

Resolution No. R23-007

Sponsor: Mary West, Denise Mitchell, Bill Otto

**A RESOLUTION OF SUPPORT FOR A ONE YEAR MORATORIUM ON THE APPLICABILITY OF SECTION 400.421 PERTAINING TO THE ISSUANCE OF CONDITIONAL USE PERMITS FOR NEW SHORT TERM RENTAL PROPERTIES IN RESIDENTIAL DISTRICTS TO TAKE EFFECT ON JUNE 17, 2023 AND TO RUN UNTIL JUNE 15, 2024.**

- Whereas, Ordinance Number 22-104 was passed by the City Council on August 2, 2022 and approved by the Mayor on August 4, 2022; and
- Whereas, as amended, Section 400.421 sets forth requirements of conditional use permits and annual permits for the operation of Short Term Rentals (“STRs”) within the City’s residential districts and commercially-zoned districts; and
- Whereas, it is acknowledged that considerable interest has been generated for the expansion of Short Term Rental properties in the City’s residential districts as a result of the amendment to Section 400.421 and this interest has consumed much of the City’s time and resources; and
- Whereas, due the significant number of conditional use permits granting residential STRs having been processed by the City since Ordinance 22-104’s passage the council desires to create a pause period in the form of a one year moratorium to allow it and the staff time to evaluate the impact of STRs upon its residential neighborhoods; and
- Whereas, a moratorium on the acceptance of new applications for conditional use permits for STRs in residentially zoned districts will further allow the Community Development staff the necessary time to work through the pending applications for same, and to further enable said staff the time to monitor the various approved STRs for compliance; and
- Whereas, the City Council recommends a one year moratorium on the City’s acceptance of applications for conditional use permits for STRs in all residentially zoned districts of the City, with said moratorium to run from June 17, 2023, or approximately the thirtieth day after the passage of this resolution by the City Council, until June 15, 2024; and
- Whereas, the City will continue to accept applications for conditional use permits for STRs for properties in residentially zoned districts up through June 16, 2023; and
- Whereas, the moratorium anticipated herein shall only apply to applicants for conditional use permits for STRs for properties in residentially zoned districts that are not currently so permitted.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF ST. CHARLES MISSOURI, AS FOLLOWS:

SECTION 1. The City of St. Charles, Missouri, hereby supports and authorizes a moratorium on the acceptance of applications for conditional use permits for new Short Term Rentals in the City's residentially zoned districts, with said moratorium to run until from June 17, 2023 until June 15, 2024.

SECTION 2. This Resolution shall be in full force and effect from and after its passage by the City Council.

May 16, 2023  
Date Approved

Vince Ratchford  
Vince Ratchford, Presiding Officer

5-19-23  
Date Approved by Mayor

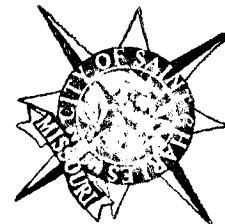
Daniel J. Borgmeyer  
Daniel J. Borgmeyer, Mayor

Approved as to Form:

Attest:

Michael P. Cullen 5/9/23  
Michael P. Cullen, City Attorney Date

Paula [Signature]  
City Clerk



RCA FORM (OFFICE USE ONLY)

Bill # N/A

MEETING/DATE: 5/16/2023

Regular  Special  Work Session

ATTACHMENT: YES  NO

Report  Resolution  Ordinance

**Request for Council Action**

Ward(s): All

Sponsor(s): M. West

**Description:**

Consideration of a resolution imposing a one year moratorium on the acceptance of new conditional use permit applications for short term rentals in residentially zoned districts.

**Contract Extension/Renewal:** Yes  No

**Information Paper Attached:** Yes  No

**Staff Recommendation:** Approve  Disapprove

**Board/Committee/Commission Recommendation:** Approve  Disapprove

**Summary:**

On August 2, 2022, the Council approved Ordinance Number 22-104 which heightened the City's restrictions on Short Term Rentals (STRs). Among other things, the ordinance created a mechanism where STRs could be approved in residentially zoned districts via a conditional use permit. Since that time, the City has processed approximately 80 conditional use permit applications for STRs, and has approved approximately 70 of those applications, for a total of 79 approved STR units in residentially zoned districts.

Due to the significant interest and attention that STRs have generated, and due to the volume of applications that have had to be processed in a relatively short period of time, staff was requested by a Councilmember to prepare a resolution imposing a one year moratorium on new conditional use permit applications for STRs in residentially zoned districts. This would give the City time to evaluate the potential effects of the STRs that have already been approved. The moratorium would go into effect on June 17, 2023 and last one year. All applications received prior to June 17, 2023 will be reviewed as normal and brought to the Planning & Zoning Commission and City Council for consideration of approval.

**Budget Impact:** (revenue generated, estimated cost, CIP item, etc.)

**Fiscal Impact:** N/A  N/A

**Account #:** N/A

**Project #:** N/A

RCA prepared by: ZT Dept. Dir. [Signature] Finance Dir. [Signature] Dir. of Admin. [Signature]