

Planning and Zoning Commission Work Session Minutes
November 4, 2021
Conference Room 1A & 1B - 1st Floor City Hall

I. Call to Order

Commissioners Present – Kimbell, Carroll, Stanton, Geuea-Jones, Loe, Rushing, Placier, and MacMann
Commissioners Absent – Burns
Staff Present – C. Smith, R. Smith, Zenner, Thompson, Teddy

II. Introductions

III. Approval of Agenda

Meeting Agenda adopted unanimously.

IV. Approval of Minutes

October 21, 2021 work session minutes adopted as presented with one abstention.

V. New Business

A. 2022 Submission Calendar

Mr. Zenner discussed the draft calendar and asked for feedback or if anyone noticed errors. There was discussion on the impact of winter holidays relative to scheduled meetings. The calendar would be posted later in the month on the website.

VI. Old Business

A. UDC Revision- Light Vehicle Service & Repair Parking Ratio

Mr. Smith described the previous work session where this topic had been discussed, and review the two amendments (A1 and A2) which had been prepared in light of the previous discussion. He said staff appreciated any revisions needed prior to scheduling the public hearing that will be required. He said the proposed amendment sheets were generally or very closely what he anticipated being reviewed at the public hearing advertised for the December 9 regular meeting.

Mr. Smith described that only the M-DT downtown district previously had a definition for fuel and gas facilities and there was a need for a definition that worked in all zones in which the use was permitted or conditionally allowed. He also reviewed the proposed use-specific standards for gas stations and the proposed revision to the parking ratios to use square footage.

There was general discussion by the Commission on the applicability of using square footage for parking calculations. There was discussion on how the options had moved from number of bays to square footage. There were benefits in flexibility as space usage devoted to co-related uses (such a retail areas) may change over time or if buildings changed use, and this was more consistent with how other parking ratios for uses were calculated in the UDC. There was discussion on how other communities used parking maximums versus minimums, and how parking was calibrated or right-sized in various communities based upon the intent of the regulations. There was discussion on how the proposed

parking ratios fit into local examples of similar businesses and a recent request for exceeding the maximum parking under the existing parking requirements.

Mr. Smith said he envisioned in the subsequent text amendments they were working on for the next round that a maximum parking intent statement may be appropriate to help frame parking ratios and the intent of the code. Mr. Zenner described how relief for exceeding parking maximums per the UDC would still retain the procedure of asking for relief (via a variance) from the Board of Adjustment for instances when there may be a hardship and/or very specific reason for different parking. The PD zoning process also presented an option should a business model not be well-accounted for in the code, or if there were other significant factors at hand.

There would be additional opportunity for the public to provide input and revisions could be proposed at the public hearing. In general, the draft was ready to move forward for public feedback.

B. Short-term Rental Data Collection

Ms. Smith summarized the information she had provided the Commission in the memo attached to the agenda with follow-up data on STR operators. Commissioners discussed that they believed the data points would help to frame the potential regulations to understand the types of operators, business models, issues and related outcomes of regulations such as impacts on enforcement, taxation, affordable housing, and others.

Mr. Zenner answered questions about potential enforcement strategies in the future should regulations be passed. Mr. Teddy discussed tools available to the police and neighborhood services staffs. Mr. Zenner discussed the intent to protect surrounding properties. He also discussed bigger picture that there were different considerations in terms of the impact of investment operators versus local, smaller operations. He reiterated he'd heard from the Commission at the previous work session that the ordinance drafts had gotten too complicated as it attempted to address more models of operations than may be necessary.

There was discussion on operators of such a scale that they may have the impact of hotel operators. There was discussion on the difference between residential and commercial building codes and issues of when rental units were converted out of the traditional rental structure. Ms. Smith described some operators that had been found to be renting out substantial numbers of units as STRs previously being used in the more traditional rental market. She also described the level of investment and the types of investment seen in units that appear to be purpose-bought for STRs. The types and impacts of superficial renovations versus long-term unit maintenance was discussed by the Commission, as were concerns about stock being removed from buyers whom may rent out to long-term local renters or stock that may otherwise be available for sale for home-ownership/home-occupation. Pros and cons and issues were discussed. The impact of over-saturation was discussed, and potential tools for regulation by block, neighborhood or other density methods. The impact of super hosts and party hosts was discussed.

The role of "off-the-books" or word-of-mouth only listings was discussed. Some Commissioners believed there were substantial numbers of STRs that were under the radar because they weren't advertised on platforms. The use of distinction by zone versus owner-hosted had been part of previous discussions, and there were many observations on how to address behaviors and regulations by operational types. Taxation, accountability and enforcement were discussed.

There were discussions on the existing affordable housing issues, including the long wait list on for the Columbia Housing Authority's properties. How to figure out the impact of STRs on the market was discussed. It was challenging because there were not a lot of STRs relative to the total housing stock, yet it also is hard to know how many truly exist and other system-wide factors related to housing issues that have been felt in recent years. Decent and affordable housing was a concern for those that work and live in the community. The options available to those that own property was discussed. The impact of units that are vacant and not open to anyone at any given time for a variety of reasons was also discussed, as was the trend towards investment properties as investments in ways that had been evolving from traditional models. The topic was determined to be continued.

VII. ADJOURNMENT

Meeting adjourned approximately 6:59 pm

ACTION(S) TAKEN:

Motion made by Commissioner Geuea-Jones, seconded by Commissioner MacMann, to approve the agenda as presented. Motion passed unanimously. Made motion by Commissioner Geuea-Jones, seconded by Commissioner MacMann, to approve the October 21, 2021 work session minutes as presented. Motion passed unanimously with one abstention (Kimball).