

PZ-18-004: Public hearing and recommendation to City Council regarding the proposed rezoning to apply a Special Use Permit to allow the short-term rental of a single-family residence in the “C-2” Central Business District addressed at 162 Meusebach Street.

(Applicant: HAYES & RENO; Case Manager: M. Simmont)

Mr. Simmont presented the Staff report and recommended approval, with the following requirements:

1. Parking. The tenant information requires that occupants park only in the designated area located between the residence and Meusebach Street. Signage on the subject property will clearly indicate where occupant parking is prohibited.
2. The residential character and appearance of the building must be maintained.

Commissioner Bearden asked whether crushed granite being used for a driveway would be an issue.

Mr. Simmont answered that would be up to the Planning Commission to decide. He stated that allowing the driveway to be composed of crushed granite is a continuation of the driveway's nonconformity.

Discussion followed regarding past recommendations to replace crushed granite driveway.

Commissioner Laskowski inquired whether staff had given any thought to consider the number of baths required for short-term rental occupancy.

Chair Edwards asked if anyone wished to speak in favor.

No one spoke.

Chair Edwards asked if anyone wished to speak in opposition.

No one spoke.

Commissioner Hoyt, seconded by Commissioner Tubb, motioned to close the public hearing. Motion carried (8-0-0).

Commissioner Hoyt said he agreed with Commissioner Laskowski regarding placing a minimum requirement for the number of bathrooms in short-term rentals in relation the number of occupants.

Motion by Commissioner Hoyt, seconded by Commissioner Laskowski, to recommend approval to City Council regarding the proposed rezoning request to apply a Special Use Permit to allow the short-term rental of a single-family residence in the “C-2” Central Business District, addressed at 162 Meusebach St. Motion carried (8-0-0).