

Carr, Brad

From: ROBERT INTEMANN Owner <rintemann@centurylink.net>
Sent: Thursday, September 19, 2024 3:14 PM
To: Carr, Brad
Subject: RE: Casitas change

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Hi Brad. I just don't see this wording "city may not restrict an ADU from being a short term rental." 9.500.39 B says city may not restrict the use of or regulate vacation rentals or STR based on their classification use or occupancy except as provided in this section. Maybe you can explain this to me at the meet today. Bob Intemann

On Thu, 19 Sep, 2024 at 10:07 AM, Carr, Brad <bcarr@scottsdaleaz.gov> wrote:

To: robert intemann owner

Hello Bob,

Per [Sec. 9.500.39.B.](#) of the Arizona Revised Statutes, the City may not restrict an ADU from being a short-term rental.

The [draft text](#) of the updates to the Zoning Ordinance proposes requirements for new ADUs that contemplate the addressing of new units and how utilities for the new units will be handled. Unfortunately, the state law preempts the City's ability to require additional parking for an ADU, but the draft text presented by the City ensures that sufficient parking is provided on-site for the existing main single-family residence when an ADU is built on a property.

The draft text also requires a property owner to reside on the property if an ADU is rented as a short-term rental.

Brad

From: ROBERT INTEMANN Owner <rintemann@centurylink.net>
Sent: Tuesday, September 17, 2024 6:35 AM
To: Carr, Brad <bcarr@scottsdaleaz.gov>
Subject: RE: Casitas change

Hi Brad, I will be attending the meeting on Thursday. These are some of the questions I have. Does the city have any idea how many Casita's we now have and when the new law is in effect, how many new short term rentals we will have on the books.

How will the city handle address issues / parking in the front yard issues / water line and sewer line issues for all the newly added units.

My guess is most owners will elect to rent on these short term rental sites and how will the city require proof that the property is owner occupied. Thanks Bob Intemann

On Mon, 9 Sep, 2024 at 3:54 PM, Carr, Brad <bcarr@scottsdaleaz.gov> wrote:

To: robert intemann owner

Bill,

You do not need to register ahead of time to speak at the open house event. The format of the open house event is to have staff available for any questions that attendees may have, but staff will not make a formal presentation. Please keep in mind that this legislation has already been passed by the state legislature and the City of Scottsdale must now implement these new requirements, including the leasing of new ADUs, per the rules outlined in the state legislation.

Brad

From: ROBERT INTEMANN Owner <rintemann@centurylink.net>

Sent: Monday, September 9, 2024 3:49 PM

To: Carr, Brad <bcarr@scottsdaleaz.gov>

Subject: RE: Casitas change

ok i read the house bill 2720 page 1 line 18 B 1.A municipality may not do any of the following.

prohibit the use or advertisement of either the single family dwelling or any accessory dwelling unit located on the same lot or parcel as " separately leased long -term rental housing ",

It looks to me this bill was to add more long term rental housing options not more short term vacation rentals . My thinking is most owners who now have an ADE or those that might build one will elect to just add to the growing list of short term rentals in are city. Many city`s are now banning all short term rents and more are adding a growing list of requirements.

It looks like now we will see a growing number of newly listed ADU`s listed as short term rentals.

I thought our council and mayor wanted to control the number of STR not add to the list.

My thinking this State Bill 2720 was created to add long term rental in are state not add more vacation rentals.

Say goodbye to Single Family Zoning in are City. And say Hi to any thing goes. I will be at the meeting at the Design Studio on friday Sepi hope there will be a question and answer time. Do i have to register to speak. I thank you Bob Intemann

On Mon, 9 Sep, 2024 at 3:12 PM, Carr, Brad <bcarr@scottsdaleaz.gov> wrote:

To: robert intemann owner

Bob,

An ADU will be considered something entirely different than a guest house/casita for purposes of regulations. The ability to have an unrented guest house/casita will continue, but the City will be introducing new regulations for ADUs (essentially those guest house that will be rented). If the rental of an ADU occurs as a long-term rental, the property owner is not required to live on-site. If the rental of an ADU occurs as a vacation or short-term rental, then the property owner is required to live on-site.

Brad

From: ROBERT INTEMANN Owner <rintemann@centurylink.net>

Sent: Monday, September 9, 2024 2:39 PM

To: Carr, Brad <bcarr@scottsdaleaz.gov>

Subject: RE: Casitas change

Ok I am still confused. You say that the old rule will remain. The entire property needs to be rented and then you say that short term rental of an ADU will require owner to reside there

On Mon, 9 Sep, 2024 at 8:27 AM, Carr, Brad <bcarr@scottsdaleaz.gov> wrote:

To: robert intemann owner

Hello Bob,

You are correct. The City has allowed guest houses/casitas on individual single-family residential properties. As you noted, the current requirement for guest houses is that if they are rented, they must be rented jointly with the main single-family residence on the property. This will not change moving forward. The recent changes to the Arizona State Statutes requires municipalities to allow accessory dwelling units (ADU) on single-family residential properties, subject to certain restrictions. In addition, the new state statutes allow the long-term rental of these new ADUs separately of the main single-family residence. To comply with the new state statutes, the City will be creating a separate land use for ADUs from that of the current guest house allowance. Short-term rental of an ADU will require the property owner to reside on the premise, per the new state statute requirements. These topics, as well as others, will be discussed at the two open house meetings that will be held late next week.

Regards,

Brad Carr, AICP LEED-AP

Planning & Development Area Manager / DRB Liaison

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From: ROBERT INTEMANN Owner <rintemann@centurylink.net>

Sent: Monday, September 9, 2024 6:52 AM

To: Carr, Brad <bcarr@scottsdaleaz.gov>

Subject: Casitas change

Hi Brad . thinking of coming to the city open house meeting on sept 20 Our city have always allowed a Casita ie Guest House to be built on the single family zoning areas. my guess is we have many of these My understanding is that in order to be rented short or long term the entire property needs to be rented not just the Casita. Will this be changed ? I read the state Casita bill and it has wording regarding long term renting allowed not short term. Will you address this issue at the meeting. Thanks Bob Intemann



Brad Carr

Personal Info

First Name: Brad