



FILE

Seneca homeowner Julie Chace speaks about the city's short-term rental ordinance at a city council meeting in April. Chace and her husband, Leonard, filed a lawsuit challenging the ordinance earlier this year. City administrator Scott Moulder said Monday he will recommend the city start over on changes to the ordinance at a city council meeting tonight.

Administrator to pitch reset of rental ordinance

BY NORM CANNADA
THE JOURNAL

SENECA — Work on a proposed ordinance allowing and regulating short-term rentals inside the city limits of Seneca may soon start over. City administrator

Scott Moulder said Monday he plans to recommend to city council tonight that the council scrap the current proposal and begin anew on the proposed ordinance. "That's going to be

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ORDINANCE: Moulder

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my proposed recommendation, to update them on the status and recommend starting over," Moulder said.

Moulder said his own research, as well as meetings with those on both sides of the short-term rental issue, has led him to work on "several changes" to the proposed policy, which would be an amendment to the city's zoning ordinance.

If Moulder's recommendation is approved by council tonight, he said his plans would be to send a revised ordinance to the

city planning commission. Once the commission acts on the proposal, city council would have to approve two readings of the ordinance for it to become law. Council



Moulder

originally approved first reading of the ordinance in April and then sent it to the planning commission April 30 for a public hearing and recommendation. About 80 residents of the Normandy Shores subdivision appeared at that meeting opposing the

hopes solution will

ordinance. The commission voted not to recommend the proposal to city council.

About a week later, council chambers were filled again for a city council meeting with mostly Normandy Shores residents opposed to the ordinance. Council tabled a final vote on the proposal at that meeting.

Seneca planning and development director Ed Halbig said during the May planning commission meeting the proposed ordinance "is in response to a legal challenge to the zoning ordinance." That legal challenge came

in the form of a lawsuit brought last fall by Leonard and Julie Chace, who own a home in the Normandy Shores subdivision they had used as a short-term rental property.

Moulder said he met with city attorney Bo Bowman last week and Bowman is going to talk to attorneys for the Chaces and "get some feedback from them on the changes."

He said he has met with Normandy Shores residents opposed to the ordinance, as well as other residents in favor of allowing short-term rentals in the city. He said the plan is for the revised ordinance

benefit both sides

to have "more clear enforcement" and to clean up "some of the qualifiers and variables to make it easier to understand."

He added he has been pleased with what came from the discussion with those on both sides of the issue.

"It was a great exercise to try to gain perspective to ensure that we can recommend the changes that will put both parties in a good position," Moulder said.

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