

Minutes
PED Committee
Tuesday, May 20, 2014
Asheville City Hall, First Floor Conference Room

In Attendance: Vice Mayor Marc Hunt, Council Member Gwen Wisler, Council Member Jan Davis

Staff: Cathy Ball, Gary Jackson, Sam Powers, Jon Fillman, Shannon Tuch, Joey Robison

1. Wisler moved to approve minutes from the meeting of April 15, 2014. Davis seconded. Minutes were approved.

2. Presentations and Public Comment

- a. Two community members made public comment on their concerns with the short term rental discussion. Sarah shared a survey by STRONG that showed that most short term rental income makers were making only very supplemental money, and most were available to their guests 24 hours a day.
- b. AnneMarie Doherty expressed concern that Planning and Zoning discussed removing accessory apartments from the homestay definition, which she felt would gut the regulation since that is the primary use of homestay. She asked the City either include accessory apartments as homestay or create a more comprehensive work. She mentioned that case law says the vacation acts of eating, living, and sleeping are not considered commercial use. She was also concerned by the 500 foot separation of units, worrying that the regulation would pit neighbor against neighbor.
- c. Committee members briefly discussed the issue. Staff suggested that using a third party subject matter expert to create a report on how other communities are addressing this may be an option. P&Z's recommendation to deny the proposed homestay without accessory units will be considered at Council, tentatively on June 10. The short term issue is more complicated and needs further review. Hunt recommended that concerned community members continue to keep an eye on the agendas because the conversation may include new information as we receive it.

3. New Business

a. Anchor Event Partnership/Renewal – Jon Fillman

Jon Fillman presented the staff report recommending that the City renew our anchor events as an organizational partnership structure. This would allow partners to utilize event moneys given by the City more flexibly, and therefore encourage partners to be more financially efficient without losing funding. Fillman says the flexibility encourages them to cut less necessary items and instead provide more community programming. Discussion ensued.

Wisler asked that we have some controls around what the money is specifically supporting, and Fillman stated that could be built into the agreements. All agreed that checks and balances would be needed and could be built into the agreements. Fillman also pointed out that the City would use a very careful approach to who we would partner with to meet City goals.

Wisler moved to recommend the Anchor Event Partnership/Renewal to council reflecting the refinements discussed. Davis seconded. Motion passed.

4. Updates

a. Development Forum Update – Gary Jackson

Jackson reported that the previous week's development forum was well attended and well received. He also presented at the Regional Realtors Conference, and continues to get the word out on the City's development tools and successes. The turn around is still too long, however, and Jackson said that the answer appears to be the software so that people can track their own progress.

5. Adjourned 4:45 p.m.