

PERMIT HEARING MEETING MINUTES
WEDNESDAY, APRIL 30, 2025
BEGINNING AT 1:30 PM
YUCCA VALLEY COMMUNITY DEVELOPMENT/PUBLIC WORKS DEPARTMENT
58928 BUSINESS CENTER DRIVE
YUCCA VALLEY, CALIFORNIA 92284

Deputy Town Manager: Hello, everybody.

It's everyone so far.

Yes. I want to pick one more up [crosstalk]--

[crosstalk].

--another direction today and permitting one [inaudible], so.

Deputy Town Manager Stueckle: Okay. Great. How's everybody this afternoon?

Public Commenter Group: Great.

Deputy Town Manager Stueckle: A beautiful day outside today. We should be outside and not inside. That's my own theory for the day. So welcome. Today we are here to call - how was this advertised? - a permit hearing. This is a permit hearing for Special License 03-25, temporary special event residential special events on 58689 Ocotillo Drive. The process we're going to use is pretty simple, and we try and keep this relatively informal as we're going through this. So, staff will give a report. I may have a few questions of staff. Based upon that report, I may ask them to clarify a few things, and then I will open it up for any comments that you would like to provide today. So, we'll walk through that process. If there's questions at the end, we can have a little bit of dialogue. I may or may not make a decision today. I don't know. I haven't heard the testimony. I don't know all of the-- I know very few facts till we hold the hearing today. I may end up-- if it's controversial somewhat in the neighborhood, I may end up forwarding it to the Planning Commission. That's kind of the role of the Planning Commission is to address neighborhood issues when they do surface. So that may be one of the outcomes of today as well. Any questions on the process for today?

Public Commenter Group: No.

Deputy Town Manager Stueckle: All right. Very good. With that, if we could have a staff report this morning-- or this afternoon, that'd be great. Thank you.

Assistant Planner Willoughby: The item is Special License 03-25, temporary residential special events at 58689 Ocotillo Drive. The request under this permit is for a Class 2 temporary special event permit for the purpose of conducting and operating temporary residential special events, including weddings, reunions, and small events between the hours of 2:00 PM and 9:00 PM, limited to a maximum of 44 guests per event, 4 staff, and 39 events per year. The property is five

acres in size, currently designated rural living and rural residential under our General Plan are R-2.5. There are single-family residences on the properties to the north, south, and west. The eastern property is vacant. On the site itself, there is an existing residence and a detached ADU. That residence is around 1,500 square feet, and the detached ADU is close to 700 square feet. And that's a brief description of the project. There may be additional questions. I'll turn it back over to our hearing officer.

Deputy Town Manager Stueckle: Evan, can you provide an overview of what the code says for residential temporary special events? There's a couple of different categories and allows for different activities. Can you provide a brief description of what that code says?

Assistant Planner Willoughby: Sure. The code identifies four different classifications of residential special events. Class 1, the minimum standard for those is that it's on a 0.5-acre lot, up to 20 guests per event, up to 50 events per year. Class 2, which this permit is a request for, requires a minimum acreage of 1 acre, up to 50 guests per event, and up to 39 events per year. Class 3, which requires Planning Commission action, needs a minimum of 5 acres, up to 100 guests per event, and 26 events per year. And then Class 4, which requires Planning Commission action and a conditional use permit, is on 1-acre lots, typically for non-residential properties in residential areas, up to 100 guests per event, and may exceed the number of events based on Planning Commission determination.

Deputy Town Manager Stueckle: Very good. Thank you for that update. I assume this is a permitted temporary short-term vacation rental property.

Assistant Planner Willoughby: That is correct.

Deputy Town Manager Stueckle: And how long has there-- do you know the length of time there's been a permit in existence on this property?

Assistant Planner Willoughby: I do not know that off the top of my head.

Deputy Town Manager Stueckle: Okay.

Applicant, Cherish Delgado: 2018, I believe, is when we obtained our permit.

Deputy Town Manager Stueckle: Okay. Do we have any history of-- if you had time to coordinate with either sheriff's department logs or code enforcement logs, do we have any history of complaints or enforcement activities that have taken place on the property?

Assistant Planner Willoughby: I have checked the sheriff's. And there has been reported no calls for service in the past six months on the property. And then with code enforcement, prior code enforcement cases are currently closed with fines paid. No current open code enforcement case.

Deputy Town Manager Stueckle: Before I ask the applicant to kind of give a brief overview, has the applicant provided any specifics in terms of the type of special events that are planned to be held?

Assistant Planner Willoughby: The description provided by the applicant is weddings, reunions, and small events.

Deputy Town Manager Stueckle: All right. In terms of site analysis, does the site have adequate parking and other features as required by the code?

Assistant Planner Willoughby: Based upon our standard for parking for residential special events, the property would require 26 parking spaces, so space to accommodate 26 vehicles. The site is five acres and has sufficient area for that.

Deputy Town Manager Stueckle: What written comments have we received on this application so far?

Assistant Planner Willoughby: We have received five letters in opposition to the project and one letter from the applicant.

Deputy Town Manager Stueckle: Is there anything specific that should be noted from the letters in opposition to the project, such as are there technical issues that need to be investigated? Are there issues that have been raised that maybe code enforcement staff hasn't been aware of in the past? Can you describe any of those types of things?

Assistant Planner Willoughby: The nature of the comments generally pertain to prior activities on the property, prior history of operations under the short-term vacation rental permit, and potential violations that have not been raised with code enforcement previously.

Deputy Town Manager Stueckle: Okay.

Assistant Planner Willoughby: There are some technical issues that I agree staff would need to assess regarding traffic, congestion, and potential environmental impacts.

Deputy Town Manager Stueckle: All right. Very good. Anything additional staff would like to provide on this application this afternoon?

Assistant Planner Willoughby: No.

Deputy Town Manager Stueckle: All right. Very good. The applicant, Cherish Delgado.

Applicant, Cherish Delgado: Hello.

Deputy Town Manager Stueckle: How are you today?

Applicant, Cherish Delgado: I'm good. How are you?

Deputy Town Manager Stueckle: Can you just take a few minutes and describe what you're hoping to accomplish with this application, and then--

Applicant, Cherish Delgado: Sure.

Deputy Town Manager Stueckle:--maybe talk a little bit about some of the prior enforcement issues that you dealt with with code enforcement staff and those types of things?

Applicant, Cherish Delgado: Yeah. Absolutely. So, I think we're looking to have small events, small little events, weddings, and reunions. That's what people who inquire with us are requesting. And they're very small events. They don't typically have outside vendors, music. That's one thing that we don't really want in the community anyways. We do have noise monitors and cameras in place. We did have an incident in 2022, and I did speak with other neighbors about it. And there was someone who brought a lot of unauthorized guests. And I know people in the neighborhood were upset about it. And we made a lot of effort to make sure that that didn't happen again. We screen guests. We have extra staff members. And like I said, we do have noise monitoring and cameras in place. And we haven't had any incidents since then back in '22. And I think you'll find in the logs, there's nothing from the sheriff's department. There's no complaints. And you could pretty much ask me about any particular day, and I could pull up the noise monitor logs and the camera logs. And so, I think that that's the main issue with the neighbors. Any other issues brought up were never-- someone mentioned a drone flying overhead. I think maybe that happened once. We don't, obviously, authorize drones. We take care of the trash. We have a large dumpster in place. And we really have the extra staff in place to make sure that everything is monitored 24/7 so that nothing happens. And if there is a noise complaint, the noise monitor will go off and instantly notify us and everyone else so we can stop it right away. And then we can have someone local drive there and make sure that it shuts anything down.

Deputy Town Manager Stueckle: Who do you use for, call it, property management or vacation rental management for your property?

Applicant, Cherish Delgado: So, I manage it myself. And then we have a husband and wife team that they clean it and also maintain the property. And then we also have people who monitor the cameras and messages. They're virtual assistants, and they help us with the guest messaging.

Deputy Town Manager Stueckle: Let me ask my question. I should've asked a little bit better ways. And staff, correct me if I'm wrong, but I believe under our vacation rental ordinance, you have to have a locally designated 24-hour contact. They have to respond within a certain time period when there are complaints that are filed. Who is that company that you use?

Applicant, Cherish Delgado: Pedro Hernandez and Griselda Hernandez.

Deputy Town Manager Stueckle: Okay. Okay. Do you know where they are based out of?

Applicant, Cherish Delgado: Yeah, Yucca Valley. They live about 10 minutes away from the property. Yeah. And they've been taking care of it since 2018, so.

Deputy Town Manager Stueckle: Special events is a hard business to be in. The Town does some special events, so we have a little bit of exposure in that area. I think I've heard you say you want to keep your events relatively small. This would give you approval up to having 44 people at these events. Do you see this as primarily a wedding venue? I would think you have something in your

business plan that you're going to focus your efforts on, or is this just very broad and open as part of a vacation rental?

Applicant, Cherish Delgado: I think probably primarily small weddings. Small elopements and weddings, yeah.

Deputy Town Manager Stueckle: All right. Are there any additional comments that you would like to provide today?

Applicant, Cherish Delgado: No. Other than I'm happy to provide any voice monitor records, camera records, or anything else.

Deputy Town Manager Stueckle: Okay. Very good. Thank you. Good afternoon.

Public Commenters, Group: Good afternoon.

Deputy Town Manager Stueckle: Who would like to introduce themselves and make the next comments today?

Public Commenter, Joel Pettersson: I can start. My name is Joel Pettersson. And I've lived in my house for about - what is it? - three years now, three and a half years. And moved out to the desert for getting some peace and quiet. I've been in the cities for the most of my life. And I live there with my family, my daughter, she's five, and my wife, two dogs. And yeah, I mean, obviously, receiving this letter two weeks ago kind of threw me off a little bit. I mean, I didn't even know that this was a thing, to be honest with you. I mean, Airbnb is one thing, but to actually have events to generate money in a residential area, to me, is unheard of. I mean, I just didn't know that was a thing. And obviously, nothing that I would like to have close to my house. I consider my house a forever home, and that's where I've moved to settle down with my family. I've opened up a business here, and we're here to stay. And I was looking for a home for two years here and finally found where we're at to get some peace and quiet, got a good-sized property. But having something like this interfere with that is not really what I'm hoping that will happen. And I'm not really concerned of what currently has been happening at this Airbnb or property. Yes, the wedding back a couple of years ago was definitely a disturbance, but I also saw what that looked like. And the problem right now, it's not looking into it. There's noise monitors and all these things, but that's what currently is happening, not what this is suggesting. And 44 people, that's not small. Not in a residential area. That's very large, in my opinion.

And I mean, for you guys scouting the property, you're saying that you see that there can be parked 26 cars there. I don't know where that would be because there's no-- I mean, the property line is one thing, but are you going to just drive over desert plants and cacti and just park wherever? The driveway is small. And even now before the larger events that happened a couple of years ago, then there were cars on the entire street. I could barely get home. I mean, I work late at night, but I have to go out on the side of the road to be able to drive up to my house. And that's what's going to happen again. There's no room for all these vehicles. And not just the vehicles, but even for the people, it's a residential home, hence the name residential. So, I mean,

that's kind of where I sit with it. And I mean, there's been problems with the trash too. My wife works with a-- her job is taking care of the desert. And we've been over there picking up trash in multiple locations. There's a large bin, but it's also very often completely open. Crows and whatnot are just grabbing trash and spreading it all over. We've voiced this before. But yeah, that's one thing. The main thing for me is just the tranquility of what I'm looking for to have for my home, for my family, and doing these large events up to three times a month, no. Thank you.

Deputy Town Manager Stueckle: You're welcome. If I may ask you a question.

Public Commenter, Joel Pettersson: Sure.

Deputy Town Manager Stueckle: Sounds like you were living in your home back when the one wedding--

Public Commenter, Joel Pettersson: Yeah.

Deputy Town Manager Stueckle:--big party occurred. Have there been any other-- from your perspective, have there been any other similar events that have taken place that have been disturbing that-- and we all have had maybe neighbors in our lives that every once in a while have a birthday party or they have some celebration and they have a few friends over and it gets loud. Has there been something similar?

Public Commenter, Joel Pettersson: That was definitely the one that I remember the most, but also this is what this is implied to. So, what's been happening after that to me is irrelevant because it's not what we're proposing here. So no, the events haven't been anything to that size where there was a lot of music. But yes, there's a lot of light coming from the property currently. A lot of things have been put up. A lot of things have been prepared for something like this. And of course, I'm going to reference that because that is the closest thing that this will become.

Deputy Town Manager Stueckle: I should have asked first, and I apologize. Does your property abut this property up against it? How close is your--

Public Commenter, Joel Pettersson: Not right. I'm a little bit of a higher elevation, so I'm looking over it, but close enough.

Deputy Town Manager Stueckle: Understood. Understood. On a regular weekday basis, as it's operating as a vacation rental, is it relatively quiet?

Public Commenter, Joel Pettersson: Yeah. During the week, I mean, there's nothing much going on. Now, there's been a pool installed at the home, so there's some activity out there. But again, I don't have a problem with a regular Airbnb necessarily. I mean, it's this that is [crosstalk].

Deputy Town Manager Stueckle: Understood.

Public Commenter, Joel Pettersson: And [inaudible]. To answer the question, no, not really. But I still want to stress that this is what we're dealing with now. [crosstalk] something very different, yeah.

Deputy Town Manager Stueckle: Understood. I appreciate that very much. Thank you.

Public Commenter, Michele Lee Corbin: Hi.

Deputy Town Manager Stueckle: Hi.

Public Commenter, Michele Lee Corbin: I'm Michelle.

Deputy Town Manager Stueckle: Hi, Michelle.

Public Commenter, Michele Lee Corbin: Yeah, I'm absolutely against this. I'm a widow. I live with my daughter-in-law practically across the street from this property. And it was more than one wedding a few years ago when she was doing it. It was quite a few different events, whether they were-- I don't even know what they were. Well, oftentimes, I would come home from having dinner at my stepdaughter's house late at night, and there would be cars lined up and down the road. So that's what I meant in my letter when I said that some of these things have already been happening without the proper permitting. We did do a noise complaint just a few weeks ago. And so, I don't know why that's not showing up. But loud music that we could hear in the house. So, for me, there have still been complaints. It's definitely quieter since the whole wedding thing and the whole neighborhood got really angry about the wedding thing and made complaints. I know Cherish tried to reach out to people back then. I wasn't interested in hearing it anymore because I feel like you give someone an inch and they take a foot. And I feel like that's what's always happened here with trying to appease people but then turning around and doing whatever you want anyway. I think it's very rude that during that time I got an email. I don't know if she had to prove that she was writing or trying to settle things with the neighbors, but my husband, who was dead, got an email to him, and she knew he had passed away. So, I'm really against this. I don't feel that it's fair. I love our house.

We've been there for-- well, since 2008. And we didn't look into the newspaper when we bought our house. We drove to the geographical areas that we liked. And when we saw that house, we were just like, "Oh, this is awesome." And we bought it or we put it in escrow that day. It's a very quiet neighborhood. I never hear any of the-- I know there's other Airbnbs in our neighborhood. I don't hear anything out of those. This is the one I'm closest to, but this is the one that I hear the most noise coming from. And noise carries in the desert, by the way - I mean, I know you know this because you live here - especially when everybody's on these five-acre parcels, and then there's a big mountain behind us where the sound echoes from. We like our quiet life and our quiet neighborhood. And I know I speak for most of the neighbors when I say this. This is set up for every weekend during the good weather, the fall, maybe it's the winter and spring of there being an event.

When there's no snow?

Yeah. So, I just appreciate the quietness, and I love the desert, and that's why we live here. I know that's why my neighbors live here. We don't want to see that destroyed. And dealing with it as an Airbnb is one thing but dealing with it like this is absolutely another thing. And it just saddens me. Absolutely.

Deputy Town Manager Stueckle: Any other comments? Anything you would like to add to that?

Public Commenter, Unnamed (with Michele Lee Corbin): Mm-mm.

Deputy Town Manager Stueckle: You sure?

Public Commenter, Unnamed (with Michele Lee Corbin): Mm-hmm.

Deputy Town Manager Stueckle: Okay. All right. So, the first thing I'm going to suggest is that you all share contact information and share phone numbers. I think it's important with these activities that the town council has approved that we encourage folks to be able to talk to each other. And if you are being disturbed by actions that are taking place, I would expect the operator to be respectful of that and to make sure that that gets addressed immediately. That's huge. Our quality of life is important to all of us. And as neighbors, in my opinion, we need to respect that. It's interesting how the property I live on runs this way, and then there's some lots that back up to it this way. I was talking with one of my neighbors, Allen. And Allen says, "Yeah, you have some really good parties over there all the time," said Allen. And I said, "I've never had a party at my house. That's my four daughters and my wife on the back patio when we barbecue." That's true. I've never had anybody else over to our house. Sound carries, noise carries. And being respectful of those in our neighborhood is very important because some of us like to sit outside and not listen to a lot of stuff. So that's the first thing I'm going to recommend you do. In terms of background, so originally, the town council had established codes that allowed for vacation rentals like many communities. And it was only-- how long ago that they amended the code to allow these special events?

Assistant Planner Willoughby: Probably a little over a year.

Deputy Town Manager Stueckle: So somewhere around a year to two years ago, they amended to allow these special events. It's not anything I was accustomed to either, administering codes for a number of years. But in our research, as the town council asked us to bring this forward to staff, it's actually pretty common in communities where vacation rentals and tourism are pretty high in terms of activity levels. And so, the council, after public hearing process, elected to allow for these special events to occur as part of the town's economic base, tourism coming in here, people bringing their dollars and spending their dollars here. But they also were very explicit with staff. "If there's a problem property staff, we expect you to shut it down." I've done that with one property in Town. It was a vacation rental that was out of control. It no longer operates as a vacation rental. And so, we have to be respectful of our neighbors. We have to be respectful of our neighborhood. It's very, very important. Staff, can you talk about parking on the road? Is parking on the road allowed under our special events code?

Assistant Planner Willoughby: No.

Deputy Town Manager Stueckle: No. All parking has to be accommodated for on the property. And I believe that applies to strictly vacation rentals as well outside of the specialty event company.

Assistant Planner Willoughby: That's correct.

Deputy Town Manager Stueckle: So even as a vacation rental, the guests cannot be parking out on the road. They actually have to be on the property.

Applicant, Cherish Delgado: But nothing's stopping the person from clear-cutting their land to make more parking.

Deputy Town Manager Stueckle: How closely in staff-- and I can tell you right now from some of the questions and statements that are being made, I probably am not going to be able to make a decision today because there's going to be some unanswered questions, and that's one. How closely have we been able to evaluate the disturbed area on the site? And is that sufficient for the 23 cars that we're talking about?

Assistant Planner Willoughby: Staff has been by the site from the public right-of-way. We have not been on the site to evaluate from [crosstalk].

Deputy Town Manager Stueckle: Okay. All right. Very good.

Applicant, Cherish Delgado: Can I make a comment on the parking?

Deputy Town Manager Stueckle: Sure.

Applicant, Cherish Delgado: There's a roundabout in the front that's parking. There's also a separate road that leads all the way back to our back gate where there's parking. And then there's also a flat plateau that's already with no plans or anything in the front. So, there's three separate areas that could accommodate that amount of parking.

Deputy Town Manager Stueckle: I appreciate that input. And that's something I'm going to ask staff to coordinate a field review at a time so we don't disturb any guests that you may have there to confirm that before any action is taken on the application here. So, in your process, the noise monitor goes off when there's event taking place. Do you actually make the phone call to the guest? Who makes that call and what transpires in that call?

Applicant, Cherish Delgado: Yeah. So, the people in charge of our messaging system would message the guest, and then we would have Pedro come to the property and knock on the door and talk to them if they don't immediately turn off the music.

Deputy Town Manager Stueckle: Okay. All right. How often do you all hear noise that you would consider not usual of a standard single-family home?

Public Commenter, Michele Lee Corbin: Prior to when she was trying to have the micro weddings a few years ago, it was common. After there were many complaints made because of the weddings or whatever was going on over there, which wasn't just once, it was several weekends that it had happened, then it quieted down quite a bit. Of course, there's a pool there now and it's warming up. So now we're hearing outdoor music speakers playing and that sort of thing going into the night. And once again, I bring up the fact that it may not sound very loud to the person who's playing it, I mean, I don't know, but it just travels and it comes into our living room and it comes into our bedroom. And it may not be that loud to them, but it is to us.

Deputy Town Manager Stueckle: Understood. Understood.

Public Commenter, Michele Lee Corbin: Plus, there's a situation of privacy. I mean, our front yard, we like to hang out there. We have a chain-link fence around our yard. It's not a solid fence that can block out people looking over or walking over or anything like that. I put up no trespassing signs, but we still had problems with people walking on the property and taking pictures on our property.

Public Commenter, Unnamed (with Michele Lee Corbin): Wedding pictures and stuff, things like that?

Public Commenter, Michele Lee Corbin: Yeah. That was just a few months ago too. I mean, if I was going to complain about the stuff going on over there, I feel like I would constantly just be whining because it's just a constant.

Deputy Town Manager Stueckle: You're not whining.

Public Commenter, Michele Lee Corbin: Yeah, but that's what it feels like.

Deputy Town Manager Stueckle: Understood. Understood.

Public Commenter, Michele Lee Corbin: And it's like, "Oh, my God, here we go again." And I hate this. I hate the fact that we even have to be here today and have to address this and deal with this. I hate the fact that it's come up. I mean, as an Airbnb, it's one thing, but it's a very quiet neighborhood. It really is.

Deputy Town Manager Stueckle: Understood. Do you have information at your vacation rental about your property and where your property is located and the boundaries and not going on to other people's property? And the reason I ask that is the vacation rental that I referenced earlier that no longer exists, that was the primary issue that was occurring. It was trespass onto other people's property. And the Town takes that very, very, very seriously. Our private property rights and our expectation of privacy is highly respected. And so, what do you do as a vacation rental operator to address that issue?

Applicant, Cherish Delgado: Yeah. So, we have a guidebook. And in the guidebook, there's a satellite photo of the property with a map of the property boundaries. And it shows exactly with the satellite photo where the house is, where the ADU is, and everything, and then the boundary

of the property. And it says, "Please don't go outside of this area. This is where our property boundaries are."

Deputy Town Manager Stueckle: Okay. And this happened recently?

Public Commenter, Michele Lee Corbin: It was last month, I think.

Deputy Town Manager Stueckle: Okay. All right. Staff, based upon what you have heard today, is there any additional input or comments that you would like to offer today?

Assistant Planner Willoughby: No.

Deputy Town Manager Stueckle: Applicant, are there any additional comments that you would like to make today?

Applicant, Cherish Delgado: Yeah. I mean, we don't want loud music or noise either. We don't want people having ragers with alcohol or extra traffic or anything like that. We just want to have - we're only going to approve very small events. They're not going to be allowed to have music. We're going to tell them, "Hey, these are the quiet hours. You have to abide by this." And if anybody doesn't, we'll have someone in place to make sure that it stops right away because we don't want that either. And we don't really need to do that anyways. We don't need to accept a lot of events anyways because people like the property. They can vacation there and it's peaceful. And we're not looking to make this a huge operation or anything.

Deputy Town Manager Stueckle: Okay. Thank you. Staff, under our ordinance, when do quiet hours begin at vacation homes?

Associate Planner Jerome: I believe it's 7:00, but I'd have to double-check.

Assistant Planner Willoughby: I don't have a copy of that particular ordinance for vacation with us as part of this.

Deputy Town Manager Stueckle: Very good. Thank you. Any additional comments that you would like to offer today?

Public Commenter, Joel Pettersson: I just want to stress again. I already mentioned it, but a lot of the discussions that we've had here today have been about a current thing that's happening with a permit which she already has. Again, I want to stress that it's something different. This is not what we're opposing here, having families coming in and staying and relaxing. I go to Airbnbs all the time myself. I know what it is. I don't have a problem with that. I got a problem with this. It's just a vast difference here versus what's currently going on. I just want to stress that again. And I hear the whole argument a little bit too of the city coming in. I understand the importance of tourism here too. It's a part of my livelihood. I run and operate restaurants, and I get that. But that's also been taking place in a commercial setting. Having that take place in a residential area, it has no place there in my opinion. And yeah, just wanted to mention as well.

Deputy Town Manager Stueckle: Appreciate it.

Public Commenter, Michele Lee Corbin: And then judging that year that there were all those large events, I have no doubt that this will be a large event Airbnb, and that's what it's going to become on the weekends. At least that's where the money is in that sort of thing. So, I just feel that that's not true, that it will be a party house. And I mean, what am I going to have to-- I mean, obviously, if this happened, I may be forced to have to move to Arizona, where it's quieter, where there isn't this sort of thing allowed. That's not fair that I should have to move in order to escape this kind of stuff.

Deputy Town Manager Stueckle: Understood. If I were to forward this to the Planning Commission-- so the Planning Commission is an advisory body to the town council. There's five members. They meet on the second and fourth Tuesdays of every month at 6:00 PM. If this application were forwarded to the Planning Commission for review, would you be interested? I know we're all busy. We all have lives. We all have things to do. Would you be interested? Would you go and attend and make these comments at the planning commission hearing?

Public Commenter, Joel Pettersson: I mean, I would. I just hope that it wouldn't come to that. With having five letters from every single actual living person that lives around this property opposing it, I would hope would be enough for the town to respect the citizens that live here. And I would hope they wouldn't go to that. But yeah, of course I will because this is my forever home.

Deputy Town Manager Stueckle: Absolutely. Absolutely. I will suggest, again, everybody exchange contact information if you're comfortable doing that. I'm not going to make a decision today. Staff has some additional research they need to do on the property. They need to conclude that. They need to coordinate that with the applicant and make sure we're not interfering with the vacation rental operation in terms of those issues. Once I have that, I'll take a look thoroughly at the letters that have come and the opposition letters as well. I greatly appreciate you taking the time today to come in and your testimony. It's very important. It's very valuable in our decision-making process. So, it's greatly appreciated. Review all of that, and then decide if I'm ready to render a decision or if it's more appropriate for the Planning Commission to make the decision and not some staff person that works out of a dungeon office. Are there any questions that I can answer for you today as the applicant?

Applicant, Cherish Delgado: If it does go to the Planning Commission, is there a process for-- what is the process for that, basically?

Deputy Town Manager Stueckle: So, if I forward it to the Planning Commission, staff will schedule the matter. So, we'll know two to three weeks in advance when that meeting will be. They'll send out the staff report in advance of the meeting. You'll need to be there to present your case to the Planning Commission. Hopefully, that answers your question. [crosstalk].

Applicant, Cherish Delgado: Okay.

Public Commenter, Joel Pettersson: I got a quick question.

Deputy Town Manager Stueckle: Sure.

Public Commenter, Joel Pettersson: In terms of your decision-making process, how will it be communicated? Do we get a letter sent? Or how does that work?

Deputy Town Manager Stueckle: Do we have your contact information? Do you have everybody's contact information on file?

Assistant Planner Willoughby: I would need to confirm [crosstalk].

Deputy Town Manager Stueckle: Okay. You'll be informed in writing. You were within 300 feet, so you'll automatically receive notes.

Public Commenter, Joel Pettersson: Yeah. I mean, I've got the letter, so [crosstalk].

Deputy Town Manager Stueckle: You'll automatically receive written notes on that. Can we please get phone numbers and email addresses today as well so we can have a little bit more formal/informal communication as well [inaudible]? Anything else I can answer for anybody today?

Public Commenters Group: Nothing.

Deputy Town Manager Stueckle: Great. We appreciate you taking the time out of your busy lives to come in today and the input you've provided. It's very important in our process. I do thank you very much. These are important decisions that can affect folks. So, it is great. Your time is appreciated. So, you guys will follow up, get the contact information, and then bring it up on that. So, thank you very much for coming in today. We greatly appreciate it.

Public Commenters Group: Thank you.

Deputy Town Manager Stueckle: You bet. You're welcome. Oops. Sorry about that. Thank you.

So, if you guys can follow up with the contact information [inaudible]

Thank you very much for coming in today, we appreciate it.

Planning Admin Yochmowitz: Joel, Michelle, your contact information on your letters that you sent to us, they have the emails and the addresses on that. Is that your current information?

Public Commenters Group: That's accurate, yeah.

Public Commenters Group: Okay. Thank you.

Mm-hmm.

[inaudible].

Concluded at 1:39 PM