THE ONE CHANGE WE ARE ASKING EVERY STAKEHOLDER TO SUPPORT

Strike the four-bedroom threshold from the grandfather clause

The City's September draft grandfathers currently permitted homes with **more than four bedrooms** and no one else. A permitted four-bedroom home approved today for nine to twelve guests drops to eight on the day of ratification, with no protection. Striking six words extends the same protection to **every home that holds a valid STR permit today**. Nothing else in the draft changes.

PROPOSED REVISION · SECTION 4, PARAGRAPH (1) · STRUCK TEXT IS PROPOSED FOR DELETION

Section 4. This ordinance shall become effective immediately upon ratification, excepting: 1) Units ~~with more than four (4) bedrooms~~ within the STR Overlay for which a valid permit for short term rental use has been issued as of the date of ratification, whose occupancy shall instead be controlled by the International Property Maintenance Code (IPMC) for subsequent renewals. For such properties, the STR occupancies approved pursuant to the IPMC may continue until the permit expires and is not renewed within three hundred sixty-five (365) days; STR occupancies for said properties shall thereafter be approved pursuant to the requirements of the zoning ordinance;

Shown against the draft ordinance circulated with the September 16, 2026 Planning Commission memo. No other provision of the draft, including the eight-guest standard for new units, the four-bedroom limit on new units, and the enforcement provisions, is affected.

Why this is the ask

- **It protects every existing permit holder equally.** Homes with five or more bedrooms are already covered by this paragraph. In practice, the change mostly affects larger four-bedroom homes that the City has already approved for more than eight guests. As drafted, they are the only group cut back on ratification day.
- **No home adds a single guest.** Occupancy stays at the number the City has already approved under the IPMC, and only on renewal of an existing permit. No permitted home would list more guests than it does today.
- **It is narrow, and easy for the City to say yes to.** The draft already accepts the principle that permitted homes keep IPMC occupancy. This removes an arbitrary line inside that principle. New units, the eight-guest standard, and enforcement are untouched.
- **One ask, one voice.** A single, specific request that every stakeholder repeats is far more likely to be adopted than a list. Please keep public comment and outreach to this change.

Tentative timeline

Oct 21 WED	Planning Commission recommendation vote
Oct 27 TUE	City Council public hearing and first reading
Nov 10 TUE	City Council second and third readings

Dates per City staff and subject to change.

What we are asking of you

1. **Write the Planning Commission before Wednesday asking that all currently permitted units be treated equally under Section 4.**
2. **If you own or manage a large four-bedroom home, please speak at Wednesday's meeting.** Your example is the case.

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Prepared October 2026 for Alliance stakeholders.
Section citations to be confirmed by City staff and counsel.