

City Council Workshop

Agenda Item #5

August 28, 2017

Review of Upcoming Workshop Items

This item is brought forward to discuss upcoming City Council Workshop Items. This discussion is done on a monthly basis.

Attached please find a listing of workshops through the end of 2017. As you will note, we only have items scheduled for the next two workshops on September 11 and September 25. That leaves six workshops in October, November, and December with no items. You will also find a listing of proposed workshop items that have yet to be given a workshop date. Council can select dates for some or all of these items.

Finally, Councilors Henderson and Rose have submitted workshop proposals to discuss guidelines for short-term rentals/AirBnBs and “tiny homes”, respectively. Both councilors will speak briefly on their proposed topics. Then, per Council’s rules, at least one other Councilor must agree that each item should be considered so that they can be moved to a future workshop date(s).



City Manager

2017 Workshop Dates & Items				
<u>Workshop Date</u>	<u>Agenda Item</u>	<u>Date Added</u>	<u>Sponsor(s)</u>	<u>Staff Assigned</u>
9/11/2017	Fire Dept. Reorg	6/20/2017	Wilson	Wilson
9/25/2017	Defining the Role of the Planning Board Complete Streets Ordinance Purchasing Ordinance Amendments Review of Upcoming Workshops	5/23/2017 4/24/2017 6/20/2017	Rose Haeuser L'Heureux	Haeuser L'Heureux
10/11/2017				
10/30/2017	Review of Upcoming Workshops			
11/13/2017				
11/27/2017	Review of Upcoming Workshops			
12/11/2017				
12/27/2017	Review of Upcoming Workshops			
	Awaiting Dates			
	Ordinance & Council Policy Governing Councilors Contact with Corporation Counsel	2/9/2017	Rose, Fox	Morelli
	Portland Street Pier Master Plan & Potential Expansion	1/22/2017	Council	Reny
	Discussion on Banning Single-Use Plastic Bottles	2/9/2017	Fox, Rose	Rosenbach
	Community Banking & Affordable Housing	6/6/2017	Council	Reny, L'Heureux
	O'Neil Street	6/16/2017	Council	Reny
	Board & Committee Ordinance Amendments	6/20/2017	Scully	Scully



City Council
Workshop Proposal Form

Date Submitted: July 24 / 17

Title: Guidelines for Airbnb
Sponsored by Councilor(s) Susan Henderson

Nature of Proposal: Information Exchange or x Possible Council Action

If Possible Action: [] Resolve [] Order [x] Ordinance

Summary/Description:

It seems that more houses are being sold at very high prices and then used by investors entirely as short-term rental income properties. This potentially impacts neighborhoods in significant ways. According to one resident, people are finding themselves living next door to a "hotel" (sometimes with large groups) partying and no "management" on the premises. These are situations where an entire house is rented out for a few days or a week at a time, sometimes to large groups, on a continual revolving door basis. (not just while a homeowner is away for their annual vacation).

The ability to pay a high price for a house because of the income from short term rentals has a snowball effect on the cost of other houses in the area which ends up making them unaffordable for regular people and only wealthy investors can buy them!

It is important for the city to consider developing guidelines that would reflect a vision of what we want to have in our future. It is important to preserve the nature of our neighborhoods. If a house is being run as a short-term hotel business, this does not seem in accord with many of our zoning codes. For example, in some areas, in order to have a home business, the home must also serve as a residence for the owner. It is important for the city to enforce existing zoning ordinances and consider additional guidelines.

Is it time-sensitive? [] No [x] Yes Deadline: 9 / 30 / 17

Explain: The longer the process goes on un regulated, the worse the problem is likely to become.

Workshop Preparation Requested (i.e. staff presentation, guest speaker(s), Council discussion only, etc.):

Staff presentation of present zoning ordinances to the issue of short term rentals and proposed additional guidelines to regulation .For example, if the owner is living in the house, x number of renters can be added, if short term rentals are appropriate for the zone. Or if the owner is away, the home may be rented for x number of days, once during a season.

Estimated Time Required: 30 minutes



City Council

Workshop Proposal Form

Date Submitted: 8/23/2017

Title: Tiny home special building codes

Sponsored by Councilor(s) Eben Rose

Nature of Proposal: Information Exchange or Possible Council Action

If Possible Action: Ordinance

Summary/Description: The purpose of this workshop is to consider crafting specialized zoning and building codes for on-chassis, sewer- and power-independent tiny homes (as distinct from mobile homes) to occupy nonconforming lots on a yearly basis (with limited renewal options) and a pathway to permanent on-slab conformance as a tiny home. Specific design standards, site requirements, and fee schedules will be included in the discussion.

Is it time-sensitive? No Yes Deadline: none

Workshop Preparation Requested (i.e. staff presentation, guest speaker(s), Council discussion only, etc.):

Guest speakers will be arranged by sponsoring Council, drawing from regional expertise in tiny home construction and design. I request a 1 hour consultation with Tex Hauser (Planning) and Fred Dillon (Water Resources) to discuss the particulars of this proposal prior to presentation at the workshop.

Estimated Time Required: 60-90 minutes