

**PLANNING COMMISSION
STVR WORKING GROUP
NOTES
September 2, 2020**

ATTENDEES via ZOOM/Telephone: Demery Bishop – facilitator; David McNaughton – PC member; Alan Robertson – PC member; Joy Pohjalainen – small STVR management company; Carrie Efird – large STVR management company; Theresa Pottratz – Citizen; Janice Insley – Citizen

Staff: George Shaw – Community Development Director; Sharon Shaver - STVR Administrator; Bubba Hughes –City Attorney;

Demery Bishop called the meeting to order.

Demery asked for the findings on signage. Sgt. Hattrich was unable to attend. Ms. Efird reported on things they had discussed.

The working group moved to table the discussion until Sgt. Hattrich could be in attendance next week.

Discussion of the STVR Location Identification form:

George advised that the first meeting with HOST Compliance is on Friday, September 4.

Alan suggested that the WG table the discussion of the form until HOST was consulted and recommendations made.

Demery advised that the City Manager said that HOST would collect information from the form.

The group discussed action to take in light of HOST being chosen and not knowing what will be required on form. The WG decided to forward recommendations on information to require on form to George by Thursday, September 3. George will compile a list for the city manager on Friday.

The WG requested to be allowed to have a representative attend the meeting w Host, only as an observer. George will ask the city manager.

Discussion of the Site Plan Review.

Demery explained that the Planning Commission sees the site plan reviews often. He stated that it could be beneficial to apply the standards for special review and site plans to be considered in zoning and zoning districts for STVRs. Do we think it is appropriate to review in Zoning Districts?

George said that he believes council wants the WG to discuss limiting STVRs in some regard, whether zoning districts or special review.

Alan said that he believes LDC around zoning districts is open to interpretation. At the time it was written, in the 70's and 80's, there were only bed & breakfasts.

The group discussed trying to manage STVR growth.

Bubba explained several examples of zoning districts and adding special reviews. He said that it is possible only new STVR would be included, not existing. He stated that special review standards can be applied and have to establish standards. He stated that a text amendment could be done to have the STVR application go to Planning Commission and have a public hearing before it goes to council.

George stated that we can get 10-15 of these a month and will create backlog.

The WG continued the discussion of special review.

Carrie stated that this will add unnecessary layers and asked how will this control behaviors, which is what we are trying to do. This should be an administrative part of the application. If we are trying to control behaviors, is this really going to do it? If the goal is to create neighborhoods, we cannot create neighborhood where they never were. Are we imposing these restrictions on this one use? Why are other uses not being controlled?

Janice is strongly against controlling use of properties as people have circumstances that change. None of these restrictions can control behaviors. We can zone, but none of them will control behaviors.

Demery stated we need to take all code section and review, put together thoughts in bullet format and send to group members so that we can make a recommendation to council. He asked Bubba to suggest or offer guidance.

Alan suggested look for standards, best practices, put in the applications.

Demery asked at group come in next week with suggestions on what to focus on what we want.

George stated that we will meet in person, unless circumstances dictate differently.

We will have a redline copy of the ordinance, except the last two sections, next week. We will add in on the last two sections then.

The meeting was adjourned.