

05-26-2021 Town Council Meeting Responses to Council Questions

ITEM #11: Open the Public Hearing: Land Use Management Ordinance Text Amendment - Proposed Changes to Section 3.11 Regarding Blue Hill Form District Use Categories

Council Question:

Why are we considering a change to allow dedicated rentals in Blue Hill ahead of a decision on whether we are going to allow them at all?

Staff Response:

Blue Hill already permits dedicated short-term rentals through the overnight lodging definition. The proposed text amendment clarifies short-term rentals, dedicated or not, as residential uses.

Council Question:

How would we regulate the number of dedicated STRs in any one building in Blue Hill? Would that be covered by the general STR legislation Council is now considering?

Staff Response:

The draft STR ordinance presented to Council on May 19 proposed amendments to Article 6, which Blue Hill District is exempt from “except otherwise provided in this Code”. The two draft ordinances must be coordinated if Council chooses to have the standards proposed for Article 6 apply to Blue Hill District.

Council Question:

The draft STR ordinance being considered by Council limits Dedicated STRs in multifamily developments to the greater of two units or three percent of units. The amendment under consideration for Blue Hill appears to contain no such limit. What is the rationale for this difference for the Blue Hill district?

Staff Response:

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