



City of Las Vegas

Agenda Item No.: 70.

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 12, 2017

DEPARTMENT: PLANNING

DIRECTOR: ROBERT SUMMERFIELD ACTING

☐ Consent ☒ Discussion

SUBJECT:

UP-7123 - SPECIAL USE PERMIT PUBLIC HEARING - APPLICANT/OWNER: RENEE PAGE - For possible action on a request for a Special Use Permit FOR A PROPOSED SHORT-TERM RESIDENTIAL RENTAL USE at 3484 Mustang Road (APN 138-11-802-008), R-E (Residence Estate) Zone, Ward 5 (Downtown) [PRJ-7120]. Staff recommends APPROVAL.

P.C.. FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE

Planning Commission Mtg.

8

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

4

City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:

1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Submitted after Final Agenda - Protest/Support Postcards and Comment Forms and Protest Telephone Log
7. Submitted at Meeting - Support Letters Submitted by Nathan Taylor

Motion made by CEDRIC CREAR to Deny

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

DONNA TOUSSAINT, CEDRIC CREAR, VICKI QUINN, TRINITY HAVEN

SCHLOTTMAN, SAM CHERRY, CHRISTINA ROUSH, LOUIS DE SALVIO; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

CHAIR SCHLOTTMAN declared the Public Hearing open.

FRED SOLIS, Sr. Planner, reported that the proposed four-bedroom short-term rental will not be owner occupied and, therefore, requires a special use permit. As all other code requirements are being met, staff finds that the use is appropriate for this location. Staff recommended approval.

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NATHAN TAYLOR and RENE PAGE, the applicant/owner, were present. MR. TAYLOR remarked that each short-term rental application should be considered independently, and asserted that MS. PAGE lives in this community and cares about this neighborhood, which is why he decided to represent her. MS. PAGE is a responsible owner and has installed cameras and a very strict contract for her renters. MR. TAYLOR assured the Commissioners that he even went through MS. PAGE'S application process to test it, adding that MS. PAGE has incentive to follow the rules or she will lose the permit. He alleged that he had renters in his neighborhood that made his life difficult for three years, and he would rather have a short-term rental property in this neighborhood with an owner such as MS. PAGE rather than what he had to go through. He requested approval.

DAYVID ENGLER, John S. Park Neighborhood Association President, was indifferent about this application, but he believes that waivers should not be allowed when dealing with short-term rentals. What he is most concerned about is making a distinction between those that comply and those that do not. He said he is opposed to the application for Item 74 involving a short-term rental, for which he said he submitted a protest postcard because he would not be able to stay.

BRUCE AMBER, who has various properties in the area, and ANI ANTOINE, owner of several area properties, MICHELLE DUNCAN and MIKE BROWN-CESTERO were opposed.

MR. AMBER said he has invested a lot in long-term rental properties, and he does not want short-term rentals in neighborhood. MS. ANTOINE said this use does not belong in a neighborhood where there are children who walk to school and play in the neighborhood. She felt that MS. PAGE should be responsible for this. MS. DUNCAN said this is inappropriate because of the Mormon Church being a property. MR. BROWN-CESTERO said the best intentions can go awry, and he showed maps reflecting true numbers for Airbnb rentals, which totaled 59 in the same area where there are only a few licensed short-term rental properties. He argued that even if MS. PAGE is responsible, calling to the police still creates a scene for the residents.

MARCO RITZO, short-term rental owner, ANNETTE FIALA, who represents various short-term rental owners, and TIM GRAHAM, short-term rental association member, expressed their support of this request. MR. RITZO said the issue is not the length of the lease, but the operator and how much they care. MS. PAGE has a vested interest in renting to people that will not destroy her property, and she is one of the good operators. MS. FIALA pointed out that the City has adopted the strictest short-term rental requirements in the United States, yet MS. PAGE met most of the qualifications. MR. GRAHAM said he met MS. PAGE through a short-term rental organization, and he knows she is very detailed and organized.

MIKE GANSON, John S. Park Neighborhood resident, clarified with MARY McELHONE, Deputy Planning Director, that short-term rental owners pay residential property tax. He then cautioned that once the City allows one short-term rental, others will have to be allowed. All short-term rental operators should pay commercial taxes.

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MR. TAYLOR submitted support letters for the record from five adjacent neighbors. He insisted that this will not become a party house and that she does not have a current license. He indicated that when he was in Utah, he spoke to someone that mentioned staying in a short-term rental for sporting events for children in Las Vegas is nice.

COMMISSIONER DE SALVO discussed with MR. TAYLOR that MS. PAGE started making renovations and then decided to turn the property into a short-term rental rather than a long-term rental. She bought it as a second home when she was a United States Air Force nurse and travelled a lot. She lived in the home for six months before deciding to make it a short-term rental.

COMMISSIONER GREAR verified with MS. PAGE that she does not have other short-term rental properties. When she resided in Idaho, she was a licensed real estate investor and had investments. The Commissioner said he could not support this matter until some of the issues associated with these types of properties can be handled. He assured MS. PAGE that it was no reflection on her or MR. TAYLOR.

CHAIR SCHLOTTMAN declared the Public Hearing closed.

