



## Short Term Rental Work Group

July 28, 2023

11:30 am

Council Chambers

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### Meeting Agenda

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|--|------------------|
| 1. Call the Meeting to Order                     | Molly Darragh    |
| 2. Approval of June Minutes                      | Molly Darragh    |
| 3. Visit Bentonville                             | Kalene Griffith  |
| 4. Practicalities of STR Registration            | Tyler Overstreet |
| 5. Feedback from other cities re: STR Regulation | Tyler Overstreet |
| 6. Resolve to propose registration or no         | Group Discussion |
| 7. Defining Terms related to STRs                | Group Discussion |
| 8. Community Survey                              | Group Discussion |
| 9. Public Comment                                | Molly Darragh    |
| 10. Agenda for July Meeting                      | Molly Darragh    |
| 11. Adjourn                                      | Molly Darragh    |

## **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

DRAFT