

Planning and Zoning Commission Work Session Minutes
May 4, 2023
Conference Room 1A & 1B - 1st Floor City Hall

Call to Order

Commissioners Present – Burns, Carroll, Geuea Jones, Loe, MacMann, Placier, Stanton, and Wilson
Commissioners Absent – Kimball
Staff Present – Cantin, Kelley, Palmer, Teddy, and Zenner

Introductions

Approval of Agenda

Meeting agenda adopted unanimously

Approval of Minutes

April 20, 2023 minutes adopted unanimously

Old Business

A. Short-term Rental Survey Response Review

Mr. Zenner covered housekeeping items for the evening’s work session and outlined background information for the audience. He indicated that City Council had reviewed the draft ordinance and wanted more public input in prior to future public hearings for the proposed ordinance. He stated that the intent of the evening’s meeting was to review the public input that had been collected through planning staff’s survey.

Mr. Cantin greeted the Commission and introduced the survey results. He began by covering the format of the survey which included seven survey questions. Mr. Zenner noted that the survey had been republished. Mr. Cantin resumed diving into the data analysis by sharing the survey responses and pie charts that had been sent out as attachments with the May 4th agenda. Commissioner Loe asked if non-residents had been separated out from the charts and reiterated that she would like to see that analysis. Staff overviewed responses by Wards. Mr. Cantin provided an analysis of the written comments. He noted that ChatGPT was used to summarize and analyze the written comments which he validated by analyzing individual responses.

After seeing the data analysis and hearing staff’s analysis, the Commission provided their comments. Individual Commissioners noted that BeHeard was not effective, the small number of responses was not representative of the community, and that questions could be improved. Commissioners also noted that Council will need a backbone when this is introduced to them for their vote. A Commissioner suggested that there may be limited responses because the average person is apathetic to this issue and comments may vary from the first draft ordinance due to effects of the pandemic in that more people may be looking for a second stream of income.

Mr. Zenner offered closing thoughts and laid out the next steps for the draft ordinance. Considering that there was little time left for the work session, Chairperson Geuea-Jones allowed one STR owner and one non-owner to speak. Jesse Yankee, an STR owner, was frustrated that this meeting was open to public comment while prior work sessions were not. She implored Commissioners and the City to define “affordable housing” as it was mentioned frequently in STR discussions. She disliked the word “minimum” used in survey questions as it is subjective. She stated that the general public doesn’t know what’s happening during the Planning Commission’s work sessions. Maria Oropalla, not an STR owner, was not against allowing STRs in general. She stated the survey questions were misleading and suggested that the Commission or staff should have met with neighborhood associations at their meetings.

ADJOURNMENT

Meeting adjourned at approximately 6:59 pm

ACTION(S) TAKEN:

Motion made by Commissioner MacMann, seconded by Commissioner Loe, to approve the agenda as proposed. Motion made by Commissioner MacMann, seconded by Commissioner Loe, to approve April 20 work session minutes as presented with Commissioner Burns abstaining.