

**Planning and Zoning Commission Work Session Minutes  
December 8, 2022  
Conference Room 1A & 1B - 1<sup>st</sup> Floor City Hall**

**Call to Order**

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

**Introductions**

**Approval of Agenda**

Meeting agenda adopted unanimously

**Approval of Minutes**

November 10, 2022 work session minutes adopted as presented.

**New Business**

**A. Draft Regulations – 2023 Submission Calendar**

Mr. Zenner discussed the proposed application submission schedule for calendar year 2023. He noted the only day off from a regularly scheduled Planning and Zoning Commission public hearing date would be the week of Thanksgiving.

**Old Business**

**B. Draft Regulations – Short-term Rental (continuation)**

Mr. Zenner summarized the work that led up the current draft ordinance and thanked the Commission for their efforts to attend special work sessions during the week to meet the requested deadline. He stated the draft ordinance had been cleaned up and reviewed by legal staff.

Motions were discussed and subsequently voted upon. Vote totals are shown within **(parenthesis)**.

The Commission briefly discussed and reviewed staff's revisions.

***Accept staff's corrections to the draft STR Ordinance. (Approved 7-0)***

Mr. Zenner showed a presentation that would be presented to Council at their December 19<sup>th</sup> work session. He highlighted the data-driven approach that had been taken with this draft and gave credit to Planner Rachel Smith, Commissioner Loe, and Commissioner Carroll. The Commission and staff discussed the presentation materials and made edits for clarity as needed. Staff provided information regarding what to expect at the upcoming work session.

The Commission noted that Tier 1 was shown was not shown as an accessory use in M-C and M-DT, as intended.

***Allow Tier 1 as an Accessory Permitted Use in M-C and M-DT Zoning Districts.  
(Approved 8-0)***

The Commission motioned to send the current research materials and ordinance documentation to City Council to discuss at their December 19<sup>th</sup> work session. **(Approved 8-0)**

## **ADJOURNMENT**

Meeting adjourned at approximately 6:46 pm

## **ACTION(S) TAKEN:**

Motion made by Commissioner Loe, seconded by Commissioner Carroll, to approve the agenda as proposed. Motion passed unanimously. Motion made by Commissioner Burns, seconded by Commissioner Loe, to approve the November 10, 2022 work session minutes as presented. Motion passed unanimously.