

AGENDA
May 26, 2020 at 6:30pm
Study Session Meeting – Council Chambers, Ely City Hall

- I. CALL TO ORDER

- II. ADDITIONS OR OMISSIONS:

- III. OLD BUSINESS:
 - A. Discussion on Short Term Rentals with Planning and Zoning

- IV. NEW BUSINESS:
 - A. Council Position on Current Restrictions on Local Businesses

- V. ADJOURN

Definitions

City of Ely MN Short Term Rental License - A short term rental license is required for any home, apartment, condominium or similar building represented to the public as a place where sleeping accommodations are furnished to the public on a nightly or weekly and for less than thirty days basis for compensation. Every unit offered for rent within city limits must have a valid Minnesota Department of Health license for Vacation Home /Hotel/Motel [MN Statute 157.15] before being offered for rent to the public.

In addition, a City of Ely MN Short-Term Rental License is required. Applicant must fully complete application, pay fees, and abide by rules as established by City Council.

Administrative Standards

Short-term rental licenses may be applied for in the following zones: R-1, R-2, RT, and SMU. Short-term rental license is not required within commercial zones C-1, C-2 for lodging establishments holding a valid Minnesota Department of Health license for Vacation Home/Hotel /Motel.

P&Z recommends the number of Short-Term Rental units licensed in the City be no more than 3% of the total number of residences within R-1, R-2, RT, and SMU zones.

P&Z recommends the fees for rental site inspections be increased from current levels and the fee for issuance of the licenses be reduced from current levels. Note that the City Council will set license fees for short-term rental licenses, set number of licenses issued, and set density of licenses issued within residential zones.

The following standards are recommended:

The licensee/owner/agent must conspicuously post within the rental unit the State and City Rental Licenses and required Notices, emergency contact information for police, fire, hospital, and 24 hour contact information for licensee/owner/agent. A City approved sign on the exterior of the rental premises must also display 24 hour contact information for licensee/owner/agent to facilitate timely contact in event of concerns.

Accessory dwellings or accessory structures must not be rented separate from the primary structure for uses including cooking, bathing, or sleeping as unless a permit for the accessory dwelling or accessory structure short term rental is approved separate from the primary structure for rent. Additional rental occupancy by use of recreational vehicles, tents, accessory structures, garages, boathouses, pole barns, sheds, fish houses or similar structures is not permitted.

Two or more short-term rental units in the same building must comply with Sec. 11.40 Permissible Uses as Apartment; 1-2 units, 3 to 4 units, or 5 or more units, respectively.

Overnight guests/persons allowed per rental unit must not exceed twice the number of sleeping areas unless sleeping areas are greater than 70 square feet per guest/person.

Bunk Houses, Rooming Houses; allowed conditional use in R-2, Needs CUP in RT, not allowed in R-1. Renting of individual rooms to separate parties not associated as one group will constitute a hotel/motel and as such must meet the applicable standards by MN Department of Health as a Hotel/Motel/Bed & Breakfast [MN Statute 157.15].

Sanitation Service

Household garbage must be collected at least weekly such as by the agent or by a sanitation or cleaning service under contract with the licensee/owner/agent.

Neighborhood Impacts

The City of Ely Planning Commission may impose conditions on granting of rental licenses to reduce impacts of the rental use on neighboring properties. The licensee/owner/agent must preserve the nature and character of the neighborhood, identify all property lines and install permanent posts, fences or other approved visual demarcations. Off street parking must be provided when rental unit accommodates 7 people or more.

Licenses

Short-term rental licenses are valid for one year. License approval is conditioned on yearly inspection and payment of licensing fee.

Lodging Tax

Licensee/owner/agent must show proof of payment of Joint Powers Board lodging tax for previous license year prior to renewal of annual rental license.

Short Term Rental License Approvals and Renewals

Planning Commission may solicit and consider public input before approving or renewing any short-term rental license, reserves the right to require safety and health inspections, and reserves the right to cancel any current rental license at any time.