

## Burlington Planning Commission

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

# Burlington Planning Commission with the City Council Ordinance Committee Wednesday, September 23, 2020, 6:30 P.M. Remote Meeting via Zoom Minutes

Commissioners:	A Montroll, B Baker, Y Bradley, A Friend, E Lee, H Roen, J Wallace-Brodeur
Councilors:	C Mason, J Hanson, Z Hightower
Staff Present:	D White, M Tuttle, S Gustin, K Sturtevant

## I. Agenda

Call to Order	Time: 6:32pm
Agenda	No change

## II. Public Forum

Name	Comment
	There were no members of the public who spoke during public forum.

## III. Proposed CDO Amendment: Short Term Rentals

No action.		
Motion:	Second:	Vote: N/A
Slides and details about the Short Term Rental scenarios discussed in this meeting can be found online at: <a href="https://www.burlingtonvt.gov/CityPlan/PC/Agendas">https://www.burlingtonvt.gov/CityPlan/PC/Agendas</a>		
Commission discussion: Regarding STR Scenario 1: no further changes		
Regarding STR Scenario 6: <ul style="list-style-type: none"><li>- Clarify that 4+ STR units in a building are included in this scenario, and that Housing Replacement replies whether 4 or all units are used as STRs.</li></ul>		
Regarding STR Scenario 5: <ul style="list-style-type: none"><li>- Questions and ideas were shared regarding limiting a cap on the total number of STR's citywide, and of incentivizing empty student rentals to be STRs during peak tourism season. Staff discussed the limitations of zoning to achieve these ideas. Regarding limiting the number, licensure may be a more direct way to achieve this.</li><li>- The Committee recommended changing the allowable number of STRs on a property to 1 STR in buildings up to 4 units, 2 STRs in a buildings up to 6 units, and 3 STRs in buildings of 7+ units. Also reflect that 4+ STRs becomes Scenario 6.</li><li>- In future, discuss as two scenarios: host on-site, vs. host off-site to help clarify what is permitted vs conditional use.</li></ul>		

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- Committee members asked about options to revoke zoning permits for STRs if too many are created. City attorney will provide further information about how S. Burlington amortized signs, as requested.

Regarding STR Scenario 4:

- Committee generally agreed that this STR type should be permitted, and that Housing Replacement is not an appropriate mechanism for this scenario.
- Committee members asked about how rooms and meals tax would work for STRs; City Attorney will provide more information about whether a different rate of tax could be applied to STRs in RL zoning districts vs in other districts.

Regarding STR Scenario 3:

- Committee felt parking requirements were onerous. Suggested that the parking ratio is equal to the number of bedrooms rented minus one.

#### **IV. Commissioner Items**

Action: N/A		
Motion: NA	Second: NA	Vote: NA
<ul style="list-style-type: none"><li>- Next meeting is Tuesday, October 13 at 6:30pm on Zoom for the Planning Commission.</li><li>- September 22 meeting will be moved to September 23 at 6:45pm on Zoom. This will be a joint meeting with the Council Ordinance Committee to discuss Short Term Rentals</li></ul>		

#### **V. Minutes & Communications**

Action: Approved the minutes and accepted the communications		
Motion by: H Roen	Second: A Friend	Vote: Approved Unanimously
Minutes Approved: August 25, 2020 Planning Commission Meeting		
Communications Filed:		
<ul style="list-style-type: none"><li>- See agenda packet</li></ul>		

#### **VI. Adjourn**

Adjournment	Time: 8:09pm	
Motion: H Roen	Second: J Wallace-Brodeur	Vote: Approved Unanimously



Signed: October 13, 2020

Andy Montroll, Chair

Respectfully submitted by:



Meagan Tuttle, Comprehensive Planner