

To: **Mayor and City Council**
Through: **Ryan Schroeder, City Manager**
Jim Hartshorn, Community Development Director
From: **Melissa Sonnek, City Planner**
Date: **October 12, 2020**

Conditional Rental License Application – 180 Oakview Road

BACKGROUND INFORMATION:

On August 27th, City Staff received a new rental license application for the single family home located 180 Oakview Road. All components of the rental license application met the minimum requirements and the background check, inflow and infiltration inspection, and an inspection of the interior of the property all passed.

After all of the application components were completed, City Staff received a complaint stating that six non-related individuals were living at the property. The rental ordinance details a maximum of three unrelated individuals not related by blood or marriage per dwelling unit. With this in mind, City Staff reached out to the property management company multiple times through the month of September, but no response was received. Staff contacted the property owner to explain the situation (additional details can be found in the attached property owner testimony).

Ultimately, the property management company told the property owner they unaware of the rental restrictions on number of occupants and placed six individuals in a 5 bedroom home and once the company was made aware of this issue they refused to respond to City Staff. Since the tenants are currently occupying the property and have a signed lease in place, the property owner has requested a rental license be approved with the condition that once the current lease expires (August 31st of 2021) the number of occupants will be reduced to meet the requirements as outlined in City Code.

STAFF RECOMMENDATION:

City Staff requests direction to either approve or deny of the conditional rental license application.

ATTACHMENTS:

Property owner narrative