

**Planning and Zoning Commission Special Work Session Minutes
December 6, 2022
Conference Room 1C- 1st Floor City Hall**

Call to Order

Commissioners Present – Burns, Carroll, Geuea Jones, Kimbell, Loe, MacMann, Placier, Stanton, and Wilson
Commissioners Absent – None
Staff Present – Teddy, Thompson, and Zenner

Introductions

Approval of Agenda

Meeting agenda adopted unanimously

Approval of Minutes

December 1, 2022 minutes to be presented at a future work session

Old Business

A. Draft Regulations – Short-term Rental (continued)

Mr. Zenner introduced the topic and turned the meeting over to Chair Geuea Jones. There was discussion of the proposed content of the Council report/memo and discussion of the data analysis prepared by Commissioners Carroll and Loe. Before diving into the Council report/memo, Commissioners began with the review of the graphics and tables generated from the data analysis prepared by Commissioners Carroll and Loe.

Commissioner Carroll shared how she and Commissioner Loe obtained the data from various sources to arrive at the conclusions presented in the tables and graphics. She noted that the research performed was an extension of that started by Rachel Smith. There was concern expressed that not all the Commissioner were given equal opportunity to view the raw data that was being discussed in advance of the meeting.

Commissioner Loe presented her findings following analysis of census tracts comprising the Council’s Wards and how changes in homeownership rates may be related to STR operations that Commissioner Carroll and she had identified. Both Commissioners noted that there was no direct cause and effect evidence in the data that they had compiled and evaluated to support the contention that affordable housing was being lost, but the data did show anecdotal support for such a situation existing. The take-away desired from the data and findings was that where greater concentrations of STR were located they often were found in census tracts of lower homeownership rates and that often were in less economically prosperous.

There discussion as to what graphics from Commissioner Carroll’s findings should be included. It was recommended that both table types be utilized as well as the pie chart showing the Ward Distribution and the “scatter” map showing the general location of STRs across the City’s municipal limits. Mr. Zenner understood what was desired and indicated that he would work on preparing a presentation for the Chair to evaluate before submitting it on Friday for inclusion in the Council work session and regular meeting packets for December 19.

Having discussed the data collection process, the Commission moved onto review of the Council report/memo prepared by Chair Geuea Jones. The report/memo was projected on the television monitor and edited by Mr. Zenner in “real-time”. There were several recommended changes and restructured paragraphs. There was discussion of the organization of the topics. The Chair explained that her approach was to make the document more readable and “conversational”, but was open to making revisions. The review of the memo consumed the rest of the work session and resulted in several changes to the report/memo that was being displayed.

Having arrived at approximately 9:30 pm the Commission agreed to adjourn for the evening. Final review of the Council report/memo and data packet as well as final draft regulations will all Law Department comments will occur at the regularly scheduled December 8 PZC work session.

ADJOURNMENT

Meeting adjourned at approximately 9:30 pm

ACTION(S) TAKEN:

Motion made by Commissioner Stanton, seconded by Commissioner Carroll, to approve the agenda as proposed.