



**TOWN OF STOWE
PLANNING COMMISSION
Meeting Minutes
January 3, 2022**

The Town of Stowe Planning Commission held a regularly scheduled meeting on Monday **January 3, 2022**, starting at 5:30 p.m. with remote participation available via Zoom and a public meeting space available at the Town Office- Memorial Room. Members present included Mila Lonetto- Chair, Chuck Ebel, Arnold Ziegel, Robert Davison, and Neil Percy. Members absent included Brian Hamor and Chuck Baraw. Staff Sarah McShane and Layne Darfler were present.

The meeting began at 5:30 pm.

On a motion by B.Davison, seconded by N.Percy, the minutes of the prior meeting were unanimously approved as submitted.

No public comments were received.

Members reviewed proposed capital projects for the FY23 municipal budget. Members inquired about the location of the two bridge replacement projects along Nebraska Valley Road. Staff will ask DPW to provide a location map and follow-up with the Commission. A.Ziegel inquired about the recent request from Stowe Area Association to utilize portions of the local option tax. A.Ziegel shared his feelings that the revenues should be retained by the town for public projects. Members continued to review the list of proposed capital projects. Members inquired about the proposed improvements in Moscow. Staff responded that it is her understanding the proposed capital project would involve initial planning and engineering but not physical improvements at this phase. Members asked whether there were projects that did not make the final project list. Staff will inquire of the Town Manager and follow-up with the Commission. C.Ebel shared concerns that the proposed projects would utilize a large portion of the reserve funds. Members agreed that the projects appeared to conform to the goals established in the Stowe Town Plan.

Members reviewed the draft 2022 Work Plan. Chair Lonetto suggested the Commission review the subcommittees and identify possible questions each group should investigate. Four subtopic areas were identified at the last meeting as follows:

RHOD District- B.Davison shared his thoughts on possible improvements to the RHOD District. Members agreed the following items should be discussed by the Subcommittee:

Should the definition of building height be modified?

Should the RHOD district boundaries be extended?

Should the definition of vantage point be amended to include private properties?

Should the Scenic Road Committee review the Scenic Road Policy?

Should RHOD standards be extended to development outside of the RHOD District?

Moscow Commercial District- Members reviewed the zoning map and generally discussed possible amendments to better reflect historical and current land uses. Members agreed the following items should be discussed and examined:

Should the zoning district boundaries be amended to reflect existing residential and commercial uses?

Should the dimensional requirements be modified?

Should the zoning district name be modified?

Should the zoning district purpose be updated to reflect current desires for the district?

Housing- Members discussed current housing problems. Chair Lonetto shared her written thoughts with the Commission. B.Davison recommended that the Subcommittee should include a member representing the short term rental constituency and a housing developer. Members agreed the following items should be reviewed:

Can amendments be incorporated into the Zoning Regulations to better encourage housing that will not just become high end, high-priced short-term rentals? Can amendments be incorporated into the Zoning Regulations to encourage tiny houses, other dense single-family developments? Should multifamily housing be encouraged in other districts?

ADUs

- Can town control some of this housing stock? Can rules be established to require 5 years in a housing pool before it can be used as a short-term rental?
- Allow to be sold as condos? (Princeton)

Analyze Density Requirements in Growth Zones

Analyze Parking Requirements

Should a separate set of short-term rental requirements be adopted? What kind of short-term rental regulation, if any?

- Must be primary residence
 - In RR districts only?
- Increased tax on short-term rentals (funds to incentive program?)
- Registration fee for short-term rentals (funds to incentive program?)
- Cover single family and multifamily
- Must obtain a Vacation Rental Permit and individual rooms within a residential dwelling unit may not be rented on their own.
- Require a local owner representative within proximity

How many housing units are needed? Identify properties where water/sewer and public transportation, etc. are available.

Research non-zoning programs and incentives to support housing:

- Lease to locals in Summit County - incentives to rent longer term
 - <https://summitco.landinglocals.com/>
- Town partnerships in affordable housing, acquiring lodges, public transit
- Town subsidized workforce housing

Infrastructure, Traffic & Parking-Members reviewed and discussed current community planning issues involving infrastructure, traffic, parking, etc. and goals for the subcommittee. C.Ebel mentioned he is interested in parking at Stowe Mountain Resort. A.Ziegel mentioned he is interested in traffic issues and suggested holding a joint stakeholder meeting. C.Ebel added that there are more people and visitors in town than our road system can adequately support and there needs to be a better balance between growth and traffic. Members discussed satellite parking possibilities and felt the town has long been reactive and now needs to be more proactive.

Other Business-

Members discussed the existing PUD regulations and suggested looking at possible amendments to require a comprehensive development plan.

The next regularly scheduled Commission meeting falls on a holiday; the Commission decided to cancel the meeting and hold a special meeting on January 31st. The special meeting on January 31st will be focused on hosting a community conversation regarding retail cannabis and related land use considerations. Staff and Chair Lonetto will work together to draft open ended questions to guide discussions for the meeting.

The meeting adjourned at approximately 7:00 pm.

The next regularly scheduled meeting on January 17th is cancelled. The Commission will hold a special meeting on January 31st.

Respectfully submitted,

Sarah McShane, Planning & Zoning Director