

Burlington Planning Commission

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www.burlingtonvt.gov/pz

Andy Montroll, Chair
Bruce Baker, Vice-Chair
Yves Bradley
Alexander Friend
Emily Lee
Harris Roen
Jennifer Wallace-Brodeur

Joint Meeting Burlington Planning Commission with City Council Ordinance Committee

Tuesday, August 11, 2020, 6:30 P.M.

Remote Meeting via Zoom

Minutes

Members Present	A Friend, A Montroll, H Roen, J Wallace-Brodeur, B Baker, C Mason, Z Hightower, J Hanson
Staff Present:	M Tuttle, S Gustin, K Sturtevant

I. Agenda

Call to Order	Time: 6:31pm
Agenda	Remove Items V and VI.

II. Public Forum

Name	Comment
	No comments

III. Proposed CDO Amendment: Short Term Rentals

No action		
Motion: N/A	Second: N/A	Vote: N/A
S Gustin & M Tuttle presented background and updated information about Short Term Rentals and the discussions of the Joint Committee from early in 2020. Committee discussion will take place at an upcoming meeting. Slides are available online at: https://www.burlingtonvt.gov/CityPlan/PC/Agendas .		

I. STR Public Forum

Name	Comment
A Magyar	Lots of hosts want to be a part of the solution. Foresee a loophole for Scenario 3, doesn't require host occupancy for bedrooms.
D Lyons	One unit on neighboring property that flexes between family use, STR, long-term rental, and is not owner-occupied. What scenario?
J Marks	COVID highlights need for flexibility in how we regulate this market. How does the Host Compliance know if something is booked vs blocked off? Reconsider the number of nights limit, and allow off-site owner for duplexes.
B Gonyaw	<i>Via chat box, paraphrased by staff:</i> For multi-unit buildings, would Conditional Use require parking if a property already has permit with no on-site parking? Consider STR's with off-site host in RH zoning. STR income from 2 units is very important as off-site hosts, and allows to keep the rent low for long-term tenant in the building. STRs should be seen as part of the solution, and presumption that they are

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	substantially contributing to the problem is inaccurate. The increase in housing cost has not risen above inflation rate since STR's gained traction. Experience with STR's is that short term rentals have fewer cars than long-term rentals.
A Stark	According to Airbnb, 52% of hosts are low to moderate income, 53% used STR for staying in their home. Nuance discussion is moving in the right direction for personal situation.
E Duany	Host Compliance has limited data, personal property is listed 4 different ways. Regarding parking, understand desire to attach parking to how many people staying in the property, but need to be flexible. What was City RMT tax collection before Airbnb started remitting, and compared to how many rentals are actually being rented. Airbnb has helped business and city benefit from STRs. Designate a certain window of popular dates to exempt the nightly rental limit.
S Bushor	Important to strike a balance, for STRs to augment owner income to stay in Burlington. Think this is on track. Scenario 6 makes sense, support Scenario 5, Scenario 4 should be Conditional Use until know how it works, have concerns about parking for Scenario 3 and how this relates to neighborhood quality of life. Should there be a property management requirement for hosts living off site?
J Sharpe	Hosts are actively managing properties, perhaps more oversight than long-term rentals. STRs represent about 1% housing in the city, and getting into the nuances of scenarios seems unnecessary. Start broader with simple permitting, and then evolve the regulations as we learn more.

II. Commissioner Items

Action: N/A		
Motion: NA	Second: NA	Vote: NA
- Next meeting is Tuesday, August 25 at 6:30pm on Zoom. Joint meeting with the Council Ordinance Committee to discuss Short Term Rentals		

III. Minutes & Communications- Removed from Agenda

IV. Adjourn- Removed from Agenda



Signed: August 26, 2020

Andy Montroll, Chair

Respectfully submitted by:



Meagan Tuttle, Comprehensive Planner