

Burlington Planning Commission

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Vacant, Youth Member*



Burlington Planning Commission Minutes

Tuesday, September 23, 2014 - 6:35 pm

PC Present: L. Buffinton, H. Roen, J. Wallace-Brodeur, Y. Bradley, A. Montroll

Absent: B. Baker, E. Lee

Staff: D. White, E. Tillotson, K Sturtevant

I. Agenda

No changes.

II. Public Forum

N. Hoover: Working as an intern with Champlain Housing Trust and Local Motion, interested in the planning commission in playing a role and could be available about 10 hours a month.

III. Report of the Chair

The Chair presented the following:

- There wasn't a quorum at the last meeting. Please if you know you are not going to make it, let everyone know in advance and we ought to cancel the meeting if we have no quorum.

A. Montroll – If there is not a quorum for a meeting, should we cancel the meeting or keep it on the schedule?

Y. Bradley - Still thinks we shouldn't meet, because discussions will need to happen again anyway.

IV. Report of the Director

The Director presented the following:

- The permitting folks in the department have been very busy.
- S. Thibault gave an update on planBTV South End. The Active Living Workshop starts this Thursday night and continues through Saturday morning. The Consultant team has been hired with Goody Clancy leading the charge. Staff is working with them in developing the public engagement plan and finalizing details on their scope of work.
- Budget for next year FY2016 – looking at 3 years out not just one year. What priorities are as a group with other departments?
- Resolution around permit reform last night at Council – not much conversation with department and Mayor's office so the issue and discussion was more tense than needed to be. Request to the administration to give a report on what has happened in the past few years to improve the process.

V. Parking Studies Update

N. Wildfire – Gave an update on Downtown Parking Management Study, On-Street Residential Parking Program. CEDO cares about parking because that is the second most important issue that the business or organizations mentioned as most challenging to deal with and reducing their success. Goal is to improve the customer experience for parking in the downtown.

As approved by the Burlington Planning Commission on October 28, 2014.

Issues

1. Need to carry change in the car, which is a problem.
2. Cannot find space because they don't know where they are.
3. No technology to find or pay using credit card or cell phones.

Held a "Parking Summit" last year and then went to council with resolution giving guidance to staff to prepare the studies. Parking convening was also great with 9 other city parking experts.

C. Spencer gave an update on the three studies.

Three Studies

Residential Parking Program is looking at an overall of the program completely. Consultants are doing parking counts and assessment in three areas right now and the study will be done in April.

Downtown Parking Management – Desman Associates are the consultants and they are doing data collection now. This study should be finished by March 2015. Following that study will come Phase 2 of parking improvements. The consultants are also looking at parking minimums in the downtown and will provide the City with a recommendation.

Transportation Demand Management – How to expand CATMA's programs downtown? City employees are the focus for now but the study will also look at expanding to other businesses in the downtown.

J. Wallace-Brodeur – Will you push the meters back from the curb?

C. Spencer – Not right not but will look at that with street design guidelines later on as we redo streets.

H. Roen – I assume there will be signage to let people know where the available parking is located.

C. Spencer – The wayfinding system will be built very soon with electronic smart signs at parking garages to help direct people when parking is full.

N. Wildfire – Fortunate to get a second grant to send cities back to Burlington to look at public/private partnerships to manage parking. Develop different model agreements for sharing of parking.

J. Wallace-Brodeur - Who do you envision taking the lead for parking in the future?

N. Wildfire – The consultants will bring recommendations forward. Parking management district often managed by a Business Improvement District, or parking authority that could grow out of Public Works Department OR private vendor.

J. Wallace-Brodeur – The entity should benefit from the management of the parking to always want to improve the system. How do you envision working with us?

N. Wildfire – We can come back as often as you want to present. We work closely with P&Z staff. We'll provide you with the data to back up your proposed changes to the zoning regulations.

D. White – Commission has come out of the box with proposed changes. Policy will be part of the system that we move forward.

B. Baker – In the zoning we look at parking on a lot by lot basis which doesn't work in the downtown. And it doesn't allow sharing of the resources.

VI. Proposed Zoning Amendments

ZA-15-01 Garage Size and Orientation

On a motion by A. Montroll, seconded by B. Baker, the Commission unanimously warns ZA-15-01 for public hearing on October 28, 2014.

As approved by the Burlington Planning Commission on October 28, 2014.

Inclusionary Zoning for Institutional Zoning Districts

D. White – Language exemption for inclusionary housing for institution managed housing outside of the institutional zoning districts. If housing changes back to market housing they would have to come back and meet the inclusionary housing requirements.

A. Montroll – His concern is the focus on exclusively student housing usage. What if they want to open it up to others in the community?

B. Pine – This is not housing available to the community. It is financed as such as well. The institutions will work together to fill the beds in those developments.

A. Montroll – The other situation where this could be an issue, would be if a student lives with their family. Or what if professors would live in with students?

E. Lee – Not sure why the institutions should be getting around the inclusionary housing requirements. Why would they get the exemption and not others?

A. Montroll – By allowing this exemption it takes tremendous pressure off other housing for other people in the community.

B. Baker – Inclusionary housing ordinance, to do an overall review would take years to work on. This opens up more opportunity for institutions to build more housing which we need.

B. Pine – This exemption is brought forward because calculating how students might qualify for inclusionary housing is very difficult because of how students pay for their housing through their tuition.

E. Lee – Why aren't we calling these dorms and allowing them off campus instead? Should we add language to regulate and mandate non-students to live there to deal with behavior issues?

A. Montroll – Those issues are not zoning related but zoning should try to address behavior issues.

D. White – Tweak and add "affiliates", keep exclusively.

B. Baker – Always says that the project needs to be exclusively residential. We might want some mixed use.

On a motion by L. Buffinton, seconded by A. Montroll, the Commission unanimously sends this amendment back to staff for modification of the wording.

Parking Spaces Dimensions

D. White – Parking dimensional requirements are larger in Burlington then elsewhere in the County. Study from Calgary Canada where they did a study to understand the actual size needed. We also looked at FBCs elsewhere in the country and they all match with this. This is right-sizing the parking dimensional requirements. Practical impact is that some developers might be able to fit more spaces on their lots and reduces the cost of development by the same token. Examples for Calgary, Cincinnati and Miami are included in the packet.

H. Roen: In general, likes the concept of not basing everything on the larger cars that exist.

D. White – This is just a minimum, they can do bigger spaces too. This is for parking lots and garages only, not for on-street.

J. Wallace-Brodeur – What is the main goal of this?

Y. Bradley - Financially, developers can fit more cars and allows for smaller developments, so reducing costs. Municipalities can gain more revenues as well.

J. Wallace-Brodeur – No harm in setting a smaller minimum then needed.

A. Montroll – This came up at ordinance committee. Makes sense to use a thoughtful process to determine size. If people don't park their cars correctly and take more space could we run into the problem of getting cars stuck in the lane?

As approved by the Burlington Planning Commission on October 28, 2014.

L. Buffinton – Better enforcement could take care of the issue mentioned by A. Montroll. She likes the increase allowance for more compact cars.

E. Lee – Supports that for residential uses but not for municipal uses, such as libraries, etc.

H. Roen – His Street is tight and hard to navigate sometimes but acts as traffic calming which is a good thing.

E. Lee – What about making it different for residential versus commercial and public uses?

On a motion by E. Lee, seconded by A. Montroll, the Commission unanimously sends this amendment back to staff for modification to allow small parking space dimensions for residential uses only.

Subdivision and Conditional Use Review

Discussion postponed until next meeting.

VII. Committee Reports

Ordinance Committee – Working on air B&B

Executive Committee – Met last week.

LRPC – Will schedule a meeting to discuss planBTV South End.

VIII. Commissioner Items

L. Buffinton – Request that as a commission we seriously look at lot coverage comprehensively throughout the city, especially the 100% lot coverage permitted on the waterfront. We need to keep in mind views of the water and environmental perspectives. Lot coverage in the RM is also very low at %40 considering the intensity of use on that district.

IX. Minutes/Communications

On a motion by A. Montroll, seconded by L. Buffinton, the Commission unanimously recommended approval of the minutes of August 12 and accepted the meeting notes from September 9, 2014.

X. Adjourn

On a motion by L. Buffinton, seconded by J. Wallace-Brodeur, the Commission unanimously adjourned at 8:34pm.



Y Bradley, Chair

October 29, 2014

Date



S. Thibault, recording secretary

As approved by the Burlington Planning Commission on October 28, 2014.