alternative short-term occupancy to support tourism in Boulder City	Could negatively impact local motel/hotel occupancy rates that would in turn negatively impact City hotel/motel tax revenue
Provides regulations to protect neighborhood character and quality	Potential negative impacts on neighborhood quality of life (e.g. traffic, noise)
Provides additional City revenue through annual licenses	STR investor demand would reduce affordable housing availability (example: Moab, UT, Deseret News Article 06.30.23)
Harvard Business Review study from 2021 suggests that STR provides greater community reinvestment	A 2021 Northeastern University study on STR and crime suggests that Airbnb tourists themselves do not cause greater amounts of crime, but through an increased portion of neighborhood's housing units being converted to STR, it may gradually erode local social dynamics, leading to increased crime

Staff has also collected contemporary research on this topic and provided in the staff report as Attachment 3. Additional material provided by individuals in support of STR is included as Attachment 4. The material provided from individuals in opposition is provided as Attachment 5. Legal treatises discussing local government authority to regulate STRs is provided as Attachment 6.

Boulder City Strategic Plan Goal:

Goal C: Manage Growth and Development

Department Recommendation: That the City Council receive the presentation and provide direction on a possible text amendment to Title 11 of the City Code permitting short-term rentals and establishing regulations or continue with prohibition of short-term rentals.

Attachment:

1. PowerPoint Presentation
2. Survey Results
3. Short-term Rental Studies and Articles
4. Material in Support of Short-term Rentals
5. Material in Opposition to Short-term Rentals
6. Legal treatise