

City of Leadville Planning & Zoning Commission
Approved Minutes
Wednesday, April 13th, 2022 at 6:00 P.M.

1. Chair Voeller called the meeting to order at 6:04 pm.

Roll Call: Chair Voeller, Commissioners Law, Zhu, & Bauer were present. Commissioner Weston and Mayor Labbe were absent.

2. **Agenda revisions:** Skip minute approval for future meeting, quick general updates, then go into New Business #6 Conditional Use Permit for 322/324 Harrison Ave
Revised Agenda Approved

3. **Public Comments about items not on the agenda:** None.

5. **General Updates –**

1. Gabby gave updates from Laurie Simonson, City Administrator, that the 4/19/22 council meeting will have an agenda item to seek for funding a director and community development position for the City of Leadville.
2. Morgan and Gabby in their professional capacity will be having a housing charette meeting tomorrow at 11-1pm at City Hall in English and in the afternoon from 3-6pm at the Library in Spanish.
3. Gabby mentioned Chaffee County was award 2.5 million dollars by the state for affordable housing infrastructure and Gabby hoes to collaborate and learn more for Lake County.
4. Sarah mentioned the council approved a contract for purchasing 809 Spruce at a special meeting last night as a property for temporary housing of employees. Sarah also mentioned the LURA board is moving forward with the RFP process for the parcel in phase 1 of the Railyards, they had two qualified firms but one dropped (Archway) and now it is Chaffee Housing Trust moving forward. There is likely to be a future land use meeting and hearing to change that zone district by amending the PUD and possibly a density consideration or change.

6. **Public Hearing for 322/324 Harrison Ave-Jamie Becker CUP for 3 short term rentals:**

Gabby Voeller read the public hearing into the script. She asked for ex-parte communication. No members of the planning commission had ex-parte to disclose. Gabby asked for highlights of the staff report dated 4/7/222 by Sarah.

Sarah went over the property having had received a CUP for 3 STRs last April under the old owners. In preparation for the 2022 renewal season Jamie reached out and found out he was not in compliance because both the STR licenses and a CUP for STRs are non-transferable in February of this year. Jamie submitted his material in March of this year to seek this CUP for 3 STRs at this commercial location.

Jamie and his wife have owned the building since 8/31/2021 and have operate the STR business. They have entered into a 2-year lease with Silver City Printing for 6 parking spaces behind 322/324 Harrison Ave to serve their STR guests. Sarah went over a few other highlights in the staff report.

Jamie Becker presented about his building and being unaware that he was in violation of any codes. He and his wife hope to someday make Leadville their primary home and have invested into the community purchasing this building. They have great reviews and guests love the experience. Scott Bauer asked if they have been collecting and remitting lodging taxes since Sept, 2021. Jamie's explained they use Air B &B and have/will be submitting all taxes including the new Accommodation Taxes for the first quarter of 2022.

Planning Commissioners asked questions regarding the waitlist, timing and availability to get 3 STR license. Sarah explained Jamie was lucky in the timing and was 23 on the list when found he needed to go through the process to get the CUP and then if available 3 STR licenses. It was at the same time the license count was expanding to 171 from 141 with the 12% cap and new license count for 2022. Jamie has access to MuniRevs but will not be approved until or unless he receives a CUP approval from city council.

No Public Comments. No Rebuttal.

After some discussion Commission Ting Zhu rendered a motion “ *to recommend to the City Council that they approve the Conditional Use Permit for Alternative Industrial Solutions, LLC for use of licensing three short term rental license units at 322/324 Harrison Ave Leadville CO 80461 based on the criteria set forth in the staff report dated April 7th 2022, the City of Leadville's municipal code, Sections 17.52.040, 5.12.090, and the 2015 Leadville Comprehensive Plan and the specifications as discussed and determined by the short-term rental conditional use short term rental checklist.*”

Commissioner Bauer seconded. Roll Call: All in Favor. None Opposed.

7. PAT staff report analysis of density code changes: Gabby asked where the discussion landed last meeting. Sarah reminded them they asked for a deeper analysis if the PAT recommendations regarding the expansion of density in all zoning districts for ADUs. Commissioner discussed some pros and cons of moving forward but decided it should dovetail into the work with housing needs charettes, a hiring of a new planning director, and with the work to wrap up the table of uses code changes that they would like to revive from 2019. Ultimately, they decided to keep working forward on these other issues and when appropriate add this into the code overhauls in the coming months,

8. Table of Uses/Code Change revisit from 2019- Gabby explained working with Laurie and Sarah to create a scope of work to solicit 3 bids/quotes to hire someone to finish the work that TJ had worked on so many years ago with the commission. The hope is TJ will apply again and they can pick up where they had previously left off because it was nearly completed for a code revision. That said they want to follow process as required by the city purchasing policy Sarah is hoping to get a scope of work completed this week for review by Gabby and Laurie.

9. Vacancies – Ad's have been running to solicit new members to the vacancies for Alex Halers position and alternates. Received letter of interest from Emily Powers & Nadim Tannous. Gabby and commissioners discussed running the ad for another week, getting the word out at Community Coffee weekly meeting, and inviting Emily and Nadim or others that submit to the next regular planning meeting on 4/27/22 for a decision.

10. Future Agenda items: Gabby asked for ideas. Next meeting might be light to review candidates for the vacancy with a more in-depth meeting in May with Table of Uses changes and work. Scott asked for ideas to talk and work through with the PAT group.

11. Adjourn 7:40 pm Next Meeting– April 27th, 2022