

TOWN *Of* **PARADISE VALLEY**



STAFF REPORT

TO: Mayor Bien-Willner and Town Council Members

FROM: Jill Keimach, Town Manager
Andrew J. McGuire, Town Attorney

DATE: December 2, 2021

DEPARTMENT: Town Manager's Office
Jill Keimach, 480 348-3544

AGENDA TITLE:

Discussion of Amendments to the Paradise Valley Town Code Regarding Nuisances, Unruly Gatherings, Non-Compliant Short-Term Rentals, and the Peace, Health, Safety, and Welfare of the General Public.

SUMMARY STATEMENT:

A.R.S. § 9-500.39 continues to severely limit Arizona municipalities' authority to regulate short-term rentals (STRs). However, within the statutory constraints, there are certain limited enforcement methods available. Accordingly, staff and the legal team have worked together on several proposed Code amendments focused on addressing nuisances, unruly gatherings, non-compliant STRs, and the peace, health, safety, and welfare of the general public. The following code amendments were discussed during the Town Council Study Session on November 18, 2021.

- Expands the definition of "special events" to capture problem activities.
- Requires standard health & safety measures to protect renters.
- Expands existing noise regulations to capture nuisance issues.
- Makes emergency contact numbers publicly available.

At the November Town Council meeting, six members of the public provided comments to the proposed comments, as well as Council members. The following outline the comments:

1. Limiting size of a social gathering at all residences problematic
2. Consider time or number per year limit on gatherings
3. Consider amending evening Noise Ordinance time from 10 pm to 9 pm
4. Restrict parking in front of driveways and mailboxes
5. Consider parking restrictions

6. Consider regulating commercial vehicles for catering and shuttles
7. Trash left out has attracted Javelinas and create sanitary issues
8. Street fights occur at large gatherings at short-term rentals

The Council will discuss the policy issues associated with these suggestions and give direction to staff.

ATTACHMENTS:

- A. Staff Report
- B. Presentation
- C. Proposed Code Amendments