



CITY OF SAINT PAUL
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To: Planning Commission

From: Neighborhood Planning Committee

Re: Short Term Rental Zoning Study and Proposed Zoning Code Amendments

Background

What are short term rentals?

One facet of the sharing economy is the online, short term rental of houses, apartments, and condominiums. Continued growth of the sharing economy enabled by technology has led to an increase in websites (host platforms like Airbnb and Expedia) which efficiently enable individuals (hosts) to offer space and for renters to find space. In addition, listings for big events like the Ryder Cup which was recently held in the Twin Cities can be posted on sites like Craig's list months or a year in advance and picked up by a real estate agent that will broker the deal between the owner and renter.

The definition of a short term rental varies by municipality since each chooses to regulate differently. Generally speaking, a short term rental is a dwelling unit, bedroom, or couch rented for a period of less than 30 consecutive days, with or without the owner present. Some jurisdictions use other terms, including vacation rental, timeshare, and tourist rooming house.

Short term rentals in Saint Paul

Short term rentals are occurring in Saint Paul. While there is no official count, there are more than 250 online listings in the city, see attached map. During the recent Ryder Cup event, Airbnb alone reported more than 3,400 guests in the Twin Cities metropolitan area. Ramsey County was home to more than 500 of these.

Under current regulations, short term rentals are not permitted in the City's Zoning Code and there is no licensing requirement. Consequently, existing short term rentals are illegal. Saint Paul is a place of economic vitality and wants to respond to changes in the economy so that innovations are not stifled. The City does not want to pretend that short term rentals are not occurring in the city; it wants to make what is already happening legal and in the process address concerns about health and safety as well as a level playing field.

City Council Adopts Resolution to Study Short Term Rentals

Recognizing the potential impact of short term rentals on neighborhoods, the Saint Paul City Council adopted a resolution asking the Departments of Safety and Inspections (DSI) and Planning and Economic

Development (PED) to study Airbnb and similar companies and how their operations align with current city ordinances, and to evaluate whether current codes ensure that visitors, landlords, Airbnb neighbors, and private property are safe and protected. The resolution also states that departments shall ensure that the appropriate taxes are being collected from these sorts of properties and uses.

Short Term Rental Study and City Council Directive

In July 2016 a Short Term Rental Study prepared by DSI and PED was presented to the Saint Paul City Council. The study looked at existing conditions in Saint Paul, current regulations, current tax collection, potential impacts of short term rentals, and short term rental regulations locally and nationwide. The study also made recommendations and suggested next steps, which the City Council approved. The City Council's recommendations include: 1) develop a zoning code amendment to permit short term rentals and develop standards related to owner occupied and non-owner occupied units; 2) develop an ordinance amendment to fully regulate non-owner occupied units for life safety concerns through the Fire Certificate of Occupancy program; 3) develop a mechanism to ensure tax collection is occurring, possibly via host platforms; 4) develop an ordinance amendment to license host platforms, with specific requirements relating to reporting and compliance; 5) utilize complaints about short term rentals to inform recommendations for future regulations; and 6) educate City staff (police, fire, and inspectors) about the presence of short term rentals in neighborhoods and the potential for complaints.

Potential Impacts of Short Term Rentals

The City of New Orleans issued an exhaustive study on short term rentals in January 2016. This study provides excellent background on the benefits associated with and negative impacts of, short term rentals. These are important for Saint Paul to be aware of as it considers whether and how to regulate short term rentals. The *City of New Orleans Short Term Rental Study* addresses the issues raised in the Saint Paul City Council's resolution requesting this study. The New Orleans study discusses at length the benefits and negative effects associated with short term rentals, as summarized below.

The **benefits** associated with short term rentals:

- Short term rentals are part of the rapidly growing sharing economy
- They provide additional income for hosts and individuals that support short term rentals
- Short term rentals support the tourism economy and provide a significant financial benefit to the region
- There is potential for the City to earn additional income through taxes and fees
- Short term rentals help reduce blight, activate neighborhoods, and support local businesses
- The negative impacts on neighborhood quality of life and affordable housing are over stated as most operators are good managers

The **negative impacts** associated with short term rentals:

- Short term rentals are a commercial encroachment in residential neighborhoods
- Short term rentals reduce neighborhood quality of life due to late night activity, noise, crime, litter, property damage, fire danger, loitering, and reduced on-street parking
- Short term rentals result in a reduction in long-term residents which changes the character of neighborhoods, especially in neighborhoods with the highest concentration of short term rentals
- Short term rentals reduce the number of affordable housing units in a city
- Short term rentals have an unfair competitive advantage from hotels, bed and breakfasts, and legal short term rentals because they are not licensed, do not pay taxes, are not held to the same safety requirements, and have lower capital and operating costs

Short Term Rental Regulations in Minnesota Cities and Beyond

The City of Prior Lake adopted an ordinance in mid-2015, precipitated by complaints from neighbors. The City engaged known short term rental hosts during discussions. They helped shape the regulations and permit process. Those hosts have since received permits from the City. The City is aware of other hosts that have not applied for permits. The City is following up with them. The adopted regulations link the number of parking spaces available to the number of bedrooms that can be rented. The number of guests is governed by the size of the structure and the lot. The ordinance requires there to be an owner or local agent who lives and works within 30 miles of the rental unit and the City's laws related to short term rentals must be disclosed to the guests and posted in the unit. The agent must be available 24 hours a day during the rental period to respond immediately to complaints and the agent's phone number must be provided to the City. The agent must maintain and make available upon request to City staff or law enforcement a list of all current occupants. Disorderly conduct is prohibited on all premises and the ordinance defines and gives examples of disorderly conduct.

The City of Duluth recently adopted an ordinance that provides two options. Those wishing to operate a vacation rental can do so via an interim use permit and those wishing to rent out part of their home can do so with a home share permit. The *interim use permit* regulates the length of stay, number of occupants, number of rooms, off-street parking. A \$650 fee applies. It also requires the permit holder to designate a managing agent who resides within 25 miles of the city to respond 24 hours a day to complaints and the contact information of the managing agent must be provided to all property owners within 100 feet of the property boundary. The permit holder must also post their permit number on all print, poster and web advertisements and also apply for and be granted state and local sales tax numbers. Prior to rental the building must be inspected and a permit issued by the Fire Prevention office. The *home share permit* regulates the length of stay, number of occupants, and owner occupancy. A \$100 fee applies annually. Like the interim use permit, the home share permit holder must also post their permit number on all print, poster, and web advertisements and also apply for and be granted state and local sales tax numbers. Prior to rental the building must be inspected and a permit issued by the Fire Prevention office.

The City of Eagan changed its definition of dwelling unit in November 2015 to prohibit short term rentals of less than 30 days where an owner is not present. An owner can rent out a room in an occupied unit for less than 30 days as long as the owner is present and the guest has full access to the home during the stay. This use is not regulated. Registered accessory dwelling units can be rented for 30 days or more.

The City of Burnsville prohibits short term or vacation rental in residential zoning districts. It recently adopted an ordinance restricting short term or vacation rental in its business licensing section of the City Code (the City Attorney felt that licensing was a more appropriate part of the code to regulate the use than the Zoning Ordinance). Issues identified by the City Council are: 1) vacation rentals bring strangers into a neighborhood; 2) people come and go at all times of the day and night; 3) since customers are not residents, they have no interest in maintaining the neighborhood; 4) noise; 5) trash; and 5) transient nature of the operation.

The City of Minneapolis is in the process of developing regulations for short term rentals.

The City of New Orleans Short Term Rental Study from January 2016 includes an assessment of regulations adopted by cities around the United States. While New Orleans is a major tourist destination and has far more short term rental units than Saint Paul, the information gathered in its study from other cities around the country has value and relevance to the conversation in Saint Paul about whether and how to regulate short term rentals. Important findings in the report are noted below.

The *City of New Orleans Short Term Rental Study's* assessment of regulations in other cities identified the components of a short term rental ordinance and discusses each at length. The main take away is that each city regulates differently depending upon the issue it is trying to address, but many cities tend to include most of these items in their regulations. The study also notes that the success experienced by the cities surveyed varied and that the best regulations were adapted over time as issues arose.

- **Definitions** (most are called short term rentals though some use vacation rental, timeshare, or tourist rooming house)
- **Categories** (full dwelling unit rental, single-room rental, or shared-room rental)
- **Size limitations** (number of rooms that can be rented)
- **Concentration** (limits on number of units within a geographic area)
- **Time limitations** (generally less than 30 days, the number of times a unit can be rented per year)
- **Owner occupancy** (whether owner or tenant occupancy is required and for how many days per year the owner must occupy the unit)
- **Use Standards and Guidelines** (no changes to allow a separate entrance, parking, agent contact information, posting of city ordinances, accessible agent to respond quickly to complaints, limiting number of visitors guests may have)
- **Fees** (generally between \$100 and \$150)
- **Notice** (information posted alerting surrounding properties of the use as a short term rental)
- **Taxes** (collection and payment of taxes either by hosting platform or host)
- **Fines and enforcement** (fees should be high enough to deter violations and ordinance should allow for revocation of permit or license for repeated violations)
- **Building code and inspections** (most require at a minimum fire and carbon monoxide detectors, some require inspections, many require permits, licenses, or registrations)

The *City of New Orleans Short Term Rental Study* found that short term rentals are residential uses with commercial type impacts. Generally, short term rentals where the owner or tenant is present are associated with fewer impacts than those where no owner or tenant is present and consequently, tended to be regulated with few restrictions. Short term rentals where the owner or tenant is not present tended to be regulated more strictly because the impacts of their use tended to be more commercial in nature. The City emphasized the importance of having a structure in place to regulate short term rentals to be able to minimize the negative impacts on surrounding properties and facilitate enforcement on problem operators.

Workgroup Considers and Reviews Proposed Short Term Rental Regulations

A workgroup was convened to consider proposed amendments to allow short term rentals. Workgroup participants included host platform representatives from Airbnb and Expedia, owner occupied hosts, non-owner occupied hosts, residents, bed and breakfast hosts, hospitality industry and Visit Saint Paul representatives, a Planning Commission member, and Office of Financial Services staff. The workgroup met on December 7, 2016 and February 7, 2017 to review, discuss, and advise on the proposed amendments.

Listening Session Held on Proposed Short Term Rental Regulations

A listening session was held on January 19, 2017. It was an open dialogue with the community to learn about the pros and cons of short-term rentals in Saint Paul neighborhoods and any looming concerns with how the City proposes to regulate the new use. The listening session summary is attached at the end of this memo.

Airbnb Profile of Saint Paul Hosts and Guests

Airbnb provided the following profile information about its hosts and guests in Saint Paul in 2016. The complete overview of Airbnb activity in Saint Paul is included in Airbnb's written comments on the proposed amendments attached at the end of this study.

- 200 active hosts
- \$2.5 million total host earnings
- 43 average age of host
- 10,000 guest arrivals
- 4 nights is the average length of stay
- 2.1 average group size of guests
- 51% rent entire home
- 2% rent a shared room
- 296 active listings
- \$7,300 annual earnings of typical host
- 41 average age of guest
- 44,000 Saint Paul residents used Airbnb to travel elsewhere
- 70 Nights hosted annually per typical listing
- 96% of stays involve 4 or fewer guests
- 47 % rent private space in home

How Saint Paul Proposes to Regulate Short Term Rentals

While the City Council believes there is a need to regulate short term rental uses, these uses currently operate throughout the city with relatively few complaints or calls to police. The City plans to regulate short term rentals through licensing, fire certificate of occupancy inspection, and zoning. Regulations are proposed to address life safety and habitability. Experience from other cities suggests that non-owner occupied short term rentals may be more likely to result in negative impacts on the surrounding area than owner occupied rentals. Therefore, to some extent the City intends to regulate short term rentals where the owner is present differently from ones where the owner is not present. Providing a level playing field for bed and breakfast residences and hotels is another factor when considering how to regulate short term rentals. The impact of short term rentals on the availability of affordable housing is something that is of great concern in some cities but not something Saint Paul believes is a cause for concern at this time.

1. Licensing

The City intends to license host platforms that offer booking services such as Airbnb and Expedia as well as individual hosts. Under this model, the platform would be responsible for providing requested data to the City and removing host listings when the platform has been notified the listings are not in compliance with City regulations. Individual short term rental units must: 1) be allowed by zoning; 2) maintain a lodging log; 3) have a current fire certificate of occupancy if a non-owner occupied unit; 4) provide proof of Lodging and Sales tax payment; 5) provide proof of appropriate property insurance; and 6) be licensed by the City.

If a unit is not in compliance with all applicable laws, the platform, upon being notified that the unit is not compliant, would have the responsibility to remove the host unit from its platform. If the host platform fails to comply, adverse action against the platform license could be taken. In addition, the non-compliant individual host could also receive a citation. DSI is in the process of developing licensing requirements for City Council consideration. A modest fee for a license renewed annually would apply.

2. Fire Certificate of Occupancy

Short term rentals are residential uses with commercial type impacts. Generally, short term rentals where the owner or resident occupant is present are associated with fewer impacts than those where no owner or resident occupant is present and consequently may be regulated with few restrictions. Short term rentals where the owner or tenant is not present may be regulated more strictly because the impacts of their use may be more commercial in nature. It is important to have a structure in place to regulate short term rentals to be able to minimize the negative impacts on surrounding properties and facilitate enforcement on problem operators.

Complaints about short term rentals would be handled by DSI in the same manner that property complaints are handled currently. Existing hosts participating in the workgroup sessions emphasized the importance they place on establishing and maintaining a five star rating on host platform websites to generate repeat and future business; they do all they can to be good hosts and good neighbors. For reference, the definition of owner occupied is:

Fire Certificate of Occupancy Sec. 40.03

Owner occupied. Dwellings which are the principal residence of the owner of record of the building and in which the owner resides. "Owner," for the purposes of this definition, means a natural person and does not include a corporation, partnership, or other entity.

Short term rentals are, to some extent, regulated by the fire certificate of occupancy inspection program. The existing fire certificate of occupancy inspection program is sufficient to address life safety and habitability issues of short term rentals. The City currently requires a fire certificate of occupancy for all buildings with three or more units and for all non-owner occupied one and two family dwelling units. Therefore, all short term rental units in non-owner occupied units would fall under the existing fire certificate of occupancy inspection program. Short term rentals in owner occupied or resident occupied units would not require a fire certificate of occupancy. Note that the owner of an owner occupied short term dwelling unit does not need to be present during the rental period, except for duplexes with two short term rental units.

Residential fire certificate of occupancy inspections are done every one to six years depending upon the number and severity of violations found in the most previous full fire certificate of occupancy inspection. Commercial inspections are done based upon the occupancy type ranging from once a year to once every three years. No changes to the fire certification of occupancy program are proposed.

Staff considered requiring individual hosts, as part of the permit process, to designate an individual to act as an agent for the unit and be available to respond to issues 24 hours a day seven days a week, as some cities require. Rather than requiring an agent, Saint Paul opts to obtain contact information for a responsible party in addition to the host as part of the license process but not require the responsible party to be available 24/7.

3. Zoning

The City does not have an ordinance regulating short term rentals and short term rental is not listed as a use permitted in the Zoning Code. Consequently, existing short term rentals are illegal. The proposed zoning amendment makes short term rentals legal and establishes standards and conditions for the use. While there are short term rentals in Saint Paul, they do not generate a lot of complaints or calls for police. Consequently, the proposed amendment seeks to permit the use with a minimum amount of regulation.

Staff considered treating frequently rented units differently from those that are rented only occasionally, including putting a limit on the number of days per month or year that a unit could be rented. However, since host platforms do not share this information for privacy reasons, it is difficult for the City to determine how often a unit is rented. Consequently, this type of regulation creates the need for a much larger regulatory framework than what is proposed, something that is much more involved and costly. Hosts participating in the workgroup were not supportive of a regulation on the number or frequency of rentals.

Staff also considered a provision to require a conditional use permit for non-owner occupied short term rental dwelling units. However, this provision would require a much larger regulatory framework than envisioned under the proposed amendments.

Proposed Amendment – Short Term Rental Dwelling Unit Discussion

The short term rental dwelling unit amendment creates Zoning Code Sec. 65.645 and provides a definition for the use. An off-street parking requirement is also established for the use. Standards and conditions establish a minimum length of stay, prohibit exterior signage in residential districts, and prohibit commercial or social events.

Standards and conditions also limit the number of short term rental dwelling units on a zoning lot to one in one- and two-family residential districts, except that two short term rental dwelling units may be permitted in an owner occupied duplex provided the duplex owner is in residence during the rental period. In other zoning districts one or up to half of dwelling units on a lot, to a maximum of four, may be used for short term rental. More than four short term rental dwelling units may be allowed for buildings with more than ten units when a conditional use permit is obtained by the building owner. The intent is to limit the number of short term rental units in a building to no more than 50 percent to prevent quasi hotels.

Finally, the amendment limits the occupancy of a short term rental dwelling unit to the Zoning Code definition of family, unless a conditional use permit is obtained. This is consistent with the current Zoning Code occupancy limit for a dwelling unit citywide and treats short term rental dwelling units similarly to bed and breakfast residences with one guest room. For reference, the definition of family is:

Zoning Code Section 60.207 – F

Family. One or two persons or parents, with their direct lineal descendants and adopted or legally cared for children (and including the domestic employees thereof) together with not more than two persons not so related, living together in the whole or part of a dwelling comprising a single housekeeping unit. Every additional group of four or fewer persons living in such housekeeping unit shall be considered a separate family for the purpose of this code.

The occupancy of a short term rental dwelling unit that exceeds the definition of a family for large one- and two-family dwellings on large lots would require a conditional use permit from the Planning Commission. Criteria for determining total occupancy in these situations would include the dwelling size, lot size, provision of off-street parking, and fire certificate of occupancy inspection. The reason to require a conditional use permit to allow occupancy to exceed the definition of family is that this is a more commercially intensive use and may be more susceptible to reducing neighborhood quality of life due to late night activity, noise, crime, litter, property damage, fire danger, loitering, and reduced on-street parking.

Why Use the Definition of Family to Determine Occupancy?

The proposed method for determining occupancy of a short term rental dwelling unit is the definition of family. While the definition of family can be confusing, especially for those not accustomed to using and interpreting it regularly, it is the standard method for determining dwelling unit occupancy that the City has used for many years. Determining occupancy of a dwelling unit based on the definition of family applies to many types of housing in the city regardless of the size of the dwelling unit (from one bedroom apartments and condos to starter homes and mansions). It also applies regardless of the length of stay of occupants in a dwelling unit. Thus, it applies equally to long term residents as well as visitors in Saint Paul for a short stay. Through the license process for short term rentals DSI staff will have the opportunity to explain the definition, how to interpret it, and answer questions.

When it comes to determining occupancy of short term rental dwelling units it is logical to treat long and short term rental dwelling units consistently and apply the same method to both. The intent in either case is to limit occupancy to no more than four unrelated adults --- this includes the host if present during the stay. More than four adults are allowed if they meet the definition of family. For example the following would meet definition of family: two grandparents, their two adult children and spouses (spouses representing the other two adults not so related), and four grandchildren. Also, recall that the proposed amendment allows occupancy of short term rental units to exceed the definition of family (more than four unrelated individuals) for large one and two-family dwellings on large lots with a conditional use permit.

While the appeal of a regulation that simply states the total occupancy of a short term rental dwelling unit is clear, its application can be troublesome. For example, one method would be to determine occupancy based on the number of bedrooms in a dwelling unit, say two people per bedroom. However, this would allow the occupancy of a four bedroom house under short term rental regulations to have eight unrelated individuals. This is two times the number of unrelated individuals allowed in a long term residence. The City does not want to allow short term rental uses to be more intense than long term rental uses. The intent of the amendment is to discourage a party house type atmosphere. Generally speaking short term rental uses are more commercial and transient in nature than long term rental uses and should be regulated with more or the same restrictions as long term residences. It does not seem to make sense to allow twice as many people in a short term unit than would be allowed in a long term unit.

Also, under current regulations bed and breakfast residences with two or more guest rooms require a conditional use permit. While the number of guests per guest room is not stated, it is generally assumed to be up to two guests per room.

Finally, to determine occupancy for each licensed short term rental dwelling unit based on the fire and building codes would require a much more extensive regulatory framework than envisioned under the current proposal. Recall that the proposed amendment seeks to regulate short term rental uses with a minimum amount of regulation since they have generated few complaints to date.

The occupancy of a short term rental that exceeds the definition of a family for large one- and two-family dwellings on large lots would require a conditional use permit from the Planning Commission. Neighborhood notification would be required and a public hearing would be held. The Planning Commission may impose such reasonable conditions and limitations in granting an approval as are determined to be necessary to fulfill the spirit and purpose of the zoning code and to protect adjacent properties. The process takes to seven weeks and there is an \$840.00 application fee.

Per Sec. 61.501 of the Zoning Code, in granting a conditional use permit the Planning Commission must find that:

- (a) The extent, location and intensity of the use will be in substantial compliance with the Saint Paul Comprehensive Plan and any applicable subarea plans which were approved by the city council.
- (b) The use will provide adequate ingress and egress to minimize traffic congestion in the public streets.
- (c) The use will not be detrimental to the existing character of the development in the immediate neighborhood or endanger the public health, safety and general welfare.
- (d) The use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
- (e) The use shall, in all other respects, conform to the applicable regulations of the district in which it is located.

Questions about what constitutes a family have been raised. The following chart describes various scenarios and provides guidance for determining occupancy. The definition of family is repeated as well for easy reference.

Family. One (1) or two (2) persons or parents, with their direct lineal descendants and adopted or legally cared for children (and including the domestic employees thereof) together with not more than two (2) persons not so related, living together in the whole or part of a dwelling comprising a single housekeeping unit. Every additional group of four (4) or fewer persons living in such housekeeping unit shall be considered a separate family for the purpose of this code.

Determining occupancy of a short term rental dwelling unit (without a conditional use permit):

Host Lives Off Site

4 or fewer unrelated individuals **-or-** 4 adults, 2 of which can include their adult or minor kids

Host Lives On Site

1 adult with no kids **-and-** 3 adults, 2 of which can include their adult or minor kids

1 adult with their adult or minor kids **-and-** 3 adults, 1 of which can include their adult or minor kids

2 adults with no kids **-and-** 2 adults, of which both can include their adult or minor kids

2 adults, 1 of which has their adult or minor kids **-and-** 2 adults, 1 of which can include their adult or minor kids

2 adults, both of which have their adult or minor kids **-and-** 2 adults, no kids

3 adults with no adult or minor kids **-and-** 1 adult, including their adult or minor kids

3 adults, 1 of which has their adult or minor kids **-and-** 1 adult, including their adult or minor kids

3 adults, 2 of which have their adult and minor kids **-and-** 1 adult, with no kids

“Kids” as used above refers to individuals, whether adults or minors, who are lineal descendants and adopted or legally cared for children of the adult (and any domestic employees, like a nanny).

PUBLIC HEARING INFORMATION

The proposed zoning code amendments were released for public review by the Planning Commission on April 21, 2017. The Planning Commission held a public hearing on the proposed amendments on June 2, 2017. At the public hearing 15 people spoke; 11 in support, 3 in opposition, and 1 neutral. There were 16 written comments received. While most of the written comments were not outright statements of support or opposition, 12 of the comments suggested general support, 2 suggested opposition, and 2 were neutral comments or comments with questions. The written comments are attached at the end of this memo along with Planning Commission minutes from April 21, 2017 and June 2, 2017.

Below is a summary of oral and written testimony received along with a staff response and recommended changes to the amendments, if any. At the end of the summary of testimony is a summary of the input received on Open Saint Paul from the questions posed about short term rentals.

1. ZONING ISSUES SUMMARY

A. Definition of Family

Use of “family” to describe occupancy is a departure from guest/tourist/traveler/transient. It is cumbersome, complicated, and unenforceable and will lead to low compliance. Instead, establish a maximum number of guests, maximum number of rooms, or square footage amount to regulate occupancy.

Staff response: As noted in the study, long and short term rental units are being treated equally and consistently by using the definition of family to limit occupancy of both uses regardless of the size of the dwelling unit. A limit of four guests could be imposed but then a family with two parents and more than two children would not be able to stay in a short term rental dwelling unit in Saint Paul. A regulation based on number of guest rooms could potentially allow greater occupancy for a short term rental than a long term rental and staff does not want to allow short term rental uses to be more intense than long term rental uses. Regulation based on square footage would require a larger regulatory framework than proposed and would be more cumbersome and costly to administer.

Profile information for Saint Paul from Airbnb states that the average group size using its platform is 2.1 people.

Staff suggested change: None.

B. Multiple Units for a Single Owner

Prevent large investor groups from owning many short term rental units in a building or neighborhood. Specifically prevent a multi-unit building from becoming a quasi-hotel.

Eliminate the 50 percent rule for multi-unit buildings. Do not regulate by building type but by the number of licenses a host can hold. Limit the number of licenses a short term rental host can hold to four.

Staff response: The proposed ordinance would prevent more than four units in a multi-unit building to prevent a quasi-hotel. More than four units would require a conditional use permit. The proposed ordinance would not prevent large investor groups or even individuals from operating multiple units in a neighborhood.

The idea of limiting the number of licenses an individual can hold was considered before the proposed ordinance was drafted. A limit on the number of licenses allowed could limit economic opportunity for

some. On the other hand, no limit could allow an individual or large investor to convert many units in a neighborhood from long to short term rental. This could result in an impact to availability and affordability of housing. While this may be a possibility, the market does not seem to suggest it.

Staff suggested change: None.

C. Signage

Allow signage in residential districts the way that bed and breakfasts are allowed to have signage.

Staff response: There was only one comment about allowing signage for short term rentals. It did not seem to be a concern for most. Prohibiting signage helps to limit the commercial encroachment in residential areas.

Staff suggested change: None.

D. Parking

The proposed parking requirements are too restrictive since many guests fly into Saint Paul and take transit or a taxi. Many guests have a single car or no car at all. The need for parking for short term rental dwelling units may be less than what is needed for long term rentals.

Staff response: The proposed ordinance calls for 1 space per dwelling unit and 0.5 spaces per every 2 adult guests. The Airbnb profile information suggests the average group size is 2.1 people. This would not require an additional parking space since 1.5 spaces is rounded down to 1 space. Three or more adult guests would require an additional space. The proposed parking requirement seems appropriate and not onerous.

Staff suggested change: None.

E. Limit on Number of Units Allowed

If 50 percent of units in a multi-unit building can be short term rental, how would that work with buildings with an odd number of units? At least two short term rental dwelling units should be allowed in a triplex. Duplexes and triplexes are by their nature commercial businesses, the only difference between them and short term rentals is the length of stay. Short term rentals are no more commercial in nature than long term rentals. Do not limit the number of short term rental dwelling units in a four unit building to two; allow up to four short term rental units. The City runs the risk of overregulating in anticipation of adverse outcomes which may or may not occur.

Staff response: The number of short term rental units allowed in a multi-unit building with an odd number of units would be rounded down. For example, a triplex would be allowed one short term rental unit and a five unit building would be allowed two short term rental units. The state definitions of hotel and motel are unclear. Without a limitation on the number of units we could end up with a hotel. This may be detrimental in a residential setting.

It can be difficult for neighbors to develop a sense of community with properties used exclusively as short term rentals. Without the monitoring an owner-occupant provides parking, noise, and disrespectful behavior may become potential issues for a neighborhood.

The Zoning Administrator in the Department of Safety and Inspections pointed out that the ordinance language does not contemplate a situation in which a duplex is located in a zone other than R1 through RT1. The way the ordinance language reads as proposed, a duplex in an RT1 zone or higher would be limited to only one short term rental dwelling unit (no more than 50 percent of units). The Zoning Administrator recommended revising the language to treat duplexes similarly regardless of the zoning

district in which they located: allow both units of an owner-occupied duplex to be short term rental provided the owner is in residence during the guest stay.

Staff suggested change: Allow both units of an owner-occupied duplex in any zone to be short term rental provided the owner is in residence during the guest stay.

F. Bed and Breakfast Regulations

Keep current laws as they are and require a bed and breakfast license, perhaps eliminating the need to serve breakfast as a requirement. Current law allows a bed and breakfast with one guest room with a license, no conditional use permit required. A bed and breakfast with more than one guest room requires a license and conditional use permit. Grandfather in existing bed and breakfast residences and allow more guest rooms and guests, and remove the limit on number of employees allowed.

Staff response: The short term rental model is different from a bed and breakfast and a new ordinance is needed to define and regulate the use. While a bed and breakfast owner typically lives on site and offers rooms for guests, short term rentals can involve house sharing or exclusive use of a residence. No meals are offered in conjunction with a short term rental stay.

It does not seem appropriate to allow bed and breakfast residences to have more guest rooms or guests than what was approved as part of their conditional use permits. The proposed ordinance limits occupancy of a short term rental dwelling unit to 4 or fewer individuals or a group that meets the definition of family. This includes the unit's residents if they are present during the stay. A conditional use permit would allow greater occupancy, similar to a bed and breakfast.

If a bed and breakfast operator wishes to have more than one employee, they can request a modification of this condition of the permit from the Planning Commission and provide a justification for the modification based on unique circumstances.

Staff suggested change: None.

G. Heritage Preservation Commission Involvement

Involve the Heritage Preservation Commission in the conditional use permit process for short term rental dwelling units.

Staff response: The Heritage Preservation Commission reviews exterior changes in historic districts and to designated structures. It does not consider use of the structure or property. It is possible that a change in use could trigger the need for exterior changes. If that is the case an application for review would be required, but the use itself is not relevant to the review of exterior changes.

Staff suggested change: None.

H. Commercial Encroachment and Rezoning

A short term rental dwelling unit is a business in a residence.

Staff response: Short term rental uses are residential uses with commercial impacts. There seemed to be a misunderstanding expressed in oral and written testimony about the proposed ordinance. Commenters stated that the proposed ordinance would change the zoning of property from residential to commercial. This is not the case. The residential use (short term rental) would be allowed in residential and commercial zoning districts but there is no intent to change the zoning of property from residential to commercial.

Staff suggested change: None.

2. TAXES SUMMARY

There was agreement that taxes should be paid by hosts. Licensing regulations should require tax collection via host platforms for online bookings and collection from hosts for bookings made directly with hosts.

Staff Response: Staff agrees that taxes should be collected from both host platforms when there is an arrangement to do so and directly from hosts when there is no such arrangement and guests book directly with hosts. This is a matter for the licensing component of regulation and not for the zoning component. Thus no change is suggested.

Staff suggested change: None.

3. COMPLAINTS AND ENFORCEMENT SUMMARY

The ability to enforce regulations, especially on weekends was expressed (noise, crime, litter, property damage, fire, loitering, parking). Concern about the costs of enforcement was also noted. Neighbors should not have to be responsible for making complaints to get compliance from hosts.

Airbnb is open to creating a voluntary process with the City to remove problem hosts after appropriate notification and consideration.

Safety and security for guests and residents in surrounding neighborhoods is a concern, especially for residents of multi-unit buildings.

Staff Response: The study noted that education is part of the process of regulating the new use. City staff including police, fire, and inspectors will be informed about the presence of the use in neighborhoods and the potential for complaints. Enforcement is done on a complaint basis so neighborhood involvement is critical in bringing problems to the attention of City staff. Residents are encouraged to make complaints when issues arise. Complaints will be investigated and appropriate action taken to protect the health, safety, and general welfare of residents and neighborhoods. The proposed zoning ordinance provides standards and conditions for the use. The proposed license provides for a civil remedy for hosts who fail to comply with regulations.

The minimal regulation proposed should help to limit the cost to administer and enforce the regulations.

Airbnb's *A Resource for Neighbors* includes the following:

Anyone can go to [Airbnb.com/neighbors](https://www.airbnb.com/neighbors) to share specific concerns they might have about a listing in their community. These concerns could include things like noise complaints. From there our team will review their concern and, if necessary, follow up with the host regarding the issue.

Neighbors can submit information without having their name disclosed to a host or allow our team to pass along their contact information so the host can follow up with them directly. Once a neighbor submits feedback, we will send a confirmation email, along with a case number.

We'll treat each case seriously and ensure that we give hosts and their neighbors the opportunity to resolve concerns themselves, whenever possible. Hosting is a big responsibility and those who repeatedly fail to meet our standards and expectations will be subject to suspension or removal from the Airbnb community.

Note that Airbnb is one of many online hosting platforms. The policy above applies only to Airbnb hosts.

Regarding safety and security in multi-unit buildings, it is up to building owners to establish rules appropriate to each situation, whether and how to allow the use or prohibit it altogether.

Staff suggested change: None.

4. SUPPLEMENTAL INCOME SUMMARY

Many testifying and submitting written testimony expressed the benefits of the supplemental income that comes from short term rental units. The added income helps with affordability, taxes, and insurance as well as allowing residents to maintain, improve, and invest in their properties.

Hosts note that short term rental guests cause less wear and tear than even the most well-meaning long term residents.

Staff Response: These are important reasons to make the use legal and establish regulations to protect the health, safety, and general welfare.

Staff suggested change: None

5. LICENSING SUMMARY

Licensing the platforms violates federal law.

Skepticism was expressed about the City's ability to license the platforms and get the necessary information from platforms to ensure compliance and enforce regulations.

Amend certificate of occupancy inspection process to include a category/tier for short term rentals the same way that long term rental is a category/tier. Require host attendance at a Short Term Rental 101 course as part of license requirement.

Support for licensing hosts and platforms.

Staff response: Online platforms argue that licensing platforms violate federal law. The Department of Safety and Inspections staff are working with City attorneys to ensure that the City's proposed law is permitted under federal law. This is a matter for the licensing component of regulation and not for the zoning component. Thus no change is suggested.

Staff suggested change: None.

6. NEIGHBORHOOD LIVABILITY

Allow short term rental dwelling units but preserve the residential character of neighborhoods through regulation. Short term rental dwelling units are a commercial encroachment/business in residential units and often residential neighborhoods.

Guests in short term rental dwelling units support tourism and local businesses and promote the city.

Staff response: The intent of the proposed ordinance is to permit the use but with limitations to preserve the residential character of neighborhoods. For example, limits on occupancy, prohibiting social or commercial events, and requiring off-street parking are measures aimed at limiting the impact of the use.

Staff suggested change: None.

7. HOUSING AVAILABILITY AND AFFORDABILITY SUMMARY

Loss of housing affordability and long term rental units to short term rental are concerns that are not addressed by the study or regulations. Should the conversion of long term to short term units be tracked to assess the impact to availability and affordability of housing?

Staff response: Maintaining housing availability and affordability are important for Saint Paul. We know from testimony and information from hosts that some units in the city have been converted to short term rental from long term rental. The proposed ordinance limits the number of units in multi-unit buildings to

prevent conversions to quasi-hotels. Tourist-driven cities like New York, San Francisco, and New Orleans with very expensive housing markets have seen losses in housing availability and affordability as a result of conversions to short term rentals. Housing in Saint Paul is more affordable than in these cities and the year round tourism demand pressuring conversions to short term rentals is not so great. So, while availability and affordability are concerns for Saint Paul, the market here is different from other cities and the pressure to convert less strong at this time. Department of Safety and Inspections staff will track and monitor this with data and information from the online platforms.

Staff suggested change: None.

Open Saint Paul: A Sampling of Responses to the three questions

What do you see as the benefits of short term rentals?

- Tourism, community and business support, property values increase with awareness and sharing of hip places, affordable travel options, people connecting.
- Hotels are cost-prohibitive.
- Money to keep up property.
- A way for families to make extra money to cover the cost of living and high property taxes.

What issues or concerns do you have with short term rentals?

- People with multiple locations renting only for profit are a concern.
- Commercial short-term rentals that are not owner occupied are a problem. Without the monitoring an owner/occupant provides parking, noise, and disrespectful behavior becomes a potential issue for the neighborhood.
- Guests are on vacation and want to have a good time but the neighboring houses are filled with people that need to sleep and go to work and school the next day. Lack of on street parking is a concern. We all expect our neighbors to have parties occasionally and understand that parking won't be easy on that day, but to consistently have trouble would negatively impact our neighborhood.
- I think the use of the property is very different depending upon the length of time the property is rented.
- Non-resident short term rentals are no more than hotels and should be governed as such.
- If properties are used exclusively as short term rentals it is difficult for neighbors to develop community with those at that property. And not all short term rental hosts and guests are equal in quality and concern for community.

What are ways to ensure that short term rentals benefit neighborhoods?

- Protections and recourse for the renter would be helpful.
- Having high standards on properties and owners can ensure good renters who bring tourist dollars to neighborhoods.
- House rules that respect neighbors.
- Ensuring that the owners of the properties maintain the properties and renters are respectful of the surrounding neighbors.
- We want to encourage homeowners who open their homes out of adventure, curiosity, love of travel and people, and their community to still participate in Airbnb but permit or tax those who are just in it for sole income or rental property.

Proposed Amendment - Bed and Breakfast Residence

In addition to the proposed short term rental dwelling unit ordinance, an amendment to the bed and breakfast ordinance Zoning Code Sec. 65.641 is proposed to make the language regarding use of dining and other facilities of a bed and breakfast residence consistent with the language for short term rental dwelling units, which prohibits commercial and social events.

Recommendation for Planning Commission Action

The Neighborhood Planning Committee recommends approval of the following proposed amendments to Zoning Code §§ 65.641, 65.645, 66.221, 66.321, 66.421, 66.521, and 63.207.

NOTE: Existing language to be deleted is shown by ~~strikeout~~. New language to be added is shown by underlining. [Drafting notes are in brackets.] P refers to permitted uses and C refers to conditional uses.

Sec. 65.641. Bed and breakfast residence.

A dwelling unit, located within a one- or two-family dwelling, in which guest rooms are rented on a nightly basis for periods of less than a week and where at least one meal is offered in connection with the provision of sleeping accommodations only.

Standards and conditions in residential and BC community business (converted) districts:

- a. In residential districts, a conditional use permit is required for bed and breakfast residences with two or more guest rooms, and for any bed and breakfast residence located in a two-family dwelling. In RL—R4 residential districts, a bed and breakfast residence may contain no more than one guest room.
- b. The bed and breakfast residence may be established in a one-family detached dwelling or a two-family dwelling, located within a single main building.
- c. The guest rooms shall be contained within the principal structure.
- d. There shall be no more than one person employed by the bed and breakfast residence who is not a resident of the dwelling.
- e. ~~Dining and other facilities shall not be open to the public, but shall be used exclusively by the residents and registered guests.~~ Use of a bed and breakfast residence for any commercial or social event is prohibited.
- f. No additional exterior entrances shall be added to the structure solely for the purpose of serving guest rooms.
- g. The zoning lot shall meet the minimum lot size for the one-family dwelling or two-family dwelling in the district in which it is located, and shall have a minimum size according to the following combination of dwelling units and guest rooms:

Dwelling Units	Guest Rooms	Minimum Lot Size
1	2	6,000
1	3	7,000
1	4	8,000
2	1	6,000
2	2	7,000
2	3	8,000

- h. One-family dwellings may contain no more than four guest rooms. Two-family dwellings may contain no more than three guest rooms.
- i. No bed and breakfast residence containing two through four guest rooms shall be located closer than 1,000 feet to an existing bed and breakfast residence containing two through four guest rooms, measured in a straight line from the zoning lot of an existing bed and breakfast residence.

Sec. 65.645. Short term rental dwelling unit Reserved.

A dwelling unit, or a portion of a dwelling unit, rented for a period of less than thirty (30) days.

Standards and conditions:

- (a) In RL – RT1 districts, there shall be no more than one (1) short term rental dwelling unit on a zoning lot unless a duplex is owner occupied and the owner is in residence during the rental period. In other districts, one (1) or up to 50 percent of dwelling units on a zoning lot, to a maximum of four (4), may be short term rental dwelling units, except that an owner occupied duplex may have two units provided the owner is in residence during the stay and except that more than four (4) short term rental dwelling units may be permitted when a conditional use permit is obtained by the building owner for a specific number of short term rental dwelling units.
- (b) No more than one (1) rental of a short term rental dwelling unit shall be permitted per day. Use of a short term rental dwelling unit for any commercial or social events is prohibited.
- (c) No exterior identification sign of any kind shall be permitted in residential districts.
- (d) Total occupancy of a short term rental dwelling unit shall not exceed the definition of family in Section 60.207 allowed in a single housekeeping unit except that occupancy in excess of the definition of family may be permitted with a conditional use permit, on a case by case basis, for large one- and two-family dwellings on large lots.

Table 66.221 Principal Uses in Residential Districts

Use	RL	R1-R4	RT1	RT2	RM1	RM2	RM3	Definition (d) Standards (s)
Commercial Uses								
<i>Commercial Lodging</i>								
Bed and breakfast residence	P	P	P/C	P/C	P/C	P/C		(d), (s)
<u>Short term rental dwelling unit</u>	<u>P/C</u>	<u>P/C</u>	<u>P/C</u>	<u>P/C</u>	<u>P/C</u>	<u>P/C</u>	<u>P/C</u>	<u>(d), (s)</u>

Table 66.321 Principal Uses in Traditional Neighborhood Districts

Use	T1	T2	T3	T4	Definition (d) Standards (s)
Commercial Uses					
<i>Commercial Recreation, Entertainment and Lodging</i>					
Reception hall/rental hall		C	C	C	
<u>Short term rental dwelling unit</u>	<u>P/C</u>	<u>P/C</u>	<u>P/C</u>	<u>P/C</u>	<u>(d), (s)</u>
Theater, assembly hall		C/P <u>P/C</u>	C/P <u>P/C</u>	C/P <u>P/C</u>	(s)

Table 66.421 Principal Uses in Business Districts

Use	OS	B1	BC	B2	B3	B4	B5	Definition (d) Standards (s)
Commercial Uses								
<i>Commercial Recreation, Entertainment and Lodging</i>								
Reception hall/rental hall				P	P	P	P	
<u>Short term rental dwelling unit</u>	<u>P/C</u>	<u>P/C</u>	<u>P/C</u>	<u>P/C</u>	<u>P/C</u>	<u>P/C</u>	<u>P/C</u>	<u>(d), (s)</u>
Steam room/bathhouse facility			P	P	P	P	P	(d)

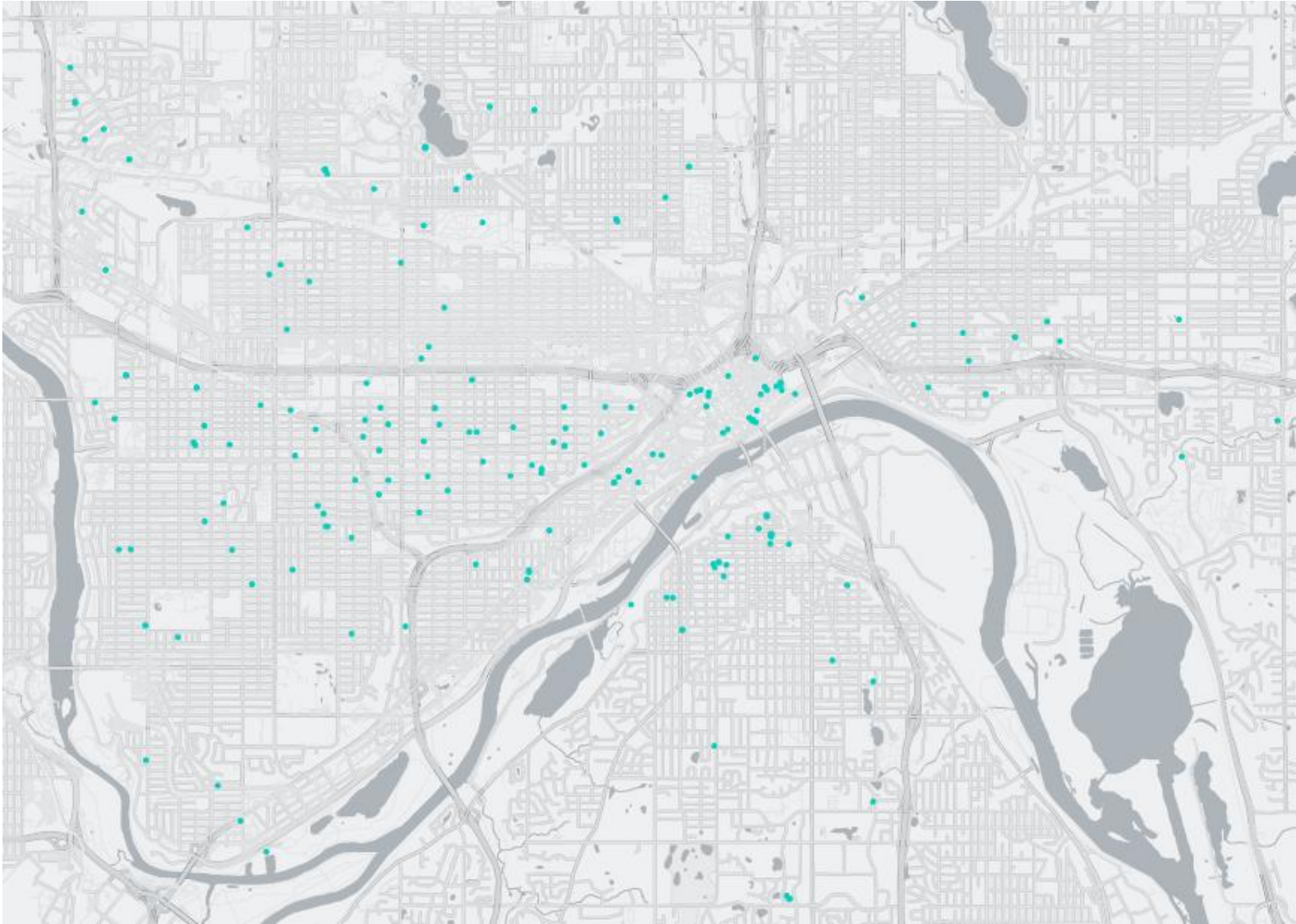
Table 66.521 Principal Uses in Industrial Districts

<i>Use</i>	IT	I1	I2	I3	Definition (d) Standards (s)
Commercial Uses					
<i>Commercial Recreation, Entertainment and Lodging</i>					
Reception hall/rental hall	P	P	C		
<u>Short term rental dwelling unit</u>	<u>P/C</u>	<u>P/C</u>	<u>P/C</u>		<u>(d), (s)</u>
Steam room/bathhouse facility	P	P	P		(d)

Table 63.207 Minimum Required Off-Street Parking By Use

<i>Land Use</i>	Minimum Number of Parking Spaces
Lodging	
Bed and breakfast residence	1 spaces per dwelling unit and 0.5 spaces per guest room
<u>Short term rental dwelling unit</u>	<u>1 space per dwelling unit and 0.5 spaces per every 2 adult guests</u>

Short Term Rental Hosts in Saint Paul – July 2016



To: Dan Niziolek

From: Jerome Benner II

Re: Listening Session for Short-Term Rentals (Airbnb's and VRBO's)

Purpose:

The purpose of this listening session was to create an open dialogue with the community to learn about the benefits of short-term rentals in their respective neighborhoods and any looming concerns with how the City proposes to regulate the new use. Councilmember Prince attended the meeting on behalf of her constituents. The following information are comments collected from the meeting held on January 19, 2017:

Benefits of short-term rentals?

- Building new relationships within the community
- Alternative lodging options for those who do not want to stay in a traditional hotel
- More personal feel. Better for families that are traveling together
- Generates income opportunities for the host(s)
- Builds City's image and generates money for the local economy
- Company for those that are lonely and enjoy having additional guests stay with them
- More eyes on the neighborhood
- Less wear and tear on the homes because guests are staying for shorter periods of them than long-term renters
- Helps with hotel overflow

Issues or concerns with short-term rentals?

- Safety issues – people have died at Airbnb's (Airbnb now supplies Co2 and smoke detectors)
- No notice to residents. Many felt they do not have a say in what goes on in their neighborhoods
- Fear of not knowing who is staying next door (stranger danger!)
- Creating economic/commercial uses in predominately residentially zoning areas
- Hosts discriminating against guests
- Despite being a good host, residents are concerned bad guest will still be an issue
- Traffic congestion on local street systems
- Clarity in ordinance
- Unsavory entrepreneur host platforms

Ways to ensure short-term rentals are a beneficial part of neighborhoods?

- De-regulate traditional bed and breakfast uses to make it easier for business owners
- Require inspections of all short-term rentals
- Platform to allow residents to submit complaints regarding the improper use of a short-term rental
- Education hosts and potential guests about short-term rentals prior to their stay
- Database to collect ID from residents
- Separation requirement to help mitigate impact on neighborhoods
- State-Sponsored listing site
- Host pays inspection fees
- Create off-street parking requirements for hosts
- Require a Conditional Use Permit for all short-term rentals

Number of Short Term Dwelling Units Permitted



Single family home
1 short term rental dwelling unit permitted



Duplex
Non-owner occupied
1 short term rental dwelling unit permitted
Owner occupied – and owner present
2 short term rental dwelling units permitted



Three unit building (triplex)
1 short term rental dwelling unit permitted



Four unit building
2 short term rental dwelling units permitted

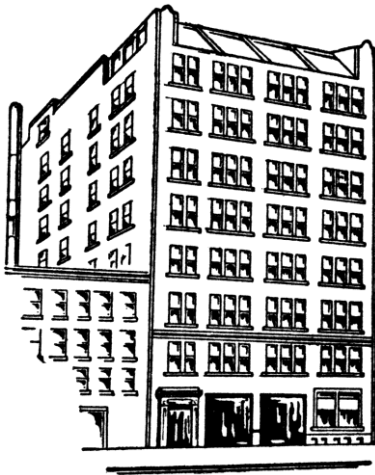


Six unit building
3 short term rental dwelling units permitted



Eight unit building

4 short term rental dwelling units permitted



Larger apartment/condo building*

4 short term rental dwelling units permitted

*The number of short term rental dwelling units may exceed 4 if a building owner obtains a conditional use permit for a larger number of units.

The occupancy of any short term rental dwelling unit is limited by the zoning code definition of family. This occupancy can be exceeded with a conditional use permit, on a case by case basis, for large one and two-family dwellings on large lots.

Family - One or two persons or parents, with their direct lineal descendants and adopted or legally cared for children (and including the domestic employees thereof) together with not more than two persons not so related, living together in the whole or part of a dwelling comprising a single housekeeping unit. Every additional group of four or fewer persons living in such housekeeping unit shall be considered a separate family for the purpose of this code.

“Children” refers to individuals, whether adults or minors, who are lineal descendants and adopted or legally cared for children of the adult (and any domestic employees, like a nanny).

city of saint paul
planning commission resolution
file number _____
date _____

SHORT TERM RENTAL AND BED AND BREAKFAST ZONING CODE TEXT AMENDMENTS

WHEREAS, the Saint Paul Zoning Code, found in chapters 60 through 69 of the Saint Legislative Code, is established to promote and protect the public health, safety, morals aesthetics, economic viability and general welfare of the community; and

WHEREAS, Zoning Code § 61.801 calls for the periodic review of the code to reflect current city policies, and provides that amendments to the Zoning Code may be initiated by the City Council or Planning Commission; and

WHEREAS, in response to recent issues the City Council passed Resolution 16-181 initiating a study to consider amendments to the Zoning Code regarding how and where short term rental uses are permitted; and

WHEREAS, on June 2, 2017, the Saint Paul Planning Commission held a duly noticed public hearing on proposed zoning text amendments regarding short term rental uses; and

WHEREAS, the Planning Commission referred the draft amendments to the Neighborhood Planning Committee for consideration, review of the public hearing testimony, and recommendation; and

WHEREAS, the Neighborhood Planning Committee, on June 27, 2017, forwarded its recommendations to the Planning Commission;

NOW, THEREFORE, BE IT RESOLVED, under provisions of Minnesota Statutes §462.367 and Legislative Code §61.801, that the Planning Commission hereby recommends to the Mayor and City Council the following amendments to Zoning Code §§ 65.641, 65.645, 66.221, 66.321, 66.421, 66.521, and 63.207, pertaining to bed and breakfast and short term rental uses, as set forth on pages 2 through 4 of this resolution; and

BE IT ALSO RESOLVED, that the Planning Commission directs the Planning Administrator to forward the following draft bed and breakfast and short term rental uses zoning text amendments, along with the June 27, 2017, memorandum from the Neighborhood Planning Committee containing their recommendations and rationale for the recommended text amendments, to the Mayor and City Council for their review and adoption.

NOTE: Existing language to be deleted shown by ~~strikeouts~~. New language to be added shown by underlining.

moved by _____
seconded by _____
in favor _____
against _____

Table 66.321 Principal Uses in Traditional Neighborhood Districts

Use	T1	T2	T3	T4	Definition (d) Standards (s)
Commercial Uses					
<i>Commercial Recreation, Entertainment and Lodging</i>					
Reception hall/rental hall		C	C	C	
<u>Short term rental dwelling unit</u>	<u>P/C</u>	<u>P/C</u>	<u>P/C</u>	<u>P/C</u>	<u>(d), (s)</u>
Theater, assembly hall		C/P <u>P/C</u>	C/P <u>P/C</u>	C/P <u>P/C</u>	(s)

Table 66.421 Principal Uses in Business Districts

Use	OS	B1	BC	B2	B3	B4	B5	Definition (d) Standards (s)
Commercial Uses								
<i>Commercial Recreation, Entertainment and Lodging</i>								
Reception hall/rental hall				P	P	P	P	
<u>Short term rental dwelling unit</u>	<u>P/C</u>	<u>P/C</u>	<u>P/C</u>	<u>P/C</u>	<u>P/C</u>	<u>P/C</u>	<u>P/C</u>	<u>(d), (s)</u>
Steam room/bathhouse facility			P	P	P	P	P	(d)

Table 66.521 Principal Uses in Industrial Districts

Use	IT	I1	I2	I3	Definition (d) Standards (s)
Commercial Uses					
<i>Commercial Recreation, Entertainment and Lodging</i>					
Reception hall/rental hall	P	P	C		
<u>Short term rental dwelling unit</u>	<u>P/C</u>	<u>P/C</u>	<u>P/C</u>		<u>(d), (s)</u>
Steam room/bathhouse facility	P	P	P		(d)

Chapter 63. Zoning Code-Regulations of General Applicability

Sec. 63.207 Parking requirements by use.

Table 63.207 Minimum Required Off-Street Parking By Use

<i>Land Use</i>	Minimum Number of Parking Spaces
Lodging	
Bed and breakfast residence	1 spaces per dwelling unit and 0.5 spaces per guest room
<u>Short term rental dwelling unit</u>	<u>1 space per dwelling unit and 0.5 spaces per every 2 adult guests</u>

**Saint Paul Planning Commission
City Hall Conference Center
15 Kellogg Boulevard West**

Minutes June 2, 2017

A meeting of the Planning Commission of the City of Saint Paul was held Friday, June 2, 2016, at 8:30 a.m. in the Conference Center of City Hall.

Commissioners Present: Mmes. Anderson, DeJoy, Mouacheupao, Thao, Underwood, Reveal; and Messrs. Baker, Edgerton, Fredson, Khaled, Makarios, Ochs, Oliver, Perryman, Rangel Morales, Reich, and Vang.

Commissioners Absent: Mr. Lindeke
*Excused

Also Present: Donna Drummond, Planning Director; Kady Dadlez, Allan Torstenson, Merritt Clapp-Smith, Mollie Scozzari, Savannah Simms, Alicia Valenti, Sese Spiyee, and Sonja Butler, Department of Planning and Economic Development staff.

I. Swearing in a new commissioner Cedrick Baker.

New Planning Commission member Cedrick Baker was sworn in by Shari Moore, City Clerk.

II. Approval of minutes May 19, 2016.

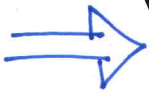
Chair Reveal announced that the minutes are not available at this time. However they will be ready for approval at the next Planning Commission meeting.

III. Chair's Announcements

Chair Reveal had no announcements.

IV. Planning Director's Announcements

Donna Drummond, Planning Director, announced that there will be another commissioner joining the Planning Commission, Chong Lee. She is currently traveling in Thailand and will be sworn in at the June 30th meeting. Also, the next Planning Commission meeting on June 16th will be held at the State Capitol, which is something that the Steering Committee has talked about. Wayne Waslaski from the Department of Administration gave a presentation last year about the Capitol renovations and he invited the Planning Commission to hold a meeting at the Capitol, so that will happen at the next meeting. There are upcoming workshops for the Rice-Larpenteur area planning coming up on June 14th and 21st. Commissioner Edgerton is the Planning Commissions representative for the area planning work. This is a joint planning process with the cities of Saint Paul, Roseville and Maplewood.



V. **PUBLIC HEARING: Short Term Rental Study & Zoning Amendments** – Item from the Neighborhood Planning Committee. (*Kady Dadlez, 651/266-6619*)

Chair Reveal announced that the Saint Paul Planning Commission was holding a public hearing on the Short Term Rental Study and Zoning Amendments. Notice of the public hearing was published in the Legal Ledger on May 4, 2017, and was mailed to the citywide Early Notification System list and other interested parties.

Kady Dadlez, PED staff, gave a power point presentation which can be seen on the web page at: <http://www.stpaul.gov/planningcommission>

Commissioner Reich referenced the slide stating that one short term rental dwelling unit would be permitted per lot in one and two-family zoning districts and two units would be permitted in a duplex if owner is present. Ms. Dadlez clarified that two short term rental units would be allowed if the duplex owner is *in residence* at the time of stay.

Ms. Dadlez said the intent there is that the owner of the duplex would be in residence, so that they are not renting the entire unit, they are renting a bedroom or two that are available, but they are also living and residing there at the time of the short term rental.

Chair Reveal read the rules of procedure for the public hearing.

The following people spoke.

1. Kris Ullmer, 108 S. Cleveland Street, Merrill, WI 54452, Executive Director of the Professional Association of Innkeepers International. Ms. Ullmer is supporting the just and fair regulations for all types of lodging properties. Short Term Rental and the Sharing Economy are simply new terms for the exchange of money for lodging. By inventing these new terms, which do not appear in existing codes, regulations, or statutes, advertisers such as Airbnb and other mega websites con you into thinking this is something new, and agencies/legislators such as yourselves spend hours and months doing studies and debating what to do. Short term rentals are in private homes, just like bed & breakfasts, and are in multi-family buildings, like apartments or hotels. The regulations that have already been debated and established for B&Bs and hotels logically apply to short term rentals. It is your responsibility to protect Saint Paul's citizens, neighborhoods, guests, and support city services through just and fair regulations. During a work group conference call, we heard directly from Airbnb that they are not in the business of policing short term rentals, and you have correctly concluded it is up to you to regulate and enforce directly with the hosts. Short term rental hosts will say the regulations should not apply to them and they will say that the regulations are too strict and they have a valid point. The 1,000 foot distance between B&B, or the cap on the number of rooms, or the number of guests per room, can be adjusted and must be applied uniformly, fairly, to all lodging options. By ignoring the short term rental business, or giving them a free ride or a significantly reduced fare, will kill the legitimate lodging business that now support the city services; and it is happening all over this country. Ms. Ullmer submitted written testimony as well.
2. Pam Biladeau, 96 Virginia Street, Saint Paul 55102. Mrs. Biladeau and her husband own a bed and breakfast and they reside there as well. She strongly urges the Planning Commission not to approve the language as it is being proposed without addressing her concerns. Not

approving the family occupancy definition which would be impossible to regulate. Instead quantify the number of guests and rooms of occupants for each bedroom based on square footage. In addition define the exact number of guests allowed per home and consider parking congestion potential disruption to residential neighborhoods and limit the number of guests per home. Block large investment groups from destabilizing neighborhoods with transient properties, because rezoning residential neighborhoods into business districts is not what her neighbors and herself want. She is very concerned about the impact rezoning residential neighborhoods into business districts would have. And referring to the family occupancy definition, it does not limit the number of guests to a guest room, I am told that there can only be four adults, this is a misnomer, and omission, because what this language really means is in addition to the four adults, it allows their grown children, their grown children and their children. So how can this possibly be regulated and what recourse do neighbors have to complain about increased traffic associated with this type of business lodging. The concern is that there will be no recourse for the residents because the short term rentals will be in compliance and there are very few restrictions and the city will not be able to do anything because they are in compliance. She asks the city to please consider using the current licensing laws, permitted use and zoning with the exception of allowing an option to not serve breakfasts. Mrs. Biladeau submitted written comments.

3. Cory Biladeau, 96 Virginia Street, Saint Paul 55102. Mr. Biladau thanked the Planning Commission for allowing his wife and himself to speak. He is here today to address concerns about the proposed short term language. His observation is that the proposed language redefines lodging rentals as residential lodging rather than a business. The justification is that if rooms are being rented in a residential home they are somehow not a business and fall under family definition. He believes the main benefit for proposing this new language rather than tweaking and using current licensing laws is to support large investment groups. The argument he's heard saying short term rentals are new and different is not true and are already covered under current licensing laws for bed and breakfasts and hotels. For example: the language is needed for special events like the super bowl. This is simply not true, it is already federal law you can do this completely legally. If people want to make a little extra money and only want to rent a single room, the licensing process for a bed and breakfast is relatively easy and a conditional use permit is not required but if hosts want to offer more than that then it is not just a little money it's a business. And the not being able to put up a sign, well they should have to have a sign put up.
4. Sean Doyle, owner of a short term rental for about five years and has had many people stay at his place at 277 Burgess Street, Saint Paul 55117. He is concerned about regulations being prohibitive for him to be able to continue his business; yes it is a business that is how he makes his money. Recourse for neighbors who are concerned about what's going on next door or if there is a party or what not, there is a website. [Airbnb.com/neighbors](https://www.airbnb.com/neighbors) is a place for neighbors to easily lodge their concerns and problems, which Airbnb takes very seriously. A few slight infractions and you are no longer an Airbnb host. He would like to see any of the money that comes from this go to help make some of our neighborhoods safer. He is one of the few people in his neighborhood that calls the Police all the time. There is on average a shooting in his neighborhood once maybe twice a month and this concerns him. His house is 130 years old. It was voted the most mysterious house in Saint Paul; it's an attraction and lots of people come from all over the world and stay at his place.

5. Stacy Johnson, 633 Dayton Avenue, Saint Paul 55104. Ms. Johnson is a vacation rental owner in Saint Paul and has been doing this for about five years. If 50 percent of the total number of units in a multi-unit building are allowed to be short term rental, up to a total of four units, how would that work with a triplex which is has an odd number or units a building with five or seven units? Would it be rounded up or down or does it make more sense to look at number of guests per bedroom or by square footage? So that is something to be clarified and specified in terms of this area of the regulation. For the people who are wondering who are the guests that stay at a vacation rental or Airbnb, from her experience the average age of her guests are couples about 60 years old, they are typically former residents of the neighborhood. The majority fly in - they do not drive cars, so regarding the parking concern there is enough parking. With her triplex if she had rented it conventionally with a husband and wife each driving a vehicle there would be 6 cars, typically there is not more than 2 cars on any given day, so there is less traffic on her street, less parking. They do not party; they are really quite, in bed by 10:00 p.m. Through the revenue generated from short term rentals she is able to improve the property, invest in the property, and then property values go up, because it is worth more and more goes to the city. Ms. Johnson's neighbors have used her service, if they have a weddings or guests coming in for graduations they call her and are thrilled to have their family member stay three doors down. And we need to embrace this area of tourism that supports the wonderful things we have to offer. Ms. Johnson submitted written comments.
6. Tess Galati, 482 Holly Avenue, Saint Paul 55102. Ms. Galati has lived in her home for 41 years and her home is 140 plus years old. She has been with Airbnb for three years and has had over 150 guests, she gets positive reviews and very proud of that. What Airbnb does for her is allows her to keep working on her house that she still loves. Her neighbor next door is a regular Airbnb host and he loves her house as well, because if he is overbooked people can stay at her house or the neighbors have their relatives stay at her home. Airbnb brings people from all over the world to her doorstep. Ms. Galati submitted written comments.
7. Shannon Fiecke, 401 Sibley Street, Saint Paul 55101. Ms. Fiecke has hosted Airbnb guests and it has made the difference between having a home and being homeless. To her a short term rental is no different than finding a roommate on Craig's list. It is secure, you get paid. You get to know the people.
8. Chip Michel, 1731 Summit Avenue, Saint Paul 55105. Mr. Michel representing SARPA, which is the Summit Avenue Residential Preservation Association, their mission is to restore the residential flavor of the neighborhoods in Saint Paul. SARPA would like to see what is proposed continue to enforce the current zoning in place for residential use with the current definitions of family. Their major concern is the conditional use permits, and they strongly urge the Heritage Preservation Commission be involved in the approval of the conditional use permits.
9. Amber Van Dyke, 1895 Portland Avenue, Saint Paul 55104. Ms. Van Dyke is one of the first seven in Saint Paul to have a short term rental; she has been in business since 2007. Almost all of her guests are Minnesota families coming back to visit family. She supports the platform collecting taxes and she does not feel that it relieves an owner from not remitting taxes for direct bookings because anytime she can cut out Airbnb's that is good for her. Ms. Van Dyke would not mind having a sign in front because it makes her less reliable on the website. Something that has not been brought up yet is the certificate of occupancy program

has a tiered system: A-B-C-D properties that have different schedules for fees and different timelines for inspections. She proposed a tiered system for short term rentals as well. The proposed parking requirements are a little too strict, because if she has her four adults staying at her house they're sharing one car, and it is half a space per adult guest and she would hate to see garages knocked down so that you can squeeze in an extra parking spot.

10. Lance Bondhus, 3628 Nicollet Avenue, Minneapolis 55409. He formed the Minnesota Vacation Rental Alliance; they have 177 members throughout the state that have short term rentals. Mr. Bondhus does not think there is an issue with parking, people don't rent two cars when you travel with your family or a group you rent one and share. Whereas if two or three people live in a unit long term everyone usually has their own car. Regarding investment companies, he does not see that as being a problem. The 250 homes you see available for short term rental are not funded by a huge investment company. One thing he is concerned about is the wording on duplexes and triplexes. These properties were originally built for commercial use. They were not built for anything other than to rent out. Otherwise, they would be a single family home. The city regulations on property rights regarding some of these things can be a little prohibitive, a duplex was built to be rented out not for one person to live in it and rent it out long term to someone else, so some of that wording should be revised. And you're allowing people to come and stay in people's homes and rent it as it is an investment property. The only difference is the length of stay. You're saying anything over 30 days is fine you can do whatever you want but anything under 30 days is not allowed, he does not understand where just the amount of days makes that big of a difference. Mr. Bondhus submitted written comments
11. Dennis Schneider, 798 Interlachen Draw, Woodbury 55105. Mr. Schneider and his wife are Airbnb hosts; he has a single-family home with an unused downstairs so one day they decided to post it. They have had about 40 or 50 guests from mostly people who are senior couples. There are a couple of issues. The large investment company converting long term housing is a concern, he would be concerned if his neighbor sold his house and split it into 6 rooms to invest. He wants to make sure that you do not go overboard and put too many regulations on people like him.
12. Katherine Gardner, 241 Prescott Street, Saint Paul 55107. Ms. Gardner said when you're regulating here that you are regulating for the whole city and she can understand the pressures that are on an area like Summit Hill but you also don't want to make regulations that are going to make it difficult for somebody on the east side to rent out a room and be able to make improvements. On the West side they have this incredible over look of the city and it is very much not taken advantage of, it is under developed and that is the kind of area that could really benefit from having more short term rentals.
13. Shelly Campbell, 227 Stevens Street N., Saint Paul 55107. Ms. Campbell is the owner of a short term rental advertised on Airbnb and VRBO and she has a lot of pride in her neighborhood on the West side, which she believes is highly overlooked. In her neighborhood she goes out and cleans the street, her block is immaculate. When people arrive they don't even know that there was garbage thrown out and leaves in the gutter, maintenance is huge, she makes sure her house looks good and the house across the street looks good and it starts to ripple. And the neighbors say oh she mowed the lawn again lets mow our lawn or let's clean up or whatever happens to need to be done.

14. Kim Hunter is the owner of a VRBO at 1451 Edmund Avenue, Saint Paul 55104. Ms. Hunter also takes pride in her neighborhood and home. It is eminently reasonable of course that short term rentals should be taxed, but in terms of the competition with the bed and breakfast and so forth it's just logical that they be taxed. Ms. Hunter has some concerns with the staff report, it is not entirely clear in terms of what best practices or what recommendations are actually being made in terms of how Saint Paul would proceed and things like limitations on the number of licenses, one per household is very reasonable. She read in the Pioneer Press about the concern about parties; how would a party be defined, what is a party for example. Her little rental property is not going to be this hot happening scene for parties but if that were to be part of the ordinance how would it be defined?

15. Angie Toomey, 1658 Blair Avenue, Saint Paul 55104. Ms. Toomey's property is a 12 month tenant property with a fire certificate of occupancy; she also has short term rentals throughout Minneapolis. She also manages rental properties; short term rentals and long term rentals for people all over the metro area. Saint Paul is the first city to form regulations that involve the community and she would to see some of the language changed as far as the number of units allowed in a multi-unit building being able to be used as a vacation rental. She is a member of the Vacation Rental Alliance Group. Multi-unit buildings already are commercial uses. She has a duplex in Minneapolis both of the units are short term rentals. But sometimes she has someone there for two months in one unit and the next month a few groups there on different weekends. The other unit runs by 3-7 night stays on a regular bases, so by eliminating the number that can be used as non-owner occupied what problem is really being solved by enforcing that requirement of the 50 percent of units allowed to be short term rental? Take a look at the fire certificate of occupancy and maybe add a special conditional use within there that specifies short term rentals and include that if you want to rent for less than 30 days.

Commissioner Thao said to Ms. Toomey that she had mentioned the properties that she manages; Commissioner Thao wanted to know if all those properties that she manages are owned by here or someone else.

Ms. Toomey said that she manages some for herself and some for others.

MOTION: Commissioner DeJoy moved to close the public hearing, leave the record open for written testimony until 4:30 p.m. on Monday, June 5, 2017, and to refer the matter back to the Neighborhood Planning Committee for review and recommendation. The motion carried unanimously on a voice vote.

VI. Zoning Committee

SITE PLAN REVIEW – List of current applications. *(Tia Anderson, 651/266-9086)*

Three items to come before the Site Plan Review Committee on Tuesday, June 6, 2017:

- Five Star Storage – New Commercial Development at 1400 Selby Avenue. Jake Hendricks-Five Star Development SPR #17-038176

- Parque Castillo – New play area, splash pad, and paths at 149 Cesar Chavez Street. Anne Gardner-St. Paul Parks & Recreation SPR #17-042901

**Saint Paul Planning Commission
City Hall Conference Center
15 Kellogg Boulevard West**

Minutes April 21, 2017

A meeting of the Planning Commission of the City of Saint Paul was held Friday, April 21, 2017, at 8:30 a.m. in the Conference Center of City Hall.

Commissioners Present: Mmes. Anderson, DeJoy, McMahon, Reveal, Thao, Underwood; and Messrs. Edgerton, Fredson, Lindeke, Makarios, Ochs, Perryman, Rangel Morales, Reich, Tanaka, and Vang.

Commissioners Absent: Mmes. *Mouacheupao, and Messrs. *Khaled, and *Oliver.
*Excused

Also Present: Donna Drummond, Planning Director; Reuben Collins, Department of Public Works, Lucy Thompson, Allan Torstenson, Bill Dermody, Josh Williams, Kady Dadlez, Tony Johnson, and Sonja Butler, Department of Planning and Economic Development staff.

I. Approval of minutes March 24, 2017.

MOTION: *Commissioner Thao moved approval of the minutes of March 24, 2017. Commissioner McMahon seconded the motion. The motion carried unanimously on a voice vote.*

and

Approval of minutes April 7, 2017.

Chair Reveal announced that the minutes are not available at this time. However they will be ready for approval at the next Planning Commission meeting.

II. Chair's Announcements

Chair Reveal announced that with Gene Gelgelu's recent award of the Bush Fellowship and his continuing obligations as Executive Director of the African Economic Development Solutions, that he will not have the free time needed to provide effective service to the City as a planning commissioner, so he has resigned from the Planning Commission. Now we are in need of two Planning Commissioners since Emily Shively has resigned as well. To ensure geographic balance we are particularly interested in applicants from Wards 5, 6, and 7 but all applicants are welcome. Chair Reveal urged the commissioners to reach out to people they know that they think are qualified and might be interested.

MOTION: *Commissioner Makarios moved the Zoning Committee's recommendation to deny the site plan review. The motion carried 15-1 (Edgerton) on a voice vote.*

#17-015-551 LeCesse Development – Conditional use permit for building height over 55' (62' 4" proposed). 246-286 S. Snelling, between St. Clair and Stanford. (Josh Williams, 651/266-6659)

MOTION: *Commissioner Makarios moved the Zoning Committee's recommendation to deny the conditional use permit. The motion carried 14-2 (Edgerton, Ochs) on a voice vote.*

Commissioner Makarios announced the items on the agenda at the next Zoning Committee meeting on Thursday, April 27, 2017.

VI. Comprehensive Planning Committee

River Balcony Master Plan – Release draft for public review and set a public hearing for May 19, 2017. (Lucy Thompson, 651/266-6578)

MOTION: *Commissioner Thao moved on behalf of the Comprehensive Planning Committee to release the draft for public review and confirm a public hearing on May 19, 2017. The motion carried unanimously on a voice vote.*

Commissioner Thao announced the items on the agenda at the next Comprehensive Planning Committee meeting on Tuesday, May 2, 2017.

VII. Neighborhood Planning Committee


Snelling Avenue South Zoning Study – Release draft for public review and set a public hearing for May 19, 2017. (Josh Williams, 651/266-6659, and Tony Johnson, 651/266-6620)

Tony Johnson, PED staff, gave a power point presentation which can be seen on the web page at: <http://www.stpaul.gov/planningcommission>

Commissioner Makarios asked if any of the existing uses would become legally nonconforming as a result of the proposed zoning changes.

Mr. Johnson replied yes, many of the automotive uses will become legally nonconforming; however, there is a provision in the zoning code which allows most auto uses that become nonconforming to expand as though they are conforming uses. The zoning change will prohibit the establishment of new auto uses along the corridor. Some auto oriented uses (auto convenience market, for example) will become conditional uses. Conditional uses can generally expand by up to 50% of their existing area before they need to apply for a conditional use permit.

MOTION: *Commissioner DeJoy moved on behalf of the Neighborhood Planning Committee to release the draft for public review and confirm a public hearing on May 19, 2017. The motion carried unanimously on a voice vote.*

 Short Term Rental Study and Zoning Amendments – Release draft for public review and set a public hearing for June 2, 2017. (Kady Dadlez, 651/266-6619)

Kady Dadlez, PED staff, gave a power point presentation which can be seen on the web page at: <http://www.stpaul.gov/planningcommission>.

Chair Reveal asked if there were cities that collect taxes via host platforms.

Ms. Dadlez said that there are some cities that collect taxes via host platforms but Saint Paul is relatively unique in its intent to license the host platforms. She noted that ride share platforms like Uber and Lyft are licensed by the City rather than the City licensing individual drivers. The City conducts random audits of drivers to check on compliance.

Commissioner Lindeke referred to the slide listing positive and negative aspects of short terms rentals, pointing out that he believes the second bullet point, "Reduce neighborhood quality of life: late night activity, noise, crime, litter, property damage, fire danger, loitering, and reduced on-street parking" is a bit overstated, adding that in his experience short rentals tend to be well run and assets to neighborhoods.

Ms. Dadlez said the staff report goes into a little more detail about neighborhood impact. The summary in the slide is the overarching review of all short term rentals across the country. She added the staff report notes that short term rental hosts generally speaking work hard to operate in good fashion because they are concerned about receiving 5star ratings. That is how they get and keep business.

Commissioner DeJoy pointed out that the Neighborhood Planning Committee discussion included specific concerns about late night activity, noise, and crime. There were other members of the committee that were concerned about the impact on neighborhood quality of life and there was a lot of discussion about it, which is probably why that bullet was included in the presentation.

Commissioner Thao is very concerned about short term rentals impacting the availability of affordable housing and stated that the current draft of the report says that's not an issue for Saint Paul. She added that in other cities there are instances where building owners have evicted all of the tenants in order to make room for short term rentals. This is extremely concerning. Also if we look at current availability and rental rates at a particular income level we are finding very few vacancies. The report should address this concern and potential impact to affordable housing seriously. Another concern she expressed is potential discrimination against renters and the need to enforce fair housing laws. There have been cases where people of color have been rejected by hosts. She added that for this reason there's now a specific rental platform that caters to people of color. She stated that she wants the planning commission to consider how it would hold that as a standard. She knows the ratings count but do they really care if they get one star because they were discriminatory? She wants to raise the fair housing issue and the potential impact to affordable housing as really important items the report should address.

Commissioner Edgerton wanted to know what is the difference between bed and breakfast and vacation rental by owner and why would they be regulated differently.

Ms. Dadlez said that bed and breakfast residences are an established use in the zoning code. Short term rentals are a new use and an outgrowth of the sharing economy. Bed and breakfast

residences are allowed in one and two-family homes and provide a meal along with the stay; they are licensed by the state for this activity. Short term rentals do not provide a meal and as proposed can be located in a one or two-family home as well as in apartment and condominium units. A bed and breakfast residence with one guest room is a permitted use; two or more guest rooms require a conditional use permit. Some travelers prefer bed and breakfast residences while others are satisfied with the offerings of a short term rental. The number of guest rooms allowed in a bed and breakfast residence is determined by the type of dwelling unit and the lot size.

Commissioner Edgerton said the primary difference is that bed and breakfast residences provide breakfast. Other than that, there is really no difference. So think of it in the context of the regulations we have in place currently for bed and breakfast residences. How are short term rentals different and therefore regulated differently? You should look at how you're going to regulate traditional bed and breakfast residences in the context of how you are regulating this new short term rental use.

Chair Reveal asked if the bed and breakfast is limited to stays of 30 days or less.

Ms. Dadlez said a bed and breakfast stay is limited to a period of less than a week.

Commissioner Perryman asked whether there is evidence that a large percentage of Airbnb units generate complaints about noise, crime, litter, etc., or whether this an anecdotal conclusion based on a few complaints.

Ms. Dadlez said the statements in the staff report and in the slide are general conclusions about the positive and negatives aspects of short term rentals based on research of cities across the county. They are not necessarily based on Saint Paul's experience, though she added that similar complaints were raised by some residents during the workgroup and listening sessions.

Commissioner Underwood said this was discussed at the Neighborhood Planning Committee. The report staff prepared includes a lot of research from other cities around the country and in the metro and Minnesota. We are not New Orleans, but New Orleans did a very extensive study and we take what we can from that since the host platforms do not provide much information or data. So as a result of that something that makes this very difficult is that our information is largely anecdotal and from our own experiences with the use. So we think there are about 250 sites right now in Saint Paul, we don't know exactly where they are, how many people are staying in them, or how often they are rented.

Commissioner DeJoy added that discussions did not only happen at the Neighborhood Planning Committee. There were two workgroup and one public listening sessions that the Department of Safety and Inspections hosted. Bed and breakfast residence representatives were in attendance along with host platform representatives and owner-occupied and non-owner occupied hosts. Concerned residents and tourist interests were also represented. A lot of information was gained at the sessions Commission DeJoy attended.

Commissioner Makarios said it seems that there are at least 250 directly affected properties in the city that we know of. What kind of outreach are we doing, above and beyond what we normally do, to make sure affected property owners know about the public hearing?

Ms. Dadlez said the intent is to send out a notice to the ENS. In addition the workgroup

representatives will be notified and those representatives can reach out to those they represent to get the word out. In addition there is a project webpage with information and a survey on Open Saint Paul to receive input and comment from interested parties.

Donna Drummond, Planning Director, added that we cannot get the addresses of existing short term rental units from the host platforms due to privacy rules, so there is no way to do a mailing directly to the properties nor is there any email addresses from the host platform.

Commissioner Perryman suggested using Facebook to help get the information out to people.

MOTION: Commissioner DeJoy moved on behalf of the Neighborhood Planning Committee to release the draft for public review and confirm a public hearing on June 2, 2017. The motion carried unanimously on a voice vote.

Commissioner DeJoy announced the items on the agenda at the next Neighborhood Planning Committee meeting on Wednesday, April 26, 2017.

VIII. Transportation Committee

Update to the Saint Paul Bicycle Plan – Approve resolution recommending plan amendments to the Mayor and City Council. (*Reuben Collins, 651/266-6059*)

MOTION: Commissioner Lindeke moved to approve the resolution recommending that the plan be adopted by the Mayor and City Council. The motion carried unanimously on a voice vote.

Commissioner Lindeke announced the items on the agenda at the next Transportation Committee meeting on Monday, April 24, 2017.

IX. Communications Committee

No report.

X. Task Force/Liaison Reports

Commissioner Makarios announced that the Ford Task Force will be meeting on Monday, May 1st at 6:30 p.m. at the Gloria Dei Lutheran Church.

XI. Old Business

None.

XII. New Business

None.

XIII. Adjournment