

**Planning and Zoning Site Plan Sub-Committee
Meeting Summary
January 31, 2018 at 6:30 PM**

Planning & Zoning Commission Members Present: Sheri Bilderback, Michael Daming, John Nuernberger, Lisa Schuering, Rebecca Jacobs, Paul Moran, Mark Favazza, John Ritter, Jennifer Hansen and Tom Shipley

Staff Present: Lisa Koerkenmeier, Director of Planning and Development; Eric Gruenenfelder, Director of Parks and Recreation; Stephanie Karr, City Land Use Attorney

Chairman Daming opened the meeting at 6:30 PM.

Comprehensive Plan Discussion

Director Gruenenfelder gave a brief presentation on the City's plans to improve the Rec Center parking lot to create a venue space for events. This idea came about when the City held a Street Party in 2016 to celebrate the completion of the resurfacing of Brentwood Blvd. This plan would contradict the Comp Plan recommendation to replace the existing Rec Center parking lot with green space. Commission members desired to construct the parking lot improvements to accommodate events and remove the recommendation to convert lot to green space.

Commission members discussed the lot depth for the Mixed-Use land use designation along S. Brentwood Blvd. The consultants had provided a map depicting the parcels which would generally be included if the depth was established at 350' and 400.' Most members believed 400' may be too much of an encroachment into the adjacent residential neighborhoods. Members recommended a 350' depth be created of which 300' would be used for the development and 50' would be used for the landscape buffer.

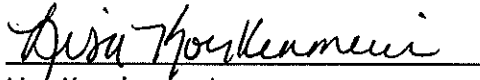
Case #18-01 – Text Amendments to Chapter 400 Relating to the Regulation of Short-Term Rental of Dwelling Units

Stephanie Karr, City Land Use Attorney, discussed types of regulations which may be imposed on short-term rentals (STR). Examples include maximum days a year the unit may be rented, offering the rental of a whole house vs. renting one room, require owner to reside on premise or provide a property manager on call, maximum occupancy restrictions (which are determined by building code requirements), cap the number of STR permitted, require business license or a permit and require annual inspections. The ability to enforce requirements and the City's existing resources and staff needs were discussed. Penalties, fines and withdrawing business license privileges was also discussed for those STR who do not comply with regulations. Members generally agreed owner should reside on the property and STR should be registered in some form and inspected every one or two years. A straw poll was taken and six members favored prohibition of STR and four members favored STR if regulations were established

including the owner residing on the property. Members present directed staff to draft regulations based upon input provided at last two meetings for the Commission's consideration.

The meeting adjourned at 7:33 p.m.

Respectfully Submitted,

A handwritten signature in cursive script, reading "Lisa Koerkenmeier", is written over a horizontal line.

Lisa Koerkenmeier

Director of Planning and Development