

Town Council:

The Transient Lodging Overlay memorandum contains the following telling statement about the initial TLO as one justification for the proposed TLO revision: "...the TLO does not produce the kind of diversity of land uses initially envisioned." I have a strong hunch that the revised TLO will also produce results that were not initially envisioned.

Section 10-13F-4. By making the approval of each TLO at the sole pleasure of the Town Council, a significant amount of pressure and concern of bias is introduced. Are measures in place to protect against this, such as no-contact periods, etc.?

Section 10-13F-7.F.2 Requiring that long-term rentals be newly conceived and constructed has already created a de facto moratorium on new long-term rental construction in Springdale. For any future village-scale nightly rental operation, obtaining the new long-term rental unit is going to be a very significant burden. Anyone that has been considering building a long-term rental, now has a compelling reason to put that plan on the back burner, because the ability to build a new long-term rental in the future will be so valuable for any future TLO winners. The ordinance should be changed to allow building a new long-term rental now and reserve the credit for a potential nightly rental operation in the future. This will free developers to build long-term rentals now (that's what we want right?) without the fear of losing out in the future.

Section 10-13F-7.F.13 should eliminate the "at least 50 year" restrictive covenant time frame. As has been stated in regard to other recent legislative items in the Town, deed restrictions are sticky business both hard to enforce and hard to work around. I understand the need for some guarantee that the long-term rental will remain operational, but the duration of the long-term rental covenant should be tied to the duration of the nightly-rental operation. Section 10-13F-10 should have the following sentence added: "Upon revocation or non-renewal of the transient lodging business license, the Town shall, upon request, supply a letter releasing the restrictive covenant from the deed on the long-term rental property associated with the discontinued transient lodging operation."

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