

**WAYZATA CITY COUNCIL
WORKSHOP MEETING MINUTES
September 17, 2024**

5:00 p.m. Review of Facilities Security Improvement Study

Mayor Mouton called the meeting to order at 5:00 p.m. Council Members present in-person in the community room at City Hall offices: MacDonald, Parkhill, Plechash, and Sorensen. Also present: City Manager Jeff Dahl, City Clerk Kathy Leervig, Assistant Planner Valerie Quarles, and Planning Consulting Eric Zweber.

City Manager Dahl noted several years ago, the City Council directed staff to explore steps to increase the overall safety of staff, elected and appointed officials, and visitors to City Hall and its other facilities. Since then, the City has approved codes of conduct for all boards and commissions and also conducted a security/threat analysis of City Hall.

Over the past year, the City has been working with BKV Group, an architectural firm that specializes in public facilities, on a proposal for safety, accessibility, and aesthetic improvements to the Community Room and other public-facing areas. Paul Michell, of BKV Group went through the specific components of the report, including prioritization of improvements and estimated costs.

The Council reached a general consensus to proceed with some improvements, especially pertaining to Council access, while others will be reevaluated and/or delayed given funding consideration. Staff will reflect those projects into the CIP.

5:30 p.m. Discussion of Possible Zoning Study and Amendments to Central Core Neighborhood, R-3A

Mr. Dahl explained that this topic was brought up at a recent Council meeting. The “Central Core neighborhoods” are generally defined as the area of town bounded by Barry Avenue to the west, Wayzata Boulevard to the south, Chicago Avenue to the east, and Highway 12 to the north. In the period between 2019 and 2024, this area has had 17, which is 31% of all the single-family home teardowns and rebuilds within the City. Many homes that have redeveloped during this time are designed to maximize building footprint, minimize front yard setbacks, and keep driveways as short as possible, leading to some large, garage-dominated homes that are relatively close to the street.

Because this issue is not on the list of current medium-term priorities for the Community Development Department, prioritizing this work may potentially impact the following upcoming projects:

- Metro Transit Park and Ride Redevelopment - Metro Transit coordination ahead of RFP drafting.
- Wayzata Boulevard Corridor Study - C-3A rezoning actions and front yard setback considerations.
- Affordable Housing Policy - Writing density bonus policy as required by the R-5 District.
- PUDs and Subdivisions - Rewriting the City's PUD and Subdivision Ordinances to reflect today's best practices with the help of a consultant.

There was consensus from the Council that they wanted staff to prioritize research and ultimately coming up with alternatives, via the Planning Commission, on ordinance amendments that would potentially mitigate some of the scale and setback concerns with “garage-dominated” homes and maintain the neighborhood character. There was additional discussion on the urgency of the ordinance amendment considerations and the Mayor and Council Member MacDonald recommended considering a moratorium in the R-3A area north of Wayzata Boulevard if the process could move forward quickly. Ultimately, there was enough consensus from the City Council to direct staff to draft an interim moratorium resolution that could be considered at the next City Council meeting.

6:00 p.m. Update of First Phase of Proposed Ordinance Amendments for Short Term Rental Licenses

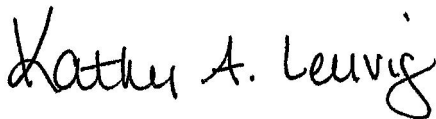
Mr. Dahl indicated that based on staff research, there are approximately 18 properties within the City that have been used recently as short-term rentals. Earlier this summer, City Council directed staff to prepare amendments to the Rental Dwelling Licenses Ordinance to include short-term rentals. Those proposed amendments are attached. In general, the amendments would make short-term rentals subject to the rental licensing requirements of other forms of rental properties. The few exceptions where short-term rentals are treated differently than other rentals are:

- Owners of short-term rentals are not required to attend Phase I Crime Free Training
- Owners of short-term rentals are not required to conduct criminal background checks on prospective tenants
- Leases or rental agreements with short-term rental tenants will not be required to contain "Crime Free/Drug Free and Disorderly Conduct" language

Should the City Council direct staff to move forward with the amendments for consideration at a future Council meeting, upon approval, staff would: propose adding short-term rental licenses to the fee schedule at the same rate as the single-family home rental licenses, advertise and ultimately hold an engagement session to receive feedback and inform current short term rental property owners, make the amendments effective January 1, 2025, with the applications due by April 1st of each year, revise the rental license application to include short term rentals, and hold another workshop in early 2025 to provide an update on the licensing process and discuss additional amendments.

City Attorney Schelzel and Consultant Zweber answered questions regarding this first phase of the proposed rental ordinance. There was consensus on the Council to move forward with the ordinance amendments and that the crime-free rental housing remain a requirement and that the ordinance covered all spectrums of rental housing in terms for rental frequency.

Respectfully submitted,



Kathy Leervig, City Clerk