

Draft Minutes for the December 4, 2018 Planning Commission Regular Meeting

PZ-18-044 Public hearing and recommendation to City Council regarding the proposed rezoning to apply a Special Use Permit to allow short term rental of a single-family residence in the "C-1" Local Business District at 118 S. Union Avenue.

(Applicant: Serendipity Vacation Rentals; Case Manager: M. Simmont)

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

1. *Parking.* Tenant information requires that occupants park only in the (12-13) designated vacation rental parking spaces on the property. The spaces must be clearly delineated within the parking lot.
2. The residential character of the property must be maintained.
3. The property will remain in compliance with the approved site plan. Any significant changes to the site plan will require a revision to the SUP.

Discussion followed regarding the parking lot on the property.

Commissioner Gibson inquired if there were minimum distance requirements from child care facilities.

Mr. Simmont clarified there were not distance requirements for short term rentals from child care facilities.

Commissioner Meyer expressed concerns regarding the maximum occupancy and the number of bathrooms provided.

Discussion followed regarding occupancy and potential code amendments.

Vice Chair Reaves asked if anyone wished to speak in favor.

Tammy Gonzalez, 673 Highway 41, stated she was the applicant. She described the proposed sleeping areas. She stated their occupancy would include adults and children, and would have a maximum occupancy of 24. She described the measures taken to meet fire code requirements.

Commissioner Meyer inquired about the sleeping areas indicated in the parlor room.

Ms. Gonzalez stated the parlor room had pullout sofas and were therefore considered a sleeping area.

Discussion followed regarding occupancy maximums.

Commissioner Sonier commented it was a good location for a short term rental.

Commissioner Meyer requested clarification that the maximum occupancy calculated for the short term rental permit would not include children.

Mr. Simmont verified that that was correct.

Vice Chair Reaves asked if anyone wished to speak in opposition.

No one spoke.

Motion by Commissioner Laskowski, seconded by Commissioner Gibson, to close the public hearing. Motion carried (7-0-0).

Motion by Commissioner Sonier, seconded by Commissioner Mathis, to recommend approval to City Council regarding the proposed rezoning to apply a Special Use Permit to allow short term rental of a single-family residence in the "C-1" Local Business District at 118 S. Union Avenue, with a maximum occupancy of 24 and Staff recommendations. Motion carried with Vice Chair Reaves and Commissioner Laskowski in opposition (5-2-0).