

**SUMMARY MINUTES OF ACTION FOR THE SPECIAL ZONING ADMINISTRATOR
HEARING OF NOVEMBER 29, 2017**

To: All Interested Parties

The decision of the Zoning Administrator may be appealed to the Planning Commission (zoning related items) or City Council (nuisance abatement related items) by the applicant or anyone adversely affected by such decision. This appeal shall be filed with the City Clerk within fifteen (15) business days from the date of the decision and shall include applicable fees.

ITEM I: Roll Call

Staff in Attendance: Kevin Fabino, Zoning Administrator
John Hitchcock, Planning Manager
Amanda Nolan, Recording Clerk

ITEM II: Communication from the audience on brief- non-agenda items None

ITEM III: Adoption of Agenda

John Hitchcock, Planning Manager, noted that item 6 b. would be continued to the next Zoning Administrator hearing. The Zoning Administrator approved the agenda as amended.

ITEM IV: Approval of the minutes from 10/18/2017

The Zoning Administrator approved the minutes as presented.

ITEM V: Zoning Administrator Reports

The Zoning Administrator noted for the record that a moratorium is still in place. He confirmed that a new ordinance was voted on. The Zoning Administrator addressed the question as to why we were still holding Zoning Administrator hearings.

ITEM VI: Old Business

a. VHR-01523: 2273 Eloise Ave

John Hitchcock, Planning Manager, presented a background of the approval process of the application.

The Zoning Administrator opened the public hearing.

Gail Johnson, Turnkey VR, noted that the property has been rented approximately 22 nights, with no incidents. Ms. Johnson spoke to the previous trash violation, and noted that since Turnkey became management, there has not been an issue.

The Zoning Administrator closed the public hearing.

The Zoning Administrator conditionally approved the permit as follows:

- Must return in another six months for review.

c. VHR-01389: 1273 Gilmore Lake Road

John Hitchcock, Planning Manager, presented the background of the approval of the property.

The Zoning Administrator opened the public hearing.

Joan Pilar, Pyramid Peak Rentals, noted that she is the representative for the property and is unaware of any complains.

The Zoning Administrator asked for number of times rented.

Ms. Pilar noted that in the past year, it was rented approximately 50% of weekends.

The Zoning Administrator closed the public hearing.

The Zoning Administrator approved the renewal as presented.

d. VHR-01361: 3562 April Drive

John Hitchcock, Planning Manager, presented the background of approval for the property.

The Zoning Administrator opened the public hearing.

Joan Pilar, Pyramid Peak Rentals, noted she represents the property, and the rental has been operating well. Ms. Pilar stated she is happy with the regulations.

Noel Farmer, neighbor, noted that there was a complaint at 3526 April Drive for trash.

Staff clarified that 3526 April Drive is not the address up for renewal.

The Zoning Administrator closed the public hearing.

The Zoning Administrator approved the renewal as presented.

e. VHR-01444: 456 Christie Drive

John Hitchcock, Planning Manager, presented background of approval of the property.

The Zoning Administrator opened the public hearing.

No Comments were received.

The Zoning Administrator asked for clarification as to how long the renewal was for.

Mr. Hitchcock confirmed that it was for a year, but would request staff to drive by and verify the appropriate signage was up.

ITEM VII: New Business

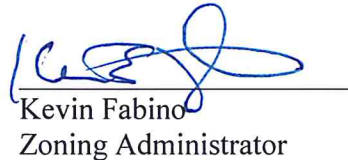
ITEM VIII: Staff Reports None

ITEM IX: Adjournment 2:19 p.m.



A handwritten signature in blue ink, appearing to read 'Amanda Nolan', is written over a horizontal line.

Amanda Nolan
Recording Clerk



A handwritten signature in blue ink, appearing to read 'Kevin Fabino', is written over a horizontal line.

Kevin Fabino
Zoning Administrator