

MILITARY INSTALLATION DEVELOPMENT AUTHORITY
Design Review Committee Meeting
March 19, 2024

STAFF REPORT

Agenda Item: #2
Prepared By: Richard Catten, DRC Counsel

Project: Proposed MRF Standards and Guidelines text change regarding Permitted Use of short-term rental of Small Lot One Family Dwellings and Hotel Branded One Family Dwellings

Location: N/A

Applicant: MIDA

Representative: Richard Catten

Recommendation: Staff recommends the MIDA DRC recommend to the MIDA Board approval of the text changes to Sections 1.01 and 3.01 of the MIDAMRF Standards and Guidelines, adding the short-term rental of Small Lot One-Family Dwellings and Hotel Branded One-Family Dwellings as Permitted Uses.

Background/Description:

The use of certain residential units as short-term rentals has always been anticipated within the MIDA land use control area. Short term rental of condominium units and townhome units are permitted use under the Standards and Guidelines. As the mix of residential units being built in the MIDA Control Area expands, the MIDA Staff has determined that the short-term rental of Small Lot One-Family Dwellings and Hotel Branded One-Family Dwellings present a similar situation as short-term rental of condominium and townhome units and should be treated in the same manner. Therefore, MIDA proposes to make short term rental of Small Lot One Family Dwellings and Hotel Branded One Family Dwellings Permitted Uses, subject to rules and regulations imposed by MIDA Executive Order. The nightly rental of other-one family and multi-family dwellings would remain a prohibited use. The proposed change also amends or adds several definitions that are related to the permitted use change."

RECOMMENDED ACTION:

Staff recommends the MIDA DRC recommend to the MIDA Board, approval of the text changes to Sections 1.01 and 3.01 of the MIDA Standards and Guidelines adding the short-term rental of Small Lot One-Family Dwellings and Hotel Branded One-Family Dwellings as Permitted Uses.

Proposed Text Change to MIDA Development Standards & Guidelines

DEFINITIONS

1.01 Terms, Tenses, and Definitions

Dwelling - a building or portion thereof designed or used for residential occupancy, including one-family, two-family, multi-family, ~~and~~ apartment structures, [Small Lot One-Family Dwellings](#), [Townhomes](#), [Hotel Branded one-family Dwellings](#), and Condominium Units; but shall not include Hotels, boarding, rooming or lodging houses, tents, trailers, mobile home parks, motels, motor courts, recreational vehicle courts, motor lodges, cottage camps, or similar structures designed or used primarily for transient residential uses.

[**Executive Order** – a written order issued by the Executive Director, or a Project Area Director with the approval of the Executive Director, which directs MIDA's administration of these Standards or provides additional detail to the operation or applicability of a provision within these Standards.](#)

[**Hotel Branded One-Family Dwelling** – a one-family Dwelling that was constructed and is sold as branded or affiliated with a Hotel located in the MIDA Control Area and is rented through the Hotel's front desk and/or reservation system and is managed by the Hotel. If the Hotel Branded One-Family Dwelling ceases to be reserved and managed by the Hotel, a Hotel Branded One-Family Dwelling shall be reclassified as a one-family Dwelling.](#)

[**Short-Term Rental**- the rental of a Condominium unit, Townhome Unit, Small Lot Single Family Dwelling, or Hotel Branded One-Family Dwelling for a period of less than 30 days.](#)

[**Small Lot One-Family Dwelling** – a one-family Dwelling located on a platted residential lot that contains 7000 square feet or less.](#)

3.01 Permitted Uses

A. Permitted uses in the MIDA Control Area are:

1. Hotel
 2. Condominium
 3. Conference Center
 4. Employee Housing
 5. Mixed-Use Hotel
 6. Townhome
 7. Time share, Fractional interest
 8. Single-family and multi-family Dwellings and associated Private
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Garages

9. Retail and office commercial uses, including outdoor retail sales
 10. Support uses appurtenant to Hotels, including but not limited to retail commercial uses, information technology, Restaurants and Bars, and spas
 11. Recreation, fitness and community centers, including Recreation Facilities, and cultural centers including libraries, museums and houses of worship
 12. Spa
 13. Swimming Pool
 14. Eating and/or drinking establishments, including Restaurants and Bars, and Grocery Stores and Convenience Stores (but excluding drive-through eating establishments)
 15. Lock-off Residential Units
 16. Parking Facilities
 17. Outdoor amphitheaters
 18. All season trails
 19. Ski Facilities
 20. Ski Patrol and medical facilities
 21. Ski resort and ski resort uses including day ski lodge, skier services and ski lockers
 22. Mountain/Snow Removal Equipment, Maintenance and Storage
 23. Snowmaking
 24. Other Outdoor Recreation components that are typical to ski resort and recreation Hotel operations, including but not limited to alpine and Nordic skiing, alpine coasters, tobogganing, ice skating, snow shoeing, hiking, wildlife tours, mountain biking, roller skating, miniature golf, zip lines and ropes courses, parks and outdoor events and concerts
 25. Security gatehouse
 26. Infrastructure Improvements
 27. VCP Activity
 28. Fuel Stations supporting Permitted Uses (but not gasoline service stations and car wash facilities)
 29. Short-Term Rentals of Condominium units, ~~and~~ multi-unit Townhome structure units, Small Lot One-Family Dwellings, and Hotel Branded One-Family Dwellings only (no other residential uses specifically including all ~~one~~single-family homesDwellings, other than Small Lot One-Family Dwellings and Hotel Branded One-Family Dwellings). Provided that the ~~nightly~~Short-Term
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¶ Rentals of Condominium units, ~~and~~ Townhome units, Small Lot One-Family Dwellings, and Hotel Branded One-Family Dwellings shall be regulated and governed by such administrative rules and regulations as may be implemented by Executive Order of the Executive Director or Project Area Director.
