

Open House: Short-Term Rental Unit Ordinance

Tuesday, July 27, 2021



Overview

- Ordinance Framework
 - Subject matter research
 - Review of similar Ordinances (cities and other counties)
 - Findings from survey
- Survey of Residents
 - Concerns
 - Findings

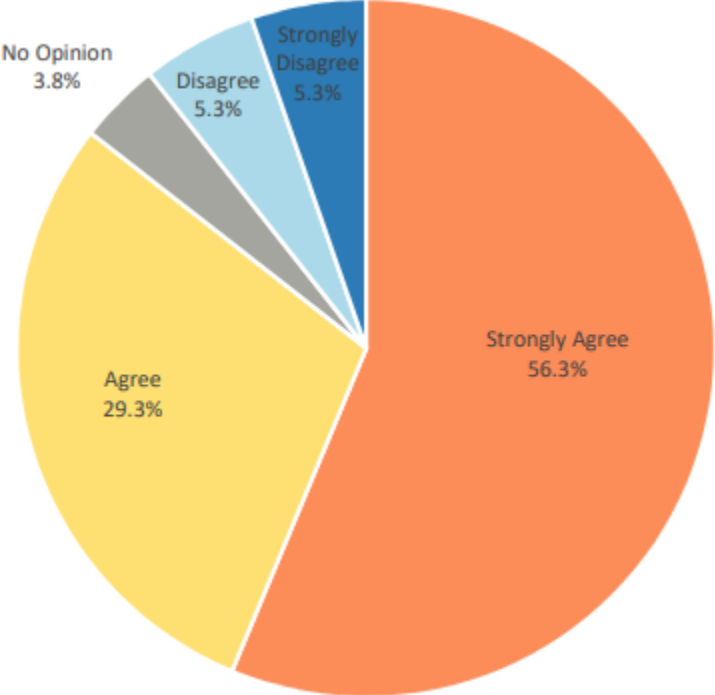


Survey



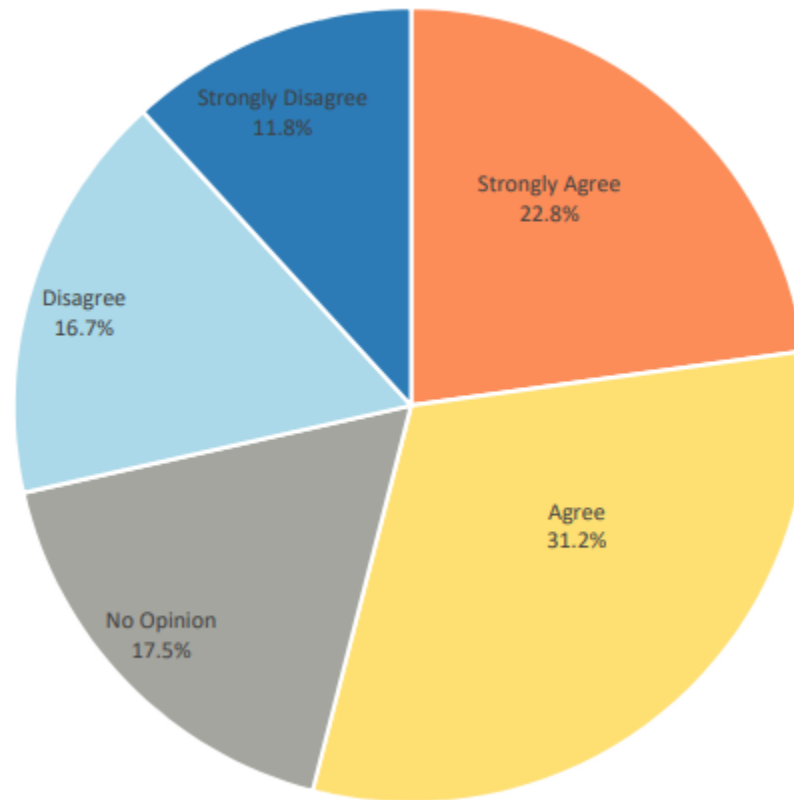
SURVEY QUESTION: *Short-term vacation rentals can benefit our local economy as they offer additional lodging options.*

SURVEY RESULTS:



SURVEY QUESTION: *Having regulations for short-term vacation rental units would be beneficial in Blue Earth County.*

SURVEY RESULTS:



Finding from Preliminary Questions:

Permitted vacation rentals would be beneficial to Blue Earth County.



...Next...what potential concerns should be addressed:

- Survey responses
- News stories
- Other jurisdictional ordinances
- Future: Planning Commission feedback



Potential concerns identified:

- Adequate Parking
- Capacity or maximum number of occupants
- Issues with guests/occupants
- Trespassing
- Litter/garbage
- Pets
- Recreational Fires



Framework to address concerns:

- Application Process
- Operational Conditions
- Enforcement



Questions on the Ordinance Framework:

3 stations around the room with staff to answer questions pertaining to:

- Application Process
- Operational Conditions
- Enforcement



Questions regarding short term rental units can be directed to:

Planning and Environmental Resources

Phone: 507-304-4251

Email: PlanningAndZoning@blueearthcountymn.gov



Short Term Rental: Application Process

- Limited density
- Site Plan
 - Property lines and buildings
 - Parking Areas
 - Storage of garbage and recycling
 - Wells and Septic
 - Recreational Fire pits
- Floor Plan of structure
 - Bedrooms and dimensions
- Other:
 - Fee for Interim Use Permit
 - Certificate of Occupancy
 - Water safety report



(Open House, Standard Considerations, July 27, 2021)

Short Term Rental: **Operational guidelines**

- Maximum occupancy based on bedrooms
- No accessory lodging (campers, RVs, tents, etc)
- Leashed pets
- Compliance with BEC Solid Waste Ordinance
- Demarcation of the property lines
- Compliance with State lodging licenses
- Annual submission of water safety report
- One on-site parking space (on impervious surface) for each bedroom



(Open House, Standard Considerations, July 27, 2021)

Short Term Rental: Enforcement

- Dedicated Property Manager within 2-hour drive, available 24/7
- Property manager contact information provided to all neighbors within 200 feet
- Remedy of concerns within 24 hours
- Emergency issues directed to local law enforcement
- Substantiated non-emergency complaints not addressed within 24 hours by the property manager, directed to the Planning Agency



(Open House, Standard Considerations, July 27, 2021)