



CTM Meeting Minutes November 12, 2018

Notification of this meeting was sent to email subscriber list on Nov 11. Additionally, a CTM branded event post was made on NextDoor Clifton, Facebook, and the Clifton Community website calendar on Nov 11.

Meeting called to order at 7:05pm by Vice President Borders.

Present (8): Brad Hawse, Buddy Goose, Kevin Marsh, Pat Borders, Malcolm Montgomery, Vince Metzger, Eric Urbas, Peter Block.

Absent: Christine Celsor, Seth Maney, Gina Marsh, Joyce Rich, Adam Balz, Ashley Fritz, Rama Kasturi.

A quorum is present. There are three topics on the agenda.

Short term rental ordinance

Margy Waller, a resident of the OTR neighborhood, made a 10 minute presentation sharing data from airdna.com – a website that pulls data from Airbnb.com. The data shows growth of Airbnb revenue from 2017 to 2018 in OTR, West End, North Avondale, and Clifton neighborhoods.

Waller is representing a coalition that supports a short term rental policy in the City, and they are supporting the ordinance as written along with 3 amendments:

1. Must live in the building you are renting.
2. Living wage requirement such that owners pay \$15 per hour to people who work on/in short term rental units.
3. Creation of a housing Trust Fund to receive proceeds for affordable housing.

Councilmember Mann indicated the first discussion of the ordinance will be held tomorrow. He is not trying to rush anything through City Council.

Mann outlined some of his concerns with the short term rental industry: potential of removal of long term rental units from the market, safety concerns, loss of people contributing to the neighborhood, tenants being asked to leave. Mann made his initial proposal in March. There are fees to cover inspection components of the ordinance.

Trustee Goose shared his ownership experience as a hosted short term rental owner, and he personally supported the ordinance.

Members of a Short Term Rental Owners Coalition shared various information. Penetration in market is less than 1% of the housing units that are available in the City. There are neighborhoods underserved by hotels.

Their concerns with the proposed legislation: ownership cap is too low. Licensure and registration is too frequent at once per year.

A resident expressed a concern to have good zoning that supports stable neighborhoods.

A resident asked if there is another city to study for models that work. There is nothing specific to reference. Owners coalition shared that what appears to be a best practice is to let the communities/neighborhoods provide input &/or control into how the makeup of the neighborhood looks.

Trustee K Marsh said that based on tonight's discussions, he felt the ordinance details were still being worked out between the major stakeholders and City Council; therefore, it did not seem appropriate for CTM to take a position at this time. Councilmember Mann agreed with Trustee Marsh's statement, but said that getting agreement on every detail would likely not be possible.

Trustees took no action on this topic.

Police District 5 HQ Location

Acting City Manager sent a FYI memo to City Council on November 6 indicating the location selection process has come down to two finalists: 3300 Central Parkway and 5837 Hamilton Avenue. Memo requested City Council's direction on a final choice. CTM has adopted a previous resolution supporting 3 locations including 3300 Central Parkway.

After some discussions, Trustees agreed that no further resolutions were needed at this time.

Middleton (on corner of Resor Av)

Zoning variance hearing due to current residence has a non-conforming use because it was a 3 family build inside a single family home. The residence could be built new with no variances or non-conforming uses. Also, if there was no 3 family use, there would be no zoning variance hearing.

The Housing & Zoning Committee has no consensus opinion on the matter at this time.

City staff report is supportive of the variance as long as the addition is limited to the first floor and no future additions be made on the residence.

Hawse moved CTM send a letter in support of the City Staff recommendation. Motion passes.

Adjournment/next meeting

The meeting was adjourned at 8:24 p.m. The next scheduled CTM meeting is at 7 p.m., Monday December 3, 2018, at the Clifton Recreation Center.

Respectfully submitted by Kevin Marsh, CTM Secretary.