

**Planning and Zoning Commission Work Session Minutes
December 5, 2024
Conference Room 1A & 1B - 1st Floor City Hall**

Call to Order

Commissioners Present –Geuea Jones, Loe, Ortiz, Placier, Stanton, Walters, Williams, Wilson
Commissioners Absent – Brodsky
Staff Present – Craig, Halligan, Kunz, Teddy, Palmer, Orendorff, Zenner

Introductions

None

Approval of Agenda

Meeting agenda adopted unanimously

Approval of Minutes

The November 21, 2024 work session minutes approved unanimously

New Business

A. 2025 Application Deadlines and Meetings Calendar

Mr. Zenner distributed the 2025 meeting calendar to the Commission members. He noted that with the exception of one meeting, June 19, the Commission had no other holiday conflicts within the coming year. Mr. Zenner requested that if Commissioners were aware of any personal conflicts that they inform him as well as the Chairman Geuea Jones of those dates such that possible quorum issues could be identified earlier than later.

There was general discussion regarding the possible influx of STR applications given the impending June 2025 compliance deadline. Mr. Zenner noted that to ensure an operator was “legal” before the full compliance deadline, STR applications would need to be submitted in late-February/early-March to clear through the Council process. Commissioners questioned what would potentially occur if the volume of STR applications dramatically increased.

Mr. Zenner noted that this concern was expressed at the adoption phase of the regulations in February. It was noted at that time that if application volumes were to increase such that there was a need to have an additional “special-call” PZC meeting that would be discussed. There was general discussion on this topic and it was reiterated that seeking way in reducing the time allocated to discussing CUP request was undertaken to reduce the possibility of needing to add an additional meeting to the Commission’s schedule.

Mr. Zenner also noted that it may be necessary to seek Council direction on possible modifications to the regulations in efforts to increasing compliance without the necessity of requiring a CUP. He stated that staff had not been requested to do so at this time, but based on his interactions with the public many concerns have been expressed that the regulation structure is a significant impediment that is leading to a lack of willingness to comply. Mr. Zenner said he would keep the Commission informed of the STR CUP caseload.

Old Business

A. UDC Text Amendment – Small Lot Use-Specific Standards

This topic was not presented and was to be carried forward to a future work session meeting.

Adjournment

Meeting adjourned at 7 pm.

Actions taken:

Motion made to approve the agenda as submitted by Commissioner Walters and seconded by Commissioner Wilson. Motion made to approve the November 21, 2024 work session minutes as presented by Commissioner Stanton and seconded by Commissioner Wilson.

