

Planning and Zoning Commission Work Session Minutes
August 21, 2025
Conference Room 1A & 1B - 1st Floor City Hall

Call to Order

Commissioners Present – Brodsky, Darr, Gray, Ortiz, Stanton, Stockton, Walters, and Wilson

Commissioners Absent – Geuea Jones

Staff Present – Craig, Halligan, Kunz, Orendorff, Zenner

Introductions

None

Approval of Agenda

Meeting agenda adopted unanimously.

Approval of Minutes

The August 7, 2025 work session minutes were approved unanimously with Commission Ortiz abstaining.

New Business

A. Planning Commission Correspondence – Short-term Rental Amendments

Mr. Zenner introduced the topic and provided some background with respect to the purpose of why the correspondence was prepared. He stated that the correspondence provided it was acceptable would be added to the Council Memo and other documents presenting awaiting placement on the Council agenda with the proposed regulatory changes that the Commission had already voted on.

Mr. Zenner explained that until the amendment were considered by Council and their outcome determined, staff would continue to process and present STR CUPs to the Commission as was present practice. Mr. Zenner further explained that the amendments were not introduced for Council's consideration at the direction of the City Manager based on the fact that following the Commission's recommendation there were not seven seated members. Commissioner's sought clarification that the City Manager had the authority to withhold an item from Council consideration. Mr. Zenner stated that the Council's agenda and matters placed on it were at the full discretion of the City Manager.

Following this introduction, Mr. Zenner request that Commissioners provide feedback on the document prepared by the Chair. There was general discussion and several observations were made with respect to the contents of the correspondence. It was recommended that the correspondence use more active language and that there be a greater focus on the fact that the changes were being offered to create a "carrot" approach to compliance rather than a "stick" approach. There was further concern expressed as to why the correspondence was being prepared given not all the Commissioners voted favorably for the amendments.

Mr. Zenner noted that there were some statements in the correspondence that may illicit reactions from the public that could be construed as being inaccurate and lead to more opposition. Specifically, Mr. Zenner was referring to a comment about the "public not being removed from the process". Mr. Zenner noted that infact the changes to the regulations would eliminate public engagement at the very beginning if no CUP triggers were being meet. Commissioners indicated they could see how this statement may lead one that possible outcome; however, saw the statement as intended to mean that the public would not be removed from the "entire" regulatory process as they still could report violations that may lead to license revocation. There was discussion on how to potentially make this nuisance more readily apparent.

There was lengthy discussion on how the memo was needed for the purposes of maintaining a unified position on the STR regulations. While the amendments were not agreed to by all Commissioners the outcome was not uncommon as many of the STR provisions came about through the "art of compromise" amongst the Commission. Commissioners having a greater role in the development of the regulations noted that if the correspondence showed a lack of unity, it was possible that the public and Council would seize on those differences and move the regulations in direction not supported by the Commission.

In response to these concerns there was discussion on making minor changes to the correspondence such that there was acknowledgement of the 6-3 vote on the amendments, but not to dwelling on that point. Those supportive of the correspondence desired that its content be retained, but slightly refined. Mr. Zenner indicated that he would attempt to make the refinements to the correspondence as discussed and would have an updated draft available for the next work session. He also noted that he would discuss the concerns brought forward within the work session with the Chair prior to the next work session.

Old Business

A. Small Lots – Art. 5 [Subdivisions] Revisions Discussion

Due to time constraints this topic was not discussed.

Adjournment

Meeting adjourned at 7:05 pm.

Actions taken:

A motion made to approve the agenda as submitted by Commissioner Wilson and seconded by Commissioner Gray. The agenda was approved unanimously. A motion made to approve the August 7, 2025 minutes as submitted by Commissioner Wilson and seconded by Commissioner Gray. The minutes were approved unanimously with Commissioner Ortiz abstaining.