

Lead Planning & Zoning
Tuesday, May 9, 2022
5:00 p.m.

The Lead Planning & Zoning Commission met in Regular Session on Tuesday, April 25, 2023, at 5:00 p.m. The following members were present: John Sternhagen, Gordon Phillips, Rick Wisser, Mike Stahl, and Levi Wilson. Absent: Don Mack and Brian Gerving. Additional Present: Administrative Assistant Jacie Essink and City Planner Robin Lucero.

APPROVE MINUTES

1. Minutes of the April 25, 2023, regular meeting were approved as read. Sternhagen stated there were a couple of changes to the previous minutes. When discussing Powder House Pass, Sternhagen speculated this could be why the industry is slowing down. There is no document that states anything specific, just speculation. Also, the adjourning motion and second was made by Mack and Phillips.

VARIANCE HEARINGS

i. Variance Hearing

1. Sarah Larson—170 W. Main Street.

- a. Construction of a deck on the NW property line and on the back side of structure.

M/Stahl, S/ Wisser- Carried to approve Variance for Sarah Larson at 170 W. Main St for the construction of a deck and move directly to the city commission.

Phillips questioned if this was a historic structure and if this would need to be passed down to the Historic Preservation Board.

Mike Stahl stated to his knowledge, variances have never been passed down to Historic Preservation.

DISCUSSION ON SHORT TERM RENTAL (MORATORIUM)

Sternhagen stated the short-term rentals were discussed extensively at the last meeting a couple of weeks ago. Robin Lucero has been hired as the City of Lead's new City Planner and Robin has started the process of gathering information regarding the rentals and answering questions. Mayor Everett has requested to gather research on the effects of short-term rentals up to this point. Sternhagen stated as far as police, Nuisance Complaints, there are times where there are parking issues, and all that goes along with all different aspects of housing in our community.

Rick Wisser stated the vacation rentals are really slowing down. Wisser stated this could be in regard to the economy and Powder House Pass. Wisser explained he has a rental and has thought about turning back to a traditional rental but is still on the fence with that. Wisser believes this is going to take care of itself but agrees with the idea of leaving it alone until it reaches 10%.

Phillips stated 5% is not alarming to him at all.

Wisser stated he would like to know from the study how many of those vacation rentals are only renting for the rally, is only a bedroom in a residence or a basement, is it the whole entire house, a whole apartment, do other people live in the house, or is it full time or seasonal. Wisser stated there are a lot of snowbirds that could be renting their house when they are out of town then living here when they get back.

Sternhagen stated he believes this is a little premature because it was just determined how many rental properties exist, so to put a moratorium to stop the growth that is potentially happening would take away any knowledge of whether the industry is growing or if they are getting out of hand.

Wisser stated it has only been in place for a year and this needs time to settle.

Sheri Meidinger stated she is also feeling the effects of the rentals slowing down. Sheri stated she went several months before having renters.

Sherri stated she does not agree with the Rental Scapes company and believes it is a scam. Sheri stated there were at least five people that she is aware of that received noncompliance letters that should not have received these letters.

Sternhagen stated there may be people out there that have no idea about this ordinance or may live out of town and do not know things have changed. Sternhagen stated he understands that there are going to be software issues and bugs to be worked out, but this is the process.

Meidinger stated she would like to see everything double checked so those people do not have to come to city hall and explain their situation when they do not need to.

City Planner Robin Lucero stated she is just catching up on the vacation rentals and had a Zoom meeting with the Rental Scape software company on how to run their website and how to utilize all the information they have. Robin stated she and Jett have been working together and are going to try to go through the spreadsheet that City Hall has made and directly correlate this list with the software program so they will no longer need to cross reference all the houses. Robin explained to the commission the software at this time shows 88 short term rentals that are active, Jett has 61 licenses on file that have filled out the paperwork, have their Department of Health License, and paid the fee. There are 13 waiting on the Department of Health to come and do their inspection, so there's a little bit of a wait time with the Department of Health until you can check them off the list and lastly there are three noncompliant that Jett has been trying to get a hold of and did send two letters out today, saying they were non-compliant and to please get a hold of the city. Robin stated she and Jett are working with the software company to be able to directly import Jett's spreadsheet so the system will automatically update to the software because right now it has to be sent in and the software company has to update it and this doesn't immediately update and this is in the works.

Robin stated she has sent a list of short-term rentals to the equalization office to get their assessed value, if they are owner occupied or not, and to get the owners mailing address and residential address, and the parcel list for the city of lead to be able to correlate the short-term rental to the structures in the city and will let the commission know when she hears back.

Robin Stated she is compiling the pros and cons and all questions that have been submitted and if you have any questions or comments, please let her know. Robin stated there have been several questions inquiring if there have been issues with the police department, and as of now, there have been minimal complaints on short term rentals. If citizens have questions or concerns, please call, and make a formal complaint, so we can keep them documented.

Dean Ratty questioned if SB 139, which was passed several months ago regarding residency as it applies to this issue, has been looked into. Dean stated he is a resident and with looking into the Board of Equalization to see who is owner occupied or not is a concern to him because they have a differentiated tax structures than what he pays.

Juliette Jones stated she would like a barricade looked at on Bleeker Street that is hard to maneuver around and would like a temporary yield sign or a stop sign placed on Bleeker Street.

OTHER BUSINESS

Sternhagen stated he would like to address the need for affordable housing. Whether it be permanent residences or long-term rentals.

Sternhagen stated this is a destination area and at the end of the day values in this town are going to keep rising. There is a huge need to try to define those areas and see whether that's something that a developer or someone could accommodate for our community. If the board members could start thinking of areas or talking with people in regard to presenting this to the community that would be a starting point.

ITEMS FROM COMMISSIONERS

1. Next Regular Meeting—Tuesday, May 23, 2023, at 6:02 PM

ADJOURN

M/Stahl, S/Wisser- Carried to adjourn the regular meeting at 5:50 p.m.

ATTEST:

CITY OF LEAD
PLANNING & ZONING COMMISSION

Jacie Essink, Administrative Assistant

John Sternhagen, Chairman P&Z

