

Planning and Zoning Commission Work Session Minutes
June 9, 2022
Conference Room 1A & 1B - 1st Floor City Hall

Call to Order

Commissioners Present – Burns, Carroll, MacMann, Loe, Placier, Geuea-Jones, Kimbell, and Wilson
Commissioners Absent – None
Staff Present – Teddy, Thompson, Zenner, Palmer, Kelley, R. Smith

Introductions

Approval of Agenda

Meeting agenda adopted unanimously.

Approval of Minutes

May 19, 2022 work session minutes adopted as presented.

Old Business

A. Short-term Rental Snapshot Update

Mrs. Smith presented an updated report on data regarding local Short-term Rental (STR) trends since last fall. She noted that the listings have remained stable with the STR distribution among wards and zoning districts not changed significantly. One significant trend had been the operational growth of new operators listing ‘entire home’ rentals while the number of ‘private room’ listings has remained stable. See attached staff report and PowerPoint slides for references.

Following her presentation, the Commissioners asked Mrs. Smith about the number of listings in each zoning district, the number of individual owners, and additional trends. She noted that many listings no longer show photos on the front of the house. Commissioners discussed super hosts and the concept of an entity buying up homes and listing them as STRs as a business model. Mr. Zenner stated that going down the path of limiting an individual’s ability to invest in the community would not likely end up with an ordinance that Council would enact.

The Commission inquired about the draft ordinance including a list of use-specific standards that they had previously voted on. Mr. Zenner indicated that this draft is being compiled as time allows but would still be incomplete as some items have yet to be addressed. He informed the Commission that STRs would appear on the agenda again in July and a draft could be provided within that timeline. The Commission stated that they preferred concurrent work sessions on this topic as they had seen concurrent work sessions result in more progress and productive discussion. Chairperson Loe stated that the Commission should provide more direction for Mr. Zenner so that a draft ordinance could be produced.

Commissioners began discussing how to move forward. Commissioner Stanton suggested revisiting the old draft ordinance that Council had denied. The intent would be to revise that document to include new information discussed at the Commission level for the new Council to consider. Commissioner Stanton noted that the current process was taking significant time to complete and is akin to reinventing the wheel. Other Commissioners noted that while this process is taking a long time, it would result in a new draft ordinance which is what Council is expecting and requested.

Commissioners and staff reviewed items that had been voted on and items that still needed addressing, including some definitions. The group reviewed parts of the old ordinance and noted how some portions took a significantly different approach to regulation. Mr. Zenner said he would prepare a draft ordinance for the Commissioners in July. He noted that Commissioners should send him their top priority standards or regulations for inclusion in the draft.

ADJOURNMENT

Meeting adjourned approximately 6:58 pm

ACTION(S) TAKEN:

Motion made by Commissioner Geuea-Jones, seconded by Commissioner Kimball, to approve the agenda as presented. Motion passed unanimously. Motion made by Commissioner Geuea-Jones, seconded by Commissioner Kimball, to approve the May 19, 2022 work session minutes as presented. Motion passed unanimously.