

No public comment.

Hughey/Parmelee moved to approve the variance request for 750 Alice Loop in the WD Waterfront District. The request is for the reduction in the front setback from 20 feet to 15 feet for the construction of a single family house. The property is also known as Lot 1 Charlie Joseph Subdivision. The request is filed by John and Andrea Leach. The owners of record are John and Andrea Leach. Motion passed 3-0.

Hughey/Parmelee moved to adopt and approve the required findings for major structures or expansions. Before any variance is granted, it shall be shown:

- a) That there are special circumstances to the intended use that do not apply generally to the other properties, here the frontage of the lot is 307.04 linear feet, which is approximately 73.8% of the perimeter (307.04/416);
  - b) The variance is necessary for the preservation and enjoyment of a substantial property right of use possessed by other properties but are denied to this parcel, here, the economical development of a single-family structure on an undeveloped lot with a proposed lot coverage comparable to other lots;
  - c) That the granting of such a variance will not be materially detrimental to the public welfare or injurious to the property, nearby parcels, or public infrastructure, specifically, that sufficient parking is provided on-site and adequate sight lines are preserved while meeting the standard along the rear property line that has an adjacent property;
  - d) That the granting of such will not adversely affect the Comprehensive Plan: specifically, the variance is in line with Comprehensive Plan Section 2.4.1 which states, "To guide the orderly and efficient use of private and public land in a manner which maintains a small-town atmosphere, encourages a rural lifestyle, recognizes the natural environment, and enhances the quality of life for present and future generations," by allowing for the cost-effective development of a single-family structure in the WD zone, while preserving sight lines and setbacks between Lot 1 and the neighbor's lot (Lot 2).
- Motion passed 3-0.

## **L**      [MISC 18-11](#)

Short-term rental annual report discussion and direction.

Scarcelli presented information on the short-term rental annual report. Scarcelli stated that the report shows overall compliance with conditional use permits and remitted bed tax. Scarcelli shared the ADOL&WD August 2017 report on the local housing stock. Scarcelli shared pros of short-term rentals and ways to mitigate impacts. Windsor stated his belief that "if it's not broke, don't fix it," and asked if short-term rentals are causing problems. Scarcelli stated that the data is varied, but vacation rentals help to drive tourism which drives jobs. Hughey stated that the commission has heard that some people are able to afford to buy homes because of short-term rental units. Parmelee stated that few short-term rentals continue over the long term, and he doesn't think these rentals should be discouraged. Windsor stated that long-term rentals also supplement income. Parmelee stated that a few property owners make a living from vacation rentals. Scarcelli recommended creating a funding source for affordable housing and ADUs, and requiring short-term rentals to be owner-occupied on the same lot. Parmelee stated interest in looking at smaller lot sizes. Hughey stated that overall, short-term rentals are currently having a positive impact on the local economy. Scarcelli stated that by incentivizing development of ADUs for short-term rentals, many will eventually revert to long-term inhabitants. Scarcelli stated that the Assembly is working on bed tax amendments and this might be an opportunity to address STR and affordable housing. Overall, Scarcelli's recommended top options to address short-term rental impacts on affordable housing included: increasing permit fees and/or taxes and

putting those into an affordable housing fund, which currently funds the "visitor enhancement fund" (SGC 4.24.070); a moratorium; a hard cap of maximum total numbers or caps of limits per block, street, neighborhood, or vicinity; promote accessory dwelling units, tiny homes on wheels to increase supply to both tourism and affordable housing; limit short term rentals to owner occupied lots or homes; and limit STR to ADUs, THOWS, and rooms to preserve prime housing stock.

## VIII. ADJOURNMENT

Vice-Chair Windsor adjourned at 9:18 PM.

ATTEST: \_\_\_\_\_  
Samantha Pierson, Planner I