

Bentonville Short-term Rental Work Group

Meeting Minutes

June 23, 2023

11:30 am

The meeting was called to order.

Minutes read and approved by majority vote

Police Report on Short-Term Rentals

- Do not know of specific concerns without knowing the type of property.
- Address whoever is at the house at the time of the complaint.
- Can't think of a specific time when the owner needed to be contacted but, if that was needed, they would research records for the owner.
- Can see benefits to a central registry but can get info in other ways.
- No registry exists for long-term rental.

Visit Bentonville Report on downtown STRs

- Data provider said there are 73 within 1 mile of the square.

Community Survey - tabled

STR Registration

- Licensing vs registration
 - Request cost from city
 - Draft an ordinance of what it would look like for only registration.
 - Look at best practices from other cities and how they are doing since the implementation of rules
 - Recommendation from city staff on how we can do registration.
 - This info could be helpful in the future.

Public Comment

- Evan Springer - homeowner in Downtown Intensified Zone, background in vacation rental management, plans to build ADU
 - There are 2000 to 3000 residences in downtown, how many are STRs
 - Disappointed that the community survey has been tabled
- Larry Keller
 - Look at non-owner-occupied properties vs short-term rentals (the assessor's office does this)
 - Non-Owner-occupants are notified of problems on the property.
 - Inspections are struggling in Bella Vista, 141 listings permitted, and about equal amounts have failed, not following all rules
- Octavio Sanchez, city council,
 - There has been an increased number of problems with STRs since 2022 resulting in the creation of this work group.
 - need to gather input from others.
 - Issues include parking and distrust of neighbors.
- Todd Brady
 - STR across the street has been a sore spot for 3 years.

- 4-bedroom house with issues that include - parking, occupancy, smoking on other people's property, noise problems
- Brandy Chapman
 - Will the registry put properties at risk of robbery? Will it be private?
 - City officials confirmed that the registry would be a public record.
- Holly Hook, city council
 - Issues that have been identified - Breakdown of the structure of the neighborhood, yards not being upkeep, safety of children, prostitution, parking, excessive noise, over occupancy, owners of STRs have rights but not owner-occupants.
 - About 70 complaints have come in

Plan to revisit Community Survey next meeting.

Adjourned