

# Planning Commission Meeting Slides

- September 30, 2025
- Slides generated during the meeting to track Planning Commission discussion and consensus



# 1.A. Alternatives – Cap

No = Bush, Lizza, Fogg

Yes = Robertson, Lagomarsini



## 3. G. & H. Alternatives – Waiting Period

**3.G & H-1. Adopt as proposed.** Two-year waiting period after sale or construction.

### Waiting Period

- SB: apply to new construction
- CL: best method to prevent commodification – in favor
- JF: appears to be in favor, would like to see some exceptions (deed restricted property, ADU rented for long-term housing, other long-term rental on property)
- RL: In favor, wants to have waivers
- PR: prefers cap over waiting period, doesn't see a reason for waivers
- Waivers proposed: deed-restricted property, ADU rented for long-term housing, historical STR, other long-term rental, general findings for meeting policy purpose



## 3. G. & H. Alternatives – Waiting Period

**3.G & H-1. Adopt as proposed.** Two-year waiting period after sale or construction.

Provide exceptions for:

- Historical short-term rentals
- Deed-restricted properties
- Properties with an ADU being rented long term or other long-term rental
- Any project where findings can be made that the purpose of this policy set are being met by the proposed project.
- Yes – everyone (4) except Robertson is a no



## 4.L. Alternatives – Housing

**4.L-1. Adopt as proposed** and develop a future program for adoption.

**4.L-2. Adopt new policy** with desired modifications:

- *Policy 1.D.10. Favor a project proposal providing three housing units that are deed-restricted for long-term rental or ownership at less than 120% AMI (area median income) for every STR unit, provided the STR cap has not been met, development standards are satisfied, and the STR is otherwise deemed to be unlikely to cause public nuisance issues.*
- Potential modifications: a) deed restrictions, b) guarantee STR approval, c) allow cap to be exceeded, d) streamlined approval.

**4.L-3. Adopt both** with any desired modifications.

**Commission Feedback:** 5 Yes

# Interlaken – Commission Consensus

1. Change LUD to CL-M
2. While the GPA is in progress, make existing nonconforming findings to allow new STR permits at Interlaken
3. New Permits are not subject to the new policy package, including the cap, waiting periods, and the right to rent transfers with the sale of the property.
4. Grant permits ministerially

Yes – Fogg, Lagomarsini, Bush, Lizza

No - Robertson



# 6.0. Alternatives for Condos

## **6.0-1. Adopt as proposed:** 5 Yes

- STR does not transfer with sale of the property.
- Subject to cap and waiting periods.
- Provide the general waiver exemption

## ~~6.0-2. Interlaken~~

## **6.0-3. Provide specific carve-outs for:** Yes = 2, No = 3

- Allowing STR approvals to transfer with the sale of condos
- Cap: do not apply, or apply a different cap
- Waiting periods: do not apply, or apply a different waiting period
- Modify process by condo complex or LUD: require only a use permit or STR activity permit.
- Carve-outs by LUD are applied countywide.

## **6.0-4. Do not apply proposed policies to MFR and CL,** including the cap, waiting periods, two-step permitting process, and non-transfer of permits upon sale.