

MAYOR'S NEIGHBORHOOD ROUNDTABLE SUMMARY
September 10, 2012

Tracy Corr started the meeting at 5:30 P.M. Monday, September 10, 2012, in the Mayor's Conference Room, County/City Building, Lincoln, Nebraska.

Seventeen citizens and seven staff attended:

Tracy Corr	40 th & A St NA	Jeff Schwebke	Arnold Heights NA
Sue VanHorn	Country Club NA	Carolyn Brandle	Eastridge NA
Pat Anderson-Sifuentez	Everett NA	Myrna Coleman	Highlands NA
Scott Richert	Indian Village NA	Larry Evermann	Irvingdale NA
William Carver	Near South NA	Bill Vocasek	West A NA
Mike Fitzgerald	Witherbee NA	Fred Freytag	Witherbee NA
Russell Miller	Lincoln N-hood Alliance	Lin Quenzer	Mayor's Office
Jon Carlson	Mayor's Office	Wynn Hjermstad	Urban Development
Meghan Sullivan	Stronger, Safer, Neighborhoods	Kurt Elder	Haymarket NA
Shirley Schoening Scheuler	LPS/CLCs	Jeff Kirkpatrick	City Attorney's Office
Paul Johnson	ECCO resident	Sherri Johnson	ECCO resident
Annette McRoy	North Bottoms NA	Jonathan Cook	City Council
Terry Kathe	Building & Safety		

WELCOME AND INTRODUCTIONS

Tracy Corr opened the meeting and asked participants to introduce themselves. Attendees checked in on the sign-in sheet.

MAYOR'S COMMENTS

Mayor Beutler was unable to attend.

GAME-DAY/WEEKEND RENTALS

Jon Carlson began the discussion by introducing Jeff Kirkpatrick, Assistant City Attorney, and Terry Kathe, Zoning Coordinator with the City's Building and Safety Department, and asked them to review what is, and is not, currently allowed. Jeff stated that the City's initial involvement came from reading the newspaper articles about it. Residents move out of their home for a weekend and rent it to out-of-town visitors here for UNL football games. There is at least one website country-wide to advertise the availability of weekend home rentals. However, due to Lincoln's existing zoning, this is not a legal practice. Based on the current, but older, zoning code, this use meets the definition of a lodging house which is only allowed in the downtown business district and not allowed in any residential districts.

A City Council representative asked the City Law Department to look into other cities with Big 10 schools to determine if this practice is allowed and, if so, how it is managed. Jeff has begun this process. To date he has found a variety of practices including: not allowed due to zoning, limits on the number of times in a year a resident can rent their home, requirements for distance between houses that are being rented, and requiring permits that include parking requirements. Jeff found six cities with Big 10 schools listed on the same national website as Lincoln. He also found instances where residents rent their homes for other purposes such as golf tournaments, college graduations, weddings, etc.

Discussion followed pertaining to the pros and cons of this type of arrangement. Residents can make a considerable amount of money through weekend rentals and are required to file a 1099 since they are earning a profit. The possibility of regulating the practice through a permit process was discussed as was the difficulty of enforcement. Terry Kathe reported that currently a letter is sent to the property owner stating they are in violation of city ordinance but gives 14 days to reply. Renters are long gone by the time the owner gets the letter so a new process would need to be developed. Any problems fall on LPD whose resources are already stretched on game days. Existing tools that could be used for enforcement include the noise ordinance and ticketing for a disorderly house. Concerns generally pertained to the possibility that weekend renters could be disrespectful of neighborhoods, noisy, and could cause parking problems. Some thought that people are doing it anyway so there should be guidelines. Requiring a permit could stipulate the number of people that could stay in a home and require a specific amount of off-street parking. If problems persist, a permit could be revoked. It was also suggested that a high enough fee for a permit could weed out potential problem renters and that homes could be marketed to alumni and older renters.

Jonathan Cook offered the following considerations: 1) professional landlords, good or bad, have experience; homeowners may see dollar signs and lack the experience necessary to manage the process; 2) how to police these rentals so they do not become a problem needs to be determined; 3) how involved is new legislation – it is likely to be a long process and the outcome may not be what is desired. We need to decide if there is enough reason to start down this road and if it is it worth changing what we have. Jon Carlson concluded the discussion by suggesting the topic needs much more community discussion and determining if the city wants to facilitate the process. He thanked the ECCO residents for attending and expressing their views and insights.

SET OCTOBER AGENDA

The next meeting of the Mayor's Neighborhood Roundtable is Monday, October 8, 2012, 5:30 P.M., in the Mayor's Conference Room, County/City Building, 555 South 10th Street, **3rd floor**. Next month's agenda will include a discussion about street art/painted intersections.

ADJOURN

The meeting adjourned at 6.30 P.M.