

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

Burlington Planning Commission

Tuesday, November 24, 2020, 6:45 P.M.

Remote Meeting via Zoom

Minutes

Members Present	A Montroll, A Friend, B Baker, H Roen, E Lee, Y Bradley, C Mason, Z Hightower, J Hanson
Staff Present:	D White, M Tuttle, S Gustin, K Sturtevant
Attendance:	Eric Hanley, Amanda Goossen, Jamie Sharpe, Eric B., J.S., Erhard Mahnke, Dan Goossen, Ken Baldwin, Paul O'Brian, Amy Magyar, Abbott Stark, Gail Rafferty, Kelli Varela, William Gonyaw, Michael Monte, Cheri Campbell, Deb Ward Lyons, Lucas Jenson, Sarah Carpenter

I. Agenda

Call to Order	Time: 6:49pm
Agenda	No Changes

II. Public Forum

Name	Comment
No Comments	

III. Proposed CDO Amendment: Short Term Rentals

Action: Committee will continue discussion to next meeting.		
Motion:	Second:	Vote: N/A
Staff answered committee questions from prior meeting, and provided additional data to support discussion of several key policy questions. Slides are posted at: https://www.burlingtonvt.gov/CityPlan/PC/Agendas		
Committee Discussion:		
<ul style="list-style-type: none">- Several committee members expressed preference to require the STR host to be the property owner who also lives on the property, particularly for single-unit, duplex, and perhaps even triplex properties.- Committee was supportive of tenants having some ability to rent their own housing unit, but concerned about allowing a tenant as a host (as a proxy for an owner) for another unit on a property.- Regarding STR fees, some committee members were supportive of minimal fees for owner-occupants with an STR, or in small buildings, as a way to benefit the Housing Trust Fund, and some also felt that more substantial fees, such as housing replacement, could apply to STRs in larger multi-unit buildings and/or non-owner occupied properties with an STR.		

IV. STR Public Forum

Name	Comment
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E Hanley	Duplex includes a long-term rental and one STR; don't want to turn the property into a college rental. Hires a super host to clean and manage property. If STRs are shut down, what will the city do about the lost RMT revenue? If owner required to live on property, would lose long-term rental.
J Sharpe	As a host, exhausted and frustrated by repetition of these meetings, specifically related to host on-site and housing replacement fee. Proposal balances committee and host views, and current discussions are backtracking the last year's work. Whole Unit STRs represent 1.6% of housing stock.
A Magyar	Unclear why preventing non-owner-occupied single-unit properties as STRs.
E Mahnke	Housing market has been constrained in Burlington since 1980s and losing any units to STRs hurts the market; however, understand concern to balance with moderate income residents' ability to realize extra income to afford own homes. Propose no STRs in multi-unit buildings of 4 or 5 units or more, which are largely investor owned properties, and require owner occupancy except for small set of circumstances for tenant's own unit. Are non-profit housing developers aware of this policy, how will STRs change assessed value and resale cost. Consider allocating city's RMT to HTF, and/or any other type of assessment/tax on STRs rather than exacting a large fee upfront that is insufficient anyways.
L Jensen	Committee seems to be stepping backwards, which is frustrating to participate in. Still no evidence that STRs are impacting the city's housing stock, and STRs didn't grow this year. Most hosts not doing this to extract money from community, but to make ends meet and put money into subsidizing rent, improving housing, etc. Unclear why a non-owner-occupied duplex is different than a 3-unit property.
P O'Brien	Confusing to follow this discussion, and why it's moving back in this direction. Most hosts are not trying to be a commercial operation, but rather to supplement income. There is a lot of speculation about housing stock and impact of STRs. No speculation about how STR hosts will be impacted by regulations.

V. 2021 Meeting Schedule

Action: Approve 2021 Regular Meeting schedule		
Motion: H Roen	Second: A Friend	Vote: Unanimously Approved
- Meetings will generally take place on the 2 nd and 4 th Tuesdays of the month		

VI. Commissioner Items

Action: N/A		
Motion: NA	Second: NA	Vote: NA
- Next Joint Committee meeting regarding STR's on December 8, 2020 at 6:45pm		

VII. Minutes & Communications

Action: Approved the minutes and accepted the communications		
Motion by: A Friend	Second: H Roen	Vote: Approved Unanimously
<ul style="list-style-type: none"> Minutes Approved: November 10, 2020 Communications filed enclosed in agenda packet 		

VIII. Adjourn

Adjournment		Time: 9:07pm
Motion: H Roen	Second: A Friend	Vote: Approved Unanimously



Andy Montroll, Chair

Signed: December 14, 2020

Respectfully submitted by:



Meagan Tuttle, Comprehensive Planner