
DEVELOPMENT APPLICATION REVIEW CRITERIA

Short Term Rentals

7.5.1707: PERMIT SUSPENSION OR REVOCATION:

- A. City Council hereby finds that the suspension or revocation of a short term rental unit permit may be necessary when an owner fails to operate the short term rental unit in accord with the provisions of this part. The Manager is authorized to initiate permit suspension or revocation proceedings against an owner when these circumstances arise, by issuing a notice to show cause to the owner.
- B. Planning Commission shall hold a public hearing on the allegations contained in the notice to show cause. Notice to show cause shall be served on the owner not less than ten (10) days prior to the scheduled hearing date. Service may be accomplished by hand delivery to the owner or to the local contact person, or to any principal, any managing agent or the agent for process of the owner, or by first class mail, postage prepaid, to the last address furnished to the Manager by the owner. The Manager may also affix a copy of the notice to the principal entrance of the short term rental unit, in addition to hand delivery or mailing. The notice to show cause shall give the owner notice of the alleged grounds for suspension or revocation and of the date, time and place of the hearing on the alleged violations.
- C. The Planning Commission may suspend or revoke a permit if it finds, by a preponderance of the evidence, that:
1. The operation of the short term rental unit no longer conforms with the review criteria of this part; or
 2. The owner has violated a condition of approval; or
 3. The owner has violated the rules and regulations provided for in this part.
- D. Permit suspension or revocation by the Planning Commission may be appealed pursuant to section [7.5.906](#) of this article.
- E. A suspension or revocation shall be effective immediately upon the decision of the Planning Commission or, if appealed, of the City Council. A perfected appeal shall operate as a stay of the Planning Commission decision unless the Manager certifies in writing that the condition giving rise to the decision constitutes an imminent hazard to the public health, safety and welfare.
- F. A suspended permit shall be suspended for a term not to exceed thirty (30) days, and for so long thereafter until reinstated by the Manager upon proof that the cause of the suspension has been remedied.

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G. Suspension or revocation on non-renewal of a permit may be in addition to any remedy provided for in this chapter, including but not limited to, the remedies provided in section [7.5.1005](#) of this article. (Ord. 18-112)