

09-11-2019 Town Council Meeting Responses to Council Questions

ITEM #12: Consider Endorsing a Public Engagement Process and Create a Task Force for a Text Amendment Addressing Short Term Rentals (STRs)

Council Question:

What's the reasoning behind including champions from the Community Design Commission and the Transportation and Connectivity Board?

Staff Response:

Staff believes these boards, along with the Planning Commission, Housing Advisory Board, and Historic District Commission, offer a variety of perspectives for a proposed text amendment for Short Term Rentals. Staff has heard community concerns about the impact of STRs on street parking and affordable housing availability; for that reason, staff proposed including the Housing Advisory Board (HAB) and Transportation-Connectivity Advisory Board (T-CAB). The Community Design Commission (CDC) and Historic District Commission (HDC) may see the impacts of this use on the exterior appearance of properties. The text amendments will be reviewed with the Planning Commission prior to review and adoption by Town Council.

Council Question:

Would there be a public comment period provided at these Task Force meetings?

Staff Response:

Yes, staff anticipates that 15-20 minutes of each task force meeting will be reserved to allow for public comment.

Council Question:

Was there any consideration for having the Board of Adjustment (BoA) designate a member for this task force? If so, what was the rationale for not designating a BoA member?

Staff Response:

As each board was considered, the charges of the boards was reviewed for connection to Short Term Rentals. Staff did not consider the BOA to designate a member to the task force as their charge is limited to variances and appeals. Staff found that the other boards and commissions each bring a unique perspective to the conversation. In particular, Staff has heard community concerns about the impact of STRs on street parking and affordable housing availability; for that reason, staff proposed including the Housing Advisory Board (HAB) and Transportation-Connectivity Advisory Board (T-CAB). The Community Design Commission (CDC) and Historic District Commission (HDC) may see the impacts of this use on the exterior appearance of

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properties. The text amendments will be reviewed with the Planning Commission prior to review and adoption by Town Council.

Council Question:

Once the application is posted, can staff send a link to the application for T-F membership to Council?

Staff Response:

Yes, the link will be shared with Council.

Council Question:

How would property owners be informed of complaints, in the short-term strategy outlined on p. 172?

Staff Response:

When a complaint is filed, the Town's Code Enforcement Officer will reach out to the property owner informing them of the complaint. The Code Enforcement Officer will work with the owner to address the complaint. Three complaints have been received in the past year.

Council Question:

To whom would the surveys be sent?

Staff Response:

The survey would be available to anyone. Staff would promote it through the Town's social media, make it available on the website and at the September 23rd open house, and staff will also send a link to the survey to all of those that have contacted us on the topic.

Council Question:

How would the surveys be sent out?

Staff Response:

Staff will share the survey on the Town's website, social media, and via email to those who have reached out to staff on this topic.

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Council Question:

How are we determining if an advisory board member falls into one of the community member categories? Operator, advocate, hotel operator, etc.? Why would the T-Board, for example, have insight into STRs?

Staff Response:

All advisory board champion applicants will complete an application, same as the one available to the public. This will help staff understand any categories they may fall into, in addition to representing an advisory board. This will also allow staff to understand their interest in the topic and create a balanced board that equally represents different opinions. Staff determined that each of the five proposed Boards and Commissions would have a unique perspective in the conversation. For example, after hearing community concerns about the impact of STRs on street parking, staff has proposed including the Transportation-Connectivity Advisory Board.

Council Question:

Are there things we have Council majority approval for, so we can shorten the list of items the task force will tackle?

Staff Response:

Staff is not aware of any project elements, such as goals or potential regulations, that already have majority support from Council. The task force will allow staff to better understand the unique challenges and impacts of regulations on the different stakeholder groups. If Council provides direction that the task force discussion should be limited to certain topics, staff will incorporate that into the project plan.

Council Question:

Why is the committee being formed in this way? I don't remember other times we have just automatically asked advisory boards for members.

Staff Response:

During the June Council meeting, staff heard that Council wanted to create regulations based on community input. Staff is proposing creating a task force representing the different stakeholder groups and learn more about their interests. Staff is proposing to include advisory board members to help represent their board's expertise. This follows an 'advisory board champion model' that was previously used to advise on projects such as Eastowne and North-South BRT. Staff is interested in the Council's thoughts and direction on the composition of the task force.