Treasure Comments

From: John Stafsholt <jstafsholt@aps-tech.com>
Sent: Thursday, September 15, 2016 8:06 AM

To: Treasure Comments; Adam Strachan; Steve Joyce; Laura Suesser; Melissa Band;

Douglas Thimm; John Phillips; Preston Campbell

Cc: Bruce Erickson; Francisco Astorga

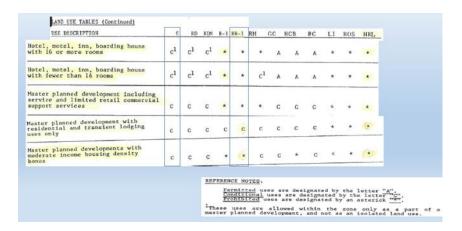
Subject: RE: Stafsholt THINC Presentation 9-14-16

All,

I was asked to make sure everyone had a copy of my presentation. My email with the presentation was kicked back by the PCMC server due to size.

So, I've added a portion of one slide below.

To me, of particular importance is the cut and pastes from the Land Use portion of the applicable 1983 LMC 7.14.1. (Slide 19 attached)



The MPD gathers most of its density from the original HR1 zoning of 25'X75' lots. The MPD lies in the HR1 zone is subject to the HR1 land use criteria and estate land use criteria (due to the portion of the MPD in the estate zone & the UE's derived from that land). Those land uses are above. The most restrictive code dictates usage.

HR1 Zoning prohibits hotel uses, yet now we are discussing a 5 star hotel. This shows how far the Sweeney's have pushed their MPD approval.

The original MPD was envisioned as a residential stacked condo/ townhouse development. This residential use (as you heard from 1985 commissioners & 1986 council persons) was allowed a rental (transient lodging) aspect. This is similar to other houses and condos currently being rented in Old Town. It is not a hotel use. The residential <u>and</u> transient lodging must contain both (not just transient lodging). Transient lodging is not defined in the 1983 LMC.

Thanks for all your work and time, John

John Stafsholt

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