



**MINUTES OF THE SPRINGDALE TOWN COUNCIL
WEDNESDAY, JUNE 22, 2022
AT THE CANYON COMMUNITY CENTER, 126 LION BOULEVARD, SPRINGDALE, UTAH**

The Special Meeting convened at 5:02 pm

MEMBERS PRESENT: Mayor Barbara Bruno, Council members Randy Aton, Lisa Zumpft, Suzanne Elger, and Jack Burns.

ALSO PRESENT: Town Manager Rick Wixom, Director of Community Development Tom Dansie, Police Chief Garen Brecke, Town Treasurer Dawn Brecke, Parks & Recreation Director Ryan Gubler, Public Works Superintendent Rob Totten, Streets Superintendent Robert George, and Town Clerk Darci Carlson recording.

Approval of the agenda

Motion made by Lisa Zumpft to approve the agenda. Seconded by Randy Aton.

Aton: Aye

Zumpft: Aye

Bruno: Aye

Elger: Aye

Burns: Aye

Motion passed unanimously.

A. Discussion/Information/Non-Action Item

1. General discussion and announcements: Given the number of meeting attendees, Ms. Elger asked if the Mayor wanted to add community questions and comments to the agenda.

- Mayor Bruno indicated she may be willing to allow comments later after the Council got through the scheduled items on the agenda.

Ms. Carlson acknowledged a clerical error on the agenda and said items B1, B2, and B3 should be labeled Legislative Action Items. Items B4 and B5 should be labeled Administrative Action Items. She apologized for the error.

Ms. Elger assumed most had heard the History/Cultural Center was not being considered for the George A. Barker Park, however, she wanted to address the process that led to that announcement. Ms. Elger recounted the sequencing of the Council's recent actions regarding the Center proposal and the abundance of public comments and responses. She was concerned about how the decision to not pursue the proposal was in possible violation of the OPMA.

- Mayor Bruno indicated one-on-one conversations between Council members followed the rules. She thanked community members for giving their input on the River Park location.

B. Legislative Action Items

1. Public Hearing – Ordinance 2022-10: Changes to the front setback requirements in the Valley Residential and Village Commercial zones, making front setback distances dependent on building height: This proposed ordinance affected property with frontage on SR-9 and specified buildings greater than 18' in height would require a 50' versus 30' front setback from the property line.

The Planning Commission held a public hearing and unanimously recommended approval. Public comment letters in opposition cited added complexity in the development process and a lack of consistency in setback standards across all zones.

Council questions to staff: Mr. Aton asked how height was measured.

- Building height was measured to the highest point of the building relative to the grade immediately underneath the building.

Ms. Elger questioned height consistency in the ordinance based on a public comment.

- Mr. Dansie agreed there could be more consistency with the height requirement given setbacks in the Central Commercial Zone versus the Village Commercial Zone.

Community questions to staff: None were asked.

Motion made by Suzanne Elger to open public hearing for Ordinance 2022-10, changes to the front setback requirements in the Valley Residential and Village Commercial zones. Seconded by Jack Burns.

Aton: Aye

Zumpft: Aye

Bruno: Aye

Elger: Aye

Burns: Aye

Motion passed unanimously.

Public comment: Hans Dunzinger asked if this was the same Town that gave approval to the IMAX theater.

Motion made by Jack Burns to close public hearing. Seconded by Suzanne Elger.

Aton: Aye

Zumpft: Aye

Bruno: Aye

Elger: Aye

Burns: Aye

Motion passed unanimously.

Council deliberation: If people did not like what was seen from new development in Springdale, Mr. Burns said they should look no further than the ordinance that allowed it. Viewsheds in the Town were affected by several examples of new development along SR-9. Mr. Burns felt setbacks were critical to the long-term protection of the road corridor.

Ms. Elger's only concern was consistency by introducing another height allowance that differed from what was set for another zone.

- Mr. Dansie clarified the height limits in the Central Commercial zone were different from what currently existed and what was being proposed in the Village Commercial zone.

Ms. Zumpft thanked the Planning Commission for their hard work. She agreed with Mr. Burns' comments and was concerned about development being too close to the road, especially in the Village Commercial zone.

Since the Village Commercial zone was transitional, Mr. Aton agreed there should be less density and less height in that zone. Addressing Mr. Dunzinger's public comments, when the IMAX theater development was being approved, Mr. Aton recalled it was contentious. But because the structure did not block views of the canyon or break the skyline, the project was allowed. The intention of this

ordinance was to create a feeling of being in Zion Canyon when driving through Town with increased setbacks and decreased building heights.

Motion made by Lisa Zumpft to approve Ordinance 2022-10 changes to the front setback requirements in the Valley Residential and Village Commercial zones, making front setback distances dependent on building height and modifying the setback requirements in Section 10-9B-7 based on following findings:

- 1) **The changes altering setback standards based on building height will help preserve views of the cliffs and features of Zion Canyon and thereby promote the Town's village character.**
- 2) **General Plan Objectives 2.2.1 and 2.2.3 regarding the need to protect natural features in the main village character and scale.**

And direct the Mayor to sign. Seconded by Randy Aton.

Aton: Aye

Zumpft: Aye

Bruno: Aye

Elger: Aye

Burns: Aye

Motion passed unanimously.

2. Public Hearing – Ordinance 2022-11: Changes to the method of determining maximum permitted density (units per acre) in the Central Commercial and Village Commercial zones by exempting land in the regulatory floodway and in slopes of 30% and greater grade from the density calculations: This ordinance would alter the density calculation by excluding floodways and 30% slopes from contributing to the total number of units allowed on a property. The intention was to ensure density was perceived consistently throughout the Town.

Mr. Dansie indicated the Planning Commission recommended approval on a 3:2 vote. Dissenting votes were due to concerns over impacts on property owners. Written comments objecting to the ordinance were received citing the need to apply standards consistently across zones, and the unintended consequences caused by displacing tourist-related development to other communities.

Council questions to staff: Ms. Elger asked if there was any discussion beyond a 1:1 ratio.

- Mr. Dansie answered 'no'.

Community questions to staff: Hans Dunzinger asked if staff could show a map of the affected properties.

- Mr. Dansie displayed the same map produced for the Planning Commission to analyze affected areas in Town (Attachment #1).

Mayor Bruno asked if the Planning Commission was mostly concerned about the SR-9 corridor or density throughout the Town.

- Mr. Dansie answered they were concerned about both.

Motion made by Jack Burns to open public hearing. Seconded by Lisa Zumpft.

Aton: Aye

Zumpft: Aye

Bruno: Aye

Elger: Aye

Burns: Aye

Motion passed unanimously.

Public comment: Stan Smith from Bumbleberry Inn read the ordinance draft and understood its intent but did not agree with how it was written. He pointed out that the Council just made a correction to densities with the passing of Ordinance 2022-10.

He used his property as an example since much of it was in a floodway. Exempting this area from the density calculation made property in Central Commercial (CC) much more expensive to develop which could discourage the building of employee or affordable housing. The Town should want greater density in the CC zone but Mr. Smith said this ordinance punished it. He encouraged the Council to vote against the ordinance revision and find a better way to achieve the goal.

Motion made by Suzanne Elger to close public hearing on Ordinance 2022-11. Seconded by Randy

Aton.

Aton: Aye

Zumpft: Aye

Bruno: Aye

Elger: Aye

Burns: Aye

Motion passed unanimously.

Council deliberation: From her tenure on the Planning Commission, Mayor Bruno recalled only the Village Commercial Zone was considered for this change.

- Mr. Burns agreed the focus was on the Village Commercial Zone and a desire to ensure a step down in density to residential areas.

Mr. Dansie clarified this ordinance specifically exempted floodways from the density calculation.

Mr. Aton said density was a defining characteristic in keeping the Town's village character and was important along the SR-9 corridor. Higher density was more acceptable in areas off SR-9. He agreed the Village Commercial zone should be a buffer from the higher density in the Central Commercial zone.

Ms. Elger asked if mostly sloped or flood properties were impacted.

- The zones affected by this ordinance were mainly on the valley floor and therefore properties in the floodway were more impacted.

Mr. Burns said the core of commercial development happened in the Central Commercial zone where the expectation was a higher density. Even with this, protecting the village feel could be accomplished. Mr. Burns supported removing Central Commercial from this ordinance but recommended the Planning Commission look at the distance between buildings in Central Commercial as a way to reduce density.

- Mayor Bruno voiced support for this alternative.
- Ms. Zumpft agreed. She said many of the elements in the SR-9 design standards declined by the Council last year should be reconsidered by the Planning Commission as they could apply to this topic.

Motion made by Jack Burns to approve the revision of Ordinance 2022-11 by adopting a net developable area standard to determine allowable density in the Village Commercial Zone. The original presentation of this ordinance by the Planning Commission suggested a net developable area standard for the Central Commercial Zone as well but after deliberation by Town Council, it was determined a higher level of development density is anticipated since the core of commercial development occurs here. This revision will remove Section 2 10-11A-7 in reference to the Central Commercial Zone from this ordinance.

Motion amended by Lisa Zumpft that approval was based on the following findings:

- 1) Altering the density standards based on net developable area will better promote the Town's village scale.
- 2) General Plan Objectives 2.1.3, 2.2.2, and 2.3.1 which state the need to protect natural features and to maintain village character and village scale.
- 3) The Central Commercial has more density than Village Commercial which is a transition to Valley Residential and Foothill Residential Zones.

And direct the Mayor to sign.

Motion amendment accepted by Jack Burns.

Motion amendment and the full motion seconded by Randy Aton.

Aton: Aye

Zumpft: Aye

Bruno: Aye

Elger: Aye

Burns: Aye

Motion passed unanimously.

3. Continued from June 8, 2022 – Ordinance 2022-09: Revisions to various sections of Town Code regarding Transient Lodging regulations and enacting of a Transient Lodging Overlay Zone: Mayor Bruno indicated the Council held a public hearing on June 8th but would allow members of the public to make comments before deliberation.

Mr. Dansie briefly reviewed the intent of the ordinance. The ordinance removed the Conditional Use Permit for transient lodging in the Village Commercial zone and categorized transient lodging into two types: Type 1 was traditional hotel-style development that was a permitted use subject to additional standards; Type 2 was short-term rental-style development subject to a Transient Lodging Overlay Zone.

- Based on the June 8th discussion, the Council asked staff to revise the ordinance to make all transient lodging subject to the Transient Lodging Overlay Zone, clarify the front desk standards, and better define enforcement through the annual business license renewal.
- Creating an annual cap on the number of transient lodging applications accepted in a given year was also a new suggestion.

The Town Attorney reviewed the ordinance and made some technical and editorial changes.

Ms. Elger asked if the Council should have a public hearing on the application cap suggestion.

- The Council was required by state law to hold one public hearing, which was held on June 8th. They were also allowed to make any modifications to the ordinance that they deemed proper.

Ms. Elger asked when the ordinance needed to be passed to fulfill the moratorium.

- The moratorium would expire on July 12th. If the Council did not adopt a new ordinance by that date, the moratorium would be lifted and the existing transient lodging regulations would apply.

Mayor Bruno allowed comments from the audience in attendance.

- Laura Doty said this ordinance would affect her tremendously and preclude her from developing transient lodging off SR-9. She read a prepared statement (Attachment #2).

Hans Dunzinger owned the Driftwood Lodge and acknowledged being a transient lodging task force member. The task force worked through a facilitator to research the problem and collect information to suggest solutions. Mr. Dunzinger understood why the Town was concerned with the proliferation of transient lodging that displaced long-term housing and mixed-uses. He mentioned, however, that in the last four years, no large hotel property had been developed. He said the majority of Type 1 properties not developed yet were subject to development or settlement agreements which the ordinance would not change. With that, Mr. Dunzinger expressed frustration that only the Driftwood Lodge property and the

Bumbleberry Inn property would be impacted by the Type 1 overlay zone. He contended combining multiple properties into one larger area was not a substantial threat. Mr. Dunzinger supported the ordinance the task force and the Planning Commission originally recommended which did not include the overlay zone requirement for Type 1. He also strongly opposed section 10-13F-7 in the ordinance regarding restrictive covenants. Mr. Dunzinger read Utah Code Title 10 Chapter 3 Part 13 and commented that elected and appointed officials, and municipal employees, shall yearly disclose their interest in business entities. Based on this, Mr. Burns was asked if he filed a sworn disclosure statement disclosing his interest in nightly rentals.

Mr. Burns supported the overlay zone for Type 1 which made it a legislative action and put the Town in a better position of where and when the development should occur. He acknowledged Type 1 lodging provided a number of public benefits. Mr. Burns differentiated that the task force was charged with making recommendations to the Town Council, not making decisions for the Town. There were no surveys where residents said they wanted to see more hotels or large-scale development in Springdale.

Ms. Elger agreed an overlay zone should apply to both Type 1 and Type 2. This helped the Town plan for what might come in the future.

Mayor Bruno understood why the task force did not recommend an overlay zone for Type 1. She didn't believe it was necessary, but despite this, would not change her mind about passing the ordinance.

Mr. Aton said a moratorium was enacted because the Town saw a threat to business diversity and long-term rentals. He commended the suggestions of the task force. The Council needed to get in front of transient lodging development and the overlay zone was a good way for the Town to review applications on a case-by-case basis.

Ms. Zumpft was also on the transient lodging task force. She expressed conflict about the overlay zone for Type 1 but knew the Council could reassess the ordinance in the future based on the applications that came in. This ordinance was in response to and in support of the community.

The Council discussed Type 1 and Type 2 differences, clarifications for front desk staffing, the restrictive covenant, and components of the mixed-use requirement.

The Council considered a yearly application cap.

- Mr. Burns said a cap was intended to avoid subjectivity. It allowed the Town to review the conditions of the ordinance and identify any deficiencies to ensure it was in concert with the existing code.
- In addition, Mr. Burns said the Town could not ignore the prolonged drought. A cap put the community in a better position to control the number of applications relative to the water master plan.

Mr. Dansie clarified the cap was on the number of applications received not the number of approvals given.

Mr. Aton commented this ordinance gave the Town more tools to make decisions.

Motion made by Lisa Zumpft to approve Ordinance 2022-09, revisions to various sections of Town Code regarding Transient Lodging regulations and enacting of a Transient Lodging Overlay Zone per discussion by the Town Council on June 8 and June 22, 2022, with the following modifications:

- 1) **Change 10-13F-5-B-1 to add the legal language about front desk staffing.**
- 2) **Add 10-13F-8 from the staff memo regarding restrictive covenants and changes from legal.**
- 3) **Make the editorial corrections that were discovered.**

4) Add 10-13F-8 about the application cap from the staff report.

This ordinance is supported by the following findings based on Ordinance 2022-01 to address the problems/issues with current trends in transient lodging of:

- a. Converting long-term residential rental units in commercial zones to short-term transient lodging, thereby decreasing the amount of rental housing available in the Town and exacerbating the Town's affordable housing problems.
- b. Converting non-lodging commercial properties into short-term transient lodging, thereby reducing the diversity of commercial uses in the Town which detracts from the Town's village character.
- c. Creating a market that encourages the development of land primarily with transient lodging uses and no complimentary commercial uses, which reduces the diversity of commercial uses and services in the community.
- d. Increasing the intensity of development on commercial properties adjacent to and nearby residential properties which results in more traffic, noise, and light in these areas and degraded quality of life for Town residents.

1) These strategies are justified by:

- a. Promoting the goals and objectives of the General Plan including Goal 2.1, Objective 3.1.3, Objective 4.2.3, Objective 5.1.4.
- a. Meeting the standards for making revisions to the land use ordinance outlined in section 10-3-2(A) of the Town Code: a. Legislative amendment policy: For the purpose of establishing and maintaining sound, stable and desirable development within the Town, the Town has adopted a general public policy that amendments should not be made to this title or to the zoning map except to promote more fully the objectives and purposes of this title and the General Plan, to correct manifest errors, or to accommodate substantial changes in conditions that are not contemplated in the General Plan.

And direct the Mayor to sign. Seconded by Randy Aton.

Aton: Aye

Zumpft: Aye

Bruno: Aye

Elger: No

Burns: Aye

Motion passed 4:1.

Ms. Carlson addressed disclosure statements. She said each year the Clerk's Office initiated disclosure statements for public officials and employees to sign. The statements were public documents and could be provided to anyone who requested them through a GRAMA request.

C. Administrative Action Items

1. Public Budget Hearing – Resolution 2022-10 to open and amend the FY 2021/22 budget: At the end of every fiscal year, staff looked at the line items in various funds in order to make any necessary adjustments to close the final budget. The adjustments were identified on the spreadsheets provided to Council.

Community questions to staff: Ms. Elger asked what resolutions were being repealed.

- Mr. Wixom said this final resolution replaced the previous amendments.

Community questions to staff: None were asked.

Motion made by Suzanne Elger to open public hearing for Resolution 2022-09, Adoption of the final budget for FY 22/23. Seconded by Jack Burns.

Aton: Aye

Zumpft: Aye

Bruno: Aye

Elger: Aye

Burns: Aye

Motion passed unanimously.

Public Comments: Former Mayor Stan Smith recommended the resolution be passed.

Motion made by Suzanne Elger to close public hearing for Resolution 2022-10. Seconded by Randy Aton.

Aton: Aye

Zumpft: Aye

Bruno: Aye

Elger: Aye

Burns: Aye

Motion passed unanimously.

Council deliberation: There was no further Council discussion.

Motion made by Lisa Zumpft to approve Resolution 2022-10, to open and amend the FY 21/22 and direct the Mayor to sign. Seconded by Suzanne Elger.

Aton: Aye

Zumpft: Aye

Bruno: Aye

Elger: Aye

Burns: Aye

Motion passed unanimously.

The Council took a brief break. The meeting resumed at 6:56 pm.

2. Review and approval of the Active Transportation Plan recommendations: This agenda item was a review of the work done by consultants Fehr and Peers related to transportation in the downtown area as well as active transportation throughout Springdale. Based on their analysis, the consultants recommended a number of strategies to address the conditions identified. Mr. Dansie indicated additional design and public involvement would be required before moving forward with any of the recommendations.

Project Manager Tim Baird from Fehr & Peers was present via Zoom and gave a brief presentation to the Council. Fehr & Peers collected data and conducted field analysis to assess mobility issues, parking, shuttle service, and safety concerns.

Mr. Burns asked if dwell time was used during data collection to ascertain why and how long people were stopping in Town.

- Mr. Baird said the UDOT street light data did not specifically look at dwell time. They could, however, reassess this data and review average trip times to gain some insights.

Mr. Aton asked if the data reflected pedestrian traffic.

- The sample was intended to reflect vehicular travel. The cell phone data collected was not tied directly to a mobility app.

Mayor Bruno commented some strategies were easy to implement while others were more complex. Tonight, the Council would vote to approve the ideas in the plan but were not bound to move forward with any of them.

Mayor Bruno wanted to make it clear that Springdale Elementary was owned by the Washington County School District and the future of the school was up to them.

- Mr. Wixom emphasized the District and the Town valued the school in the community. There was no intention for it to move, close, or relocate as long as its census numbers remained as they were now.

The last chapter of the plan contained the results of community outreach and survey efforts. Mr. Baird said the concepts put forth for comment generally had a positive net response.

Motion made by Lisa Zumpft to accept the Downtown Transportation Study and the Active Transportation Plan which will not bind the Town to any of the strategies. Seconded by Suzanne Elger.

Aton: Aye

Zumpft: Aye

Bruno: Aye

Elger: Aye

Burns: Aye

Motion passed unanimously.

C. Administrative Non-Action Item

1. Discussion of Enterprise Funds and User Rates: Mr. Wixom had provided the Council with a lengthy staff report on Enterprise Funds and User rates that included information on usage tiers. He explained that for culinary water, the state required conservation pricing so when use increased so did rates. In Springdale, approximately 75% of residential users were in the lowest tier using an average of 1,700 gallons of culinary water per month. Commercial users were spread throughout the tiers.

- Comparatively, the sewer fund had only two tiers: below 7,000 gallons and above 7,000 gallons. About 85% of residential users were in the lower tier while approximately 73% of commercial users were in the higher tier. These numbers were consistent year over year.
- The irrigation fund had flat rates which varied by the size of the connection. This fund did not have conservation pricing. With meters on the Town customer connections, usage data could be collected.

Culinary water fund rates had increased over the years; however, both the sewer and irrigation funds had not. Mr. Wixom pointed out the number of irrigation customers was small compared to the number of culinary water customers. With that, he asked the Council to discuss the scope and pace of rate increases. The state required water rates to be adopted by ordinance so any changes would come back to the Council in the form of an ordinance amendment.

Mayor Bruno asked if usage went down when rates went up.

- Generally residential users were more responsive to price than commercial users.

Ms. Elger asked about the average increase in water rates over the last five years.

- Mr. Wixom answered about 5% every other year. Rates increased due to the new water treatment plant.
- Similarly, when the wastewater treatment plant underwent upgrades, rates would increase in response. Sewer rates were last raised in about 2008.

Ms. Zumpft asked if the sewer line replacement was in the calculation.

- Mr. Wixom said it was not. Every time the Town updated a master plan, engineers considered the capacity of the sewer lagoons and lines. At some time in the future, this would need to be addressed but the Town was not at that point.

Sewer fund rates had not risen for many years because it had a fairly healthy fund balance and revenues covered costs. Now, however, the sewer project would add more for debt service and maintenance.

- Mr. Wixom recommended the Council match the rate tiers of the sewer fund to the culinary fund. He said this was a logical change.

The Council talked about irrigation base rates and a future tiered usage structure.

- Mr. Aton said the Town should look at large irrigation water users and the low price they paid compared to the amount of water they used.
- Ms. Zumpft reminded the Council that many of the large irrigation water users were not Town customers but irrigation shareholders. It was up to the Irrigation Company to determine the assessments of their shareholders.

Mr. Aton asked if the hotels had an education program or handouts in rooms that addressed water conservation.

- Stan Smith from Bumbleberry Inn said many hotels promoted the reuse of towels and sheets and installed low-flow toilets and showers. Many hoteliers actually sent their laundry out to be done in St. George. Most guests were concerned about water usage because they came from states with similar issues. Mr. Smith said many of the traditional housekeeping services were changing within the hotel industry.

Looking at the scope and pace of ongoing increases, Mr. Wixom asked about the Council's expectations for the future, understanding sewer and irrigation fund rates would need to catch up.

- The Council agreed that matching the sewer rate tiers to the culinary water rate tiers made sense.

Once final funding for the sewer project was determined, the Town would understand the debt service and how this could impact a rate increase. Mr. Wixom would prepare an analysis for the Council

Unfortunately, the irrigation fund was hard to work with because it had so few customers. Each year money from the General Fund was transferred to the irrigation fund to cover costs. But because public properties were being irrigated, Mr. Wixom did not think this was inappropriate. If rates were modified to include a base rate and a usage rate, it would be important to quantify how much irrigating public properties cost.

- Although a seasonal utility, irrigation was billed monthly. The system was on all year long and was pressurized; however, the irrigation line to Canyon Springs was turned off seasonally to avoid freezing.

Based on the discussion, Mr. Wixom would draft an ordinance amendment addressing modifications to the three utility rate structures and provide it to the Council for review.

Adjourn

Motion to adjourn at 7:56 pm made by Randy Aton. Seconded by Jack Burns.

Aton: Aye

Zumpft: Aye

Bruno: Aye

Elger: Aye

Burns: Aye

Motion passed unanimously.

Darci Carlson
Darci Carlson, Town Clerk

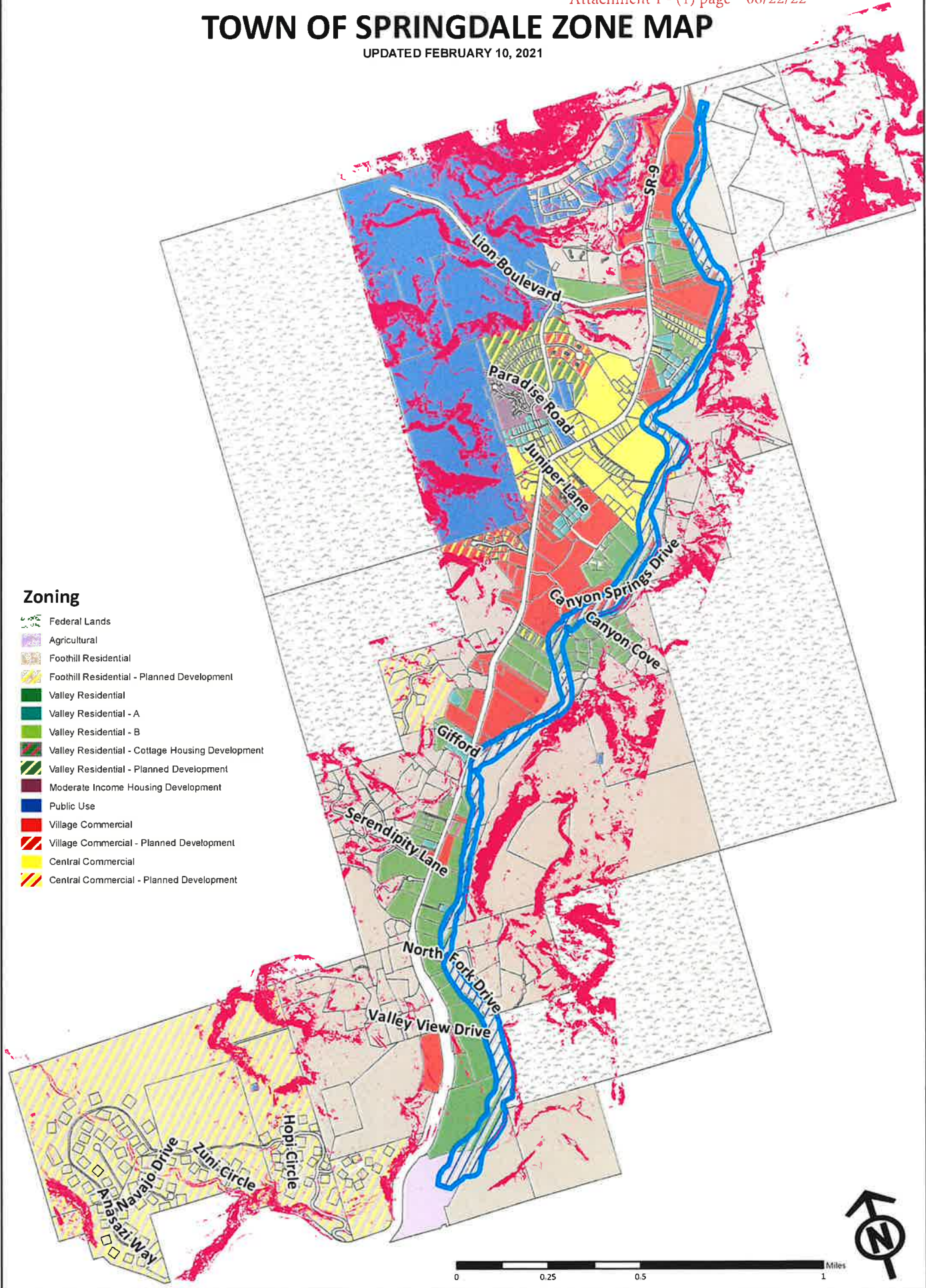
APPROVAL: Barbara Bruno DATE: 8/10/22

A recording of the public meeting is available by contacting the Town Clerk's Office. Please call 435-772-3434 or email springdale@springdale.utah.gov for more information.



TOWN OF SPRINGDALE ZONE MAP

UPDATED FEBRUARY 10, 2021



To the Springdale Town Council

From: Laura Doty

Date: June 22, 2022

Subject: Transient Lodging Ordinance

I commend the volunteers, elected officials and Town staff for all of their efforts to make Springdale a better place for the residents, the tourists, the businesses and the land owners.. Every one of you need to be thanked and praised for the endless amount of time you spend to ensure a positive future for our community.

I understand the concern for the over development of Transient Lodging, whether it be a hotel, motel, apartment (vacation rental), bed and breakfast or in house hosting. I also understand the concern that there is not a diverse commercial offering for residents and guests and this needs to be addressed.. I also realize the conundrum surrounding the desire for employee/workforce housing.

I understand there is a time limit at hand and the Transient Lodging Land Use Regulations are going to be voted into place before the July Moratorium Deadline. However, I am concerned that this ordinance was compiled in a very short period of time.

This ordinance, in particular, will have a serious future economic impact on this town (residents as well as the tourist and business environment). I wonder how the town revenues will be impacted by this ordinance in the future and if the town will have the income necessary to handle the inevitable increase in residents and tourists. Perhaps this should be taken into consideration as this ordinance is voted in place.

While I realize you will be passing this Ordinance, I hope you will not put it on the shelf and consider that it is now in its final form. I understand the Town has hired or will be hiring a housing consultant to provide crucial information and an economic analysis to the Commission so they can better understand the figures and framework for workforce/affordable housing. They are also hiring a firm to do the same for our town street scape. I sincerely hope you will make the decision tonight to hire a consultant/expert to further review this Transient Lodging Land Use Ordinance to ensure this is the best ordinance for all concerned and for our town.

I reiterate, I personally don't think this ordinance should be considered to be in its final form and further research and work should continue on this ordinance on an ongoing basis. Further, I hope that this task be considered a top priority. I can only hope the town leaders feel the same way.

Laura Doty
Resident, Business Owner, Property Owner