

**City Council agenda report for 7/13/16; Consider approval of three proposed code amendments for 1) Section 17.20.270 Long term residential rental property, 2) Section 17.44.130 Temporary Signs, and 3) Section 16.32.060 regarding building permits for townhome model units built by an Owner/Builder/Developer .**

By Bob Nicholson, AICP, Town Planner

**RE: Three proposed code amendments as summarized below;**

1. Long term residential rental property. Defines a “Long Term Residential Rental Property as residential property which is used for lodging for 30 days or longer, and requires the property owner to obtain a city business license for two or more long-term rental properties, and also obtain the necessary fire inspection for each rental.
2. Defines a “Grand Opening Sign” which is allowed on a one-time basis for up to 30 days prior to business opening, and requires the sign to be on-premise. Also the amendment prohibits signs from locating within the public right-of-way, except for “Public Necessity” signs which are defined in the Sign regulation chapter (17.44).
3. Owner/Builder/Developer: This amendment extends the provision for allowing an Owner/Builder/Developer to obtain a building permit for model townhome units with up to 6 units in the building prior to recording a final plat, as long as fire protection and fire access to the building is provided. This privilege is already provided for single family homes, and it would extend it to model townhome units with up to six units in the building.