



## **DRAFT PED MINUTES**

**REGULAR MEETING  
Tuesday, October 20, 2015**

**Board Members in Attendance: Vice Mayor Marc Hunt, Council Member Gwen Wisler**

**Board Members Absent: Council Member Jan Davis**

**Staff in Attendance: Gary Jackson, Cathy Ball, Robin Currin, Todd Okolichany, Frank McGowan, Shannon Tuch, Alan Glines, Catherine Hofmann, Greg Shuler, Jason Nortz, Amber Weaver, Chris Collins, Jaime Matthews, Sam Powers, Melissa VanSickle**

**Vice Mayor Hunt moved to bring the meeting to order at 3:32pm.**

**1. APPROVAL OF MINUTES.** Councilwoman Wisler moved to accept, Vice Mayor Hunt seconded. Minutes were approved unanimously.

### **2. UPDATES.**

#### **a. Update on the Comprehensive Plan; Todd Okolichany & Alan Glines**

Mr. Alan Glines provided a background of the process for updating the existing comprehensive plan. The planning department is sending out a RFP to begin the process. Mr. Glines also provided an overview of the previous comprehensive plan's success and the new areas that will be covered in the update. Staff members expect a six week period of proposal submittal, followed by review of the proposals, interviews with selected consultants and finally bringing a final contract to full Council by January. Members discussed how the plan will incorporate work that has already been done in other departments. The timeline for the plan was also discussed along with the next steps that staff should take. Staff will move forward with sending out a RFP and plan to choose a consultant and go to Council with that decision in January. Discussion moved into public comment.

### **3. OLD BUSINESS.**

#### **a. Consideration of Homestays wording amendment; Shannon Tuch**

Ms. Shannon Tuch provided members with a review of the wording amendments that were reviewed by Council in August. At that time, Council had identified some areas of concern and staff is working to explore and address those concerns. Ms. Tuch moved forward to fully explain each concern along with the research and analysis that has recently been completed by staff. This explanation involved a summary of each concern and the reasoning behind the language that has been included. Ms. Tuch also referenced examples from other cities and what has been done in terms of regulating homestays. Staff has been looking into how to enforce specific regulations and the difficulties that come along with that task. Members discussed some of these concerns further and the timeline of the amendments. Members then moved the discussion into public comment.

#### **b. Consideration of Community Clean Energy Policy Framework; Amber Weaver**

Ms. Amber Weaver provided a background of the Community Clean Energy Policy Framework's process, which has included the Framework previously going to PED and the Governance Committee as a package with a letter to Duke Energy. Previously, members had requested that staff provide more time for elected officials to discuss and meet concerning the letter. Both the letter and the framework will be taken to Council this month. Now,

staff is asking members to consider the Framework on its own. Members further discussed the track of the framework. Vice Mayor Hunt moved to have the Framework move onto full Council with recommendation from PED to adopt it. Wisler Seconded. The motion passed unanimously.

### **3. PUBLIC COMMENT.**

#### COMPREHENSIVE PLAN UPDATES

Mr. Blake Esselstyn is interested in discussing the document. Mr. Esselstyn discussed the preliminary budgeted amount and believes it is low and asked what will or will not be included in the update. Cathy Ball reassured that the consultant will be incorporating work that has already been done in other departments and that the amount stated is a placeholder. Gary Jackson reaffirmed that staff is trying to get the most qualified consultant and therefore will go through a process where price may have to be negotiated.

#### HOMESTAYS

Mr. Dave Nutter congratulated staff for making progress in such a difficult area and hopes that regulations make it to council and be approved as quickly as possible.

Ms. Ann Marie Doherty presented an article from AARP magazine as well as a visual of the zoning around her property. Ms. Doherty also expressed appreciation to staff about work on homestays, but wanted to make sure decisions will be about Asheville residents.

Mr. Tom Gallo expressed interest in knowing the amount complaints there have been concerning homestays and what those complaints are about. Mr. Gallo feels it is difficult to get a homestay and discussed various difficulties with the process of obtaining a legal Homestay.

Ms. Annie Darik, who is a resident of Haw Creek discussed the restrictions and does not like the idea of limiting the number of people and amount of nights.

Ms. Sarah Nie would like to see more consideration of other reasonable alternatives. Ms. Nie discussed alternatives and suggested some that have been reviewed in a recent report.

Ms. Brandi Boggs sees an opportunity to have a public conversation and a task force. Would like to see more representation of the larger community in the decisions.

Ms. Kama Ward asked members to look at it in a more holistic way and also mentioned specific way that Blowing Rock has addressed the issue.

Ms. Susan Devitt is trying to go through the process and it has been difficult. Ms. Devitt expressed that she would like to comply but has had trouble finding out what she needs to do. She would like the process to be clearer.

Ms. Samantha Bowers thanked staff for dedication. Ms. Bowers then went into a discussion of the impact of parking requirements and referenced an example from Bend, Oregon. Ms. Bowers also mentioned an example from San Francisco and the way that the city approaches the homestay ordinance.

Ms. Cathy Williams expressed confusion with some of the details of the regulations and would like some clarity from staff and council.

### **4. FUTURE AGENDA ITEMS.** None.

### **5. ADJOURN.** The meeting was adjourned without objection at 4:49 pm.