

BRIGHTON SHORT TERM RENTAL SUB COMMITTEE MEETING MINUTES

Wednesday, November 15th, 2022 at 3:00pm

*Approved at the December 13th, 2022 Brighton Town Council Meeting

ATTENDANCE

Jeff Bossard (meeting chairperson), Jenna Malone, Barbara Cameron, Carolyn Keigley, Carole McCalla, Kara John, Cameron Platt, Sally Anderson, Alicia Gonzalez, Curtis Woodward, Cheryl Lenzer, Keith Stebbings, Chad Smith, Wendy Smith, Sarah Jean Hoggan, Brian Tucker, Emily Gretskey, Michele and Matt Bergman, Kate, Alex, MS, Shaun, Nima, Elise Caffee, Doug Fry, Renae Olsen, Angus Robertson, Abraham Vanderspek, Ulrich Brunhart, Damon Lowe, BLujan, 801-637-5440, Wendy, Nick Sieckowski, Jim Nakamura, Justin.

BUSINESS

Current data concerning STRs in the Town of Brighton

Kara John provided an update on current business licenses according to the MSD records. There are 4 licensed STRs up for renewal and waiting to make payment. Excluding Solitude there are 36 total licensed and legal STRs in the town of Brighton. Granicus has record of 29 of those. To further breakdown the numbers by neighborhood, there are 21 in Brighton, 11 in Silver Fork, 2 in Pine Tree, 1 in Forest Glenn, and 1 in Giles Flat. There are 120 total STRs licensed at Solitude. As for pending applications, there are 5 waiting for land use approval (2 are not found in Granicus). Two of those applications started in November, one in April, One in February, and one in October of last year. There are 2 incomplete applications. This means they did not provide the MSD with the information that was needed on the application. They were told more information was needed before the application could be processed. Those applications started in September and October of this year.

Kara shared a spreadsheet from the meeting packet showing the numbers of homes, residents and rentals that are both compliant and noncompliant as well as active (renting within the last 0-60 days) and inactive (rented more than 61-365 days ago) to give an idea of the potential STRs. There were also calculations to set STR permit caps at 25%, 20% and 10% of total homes in each neighborhood. Jenna Malone suggested setting the caps according to a certain percent of the number of residents vs. number of homes since there are so many vacant homes. The number of homes and residents are our best estimates taken from Jane Martain's emergency management list. She has been updating it over the last few years with information she has gathered by outreach to property owners.

In the Brighton Loop (everything from the firestation on up), there are 154 homes and 24 full time residents. There are currently 21 licensed and permitted STRs, with the potential for 27 STRs if all past STRs that we know about obtained a permit and continued renting again.

In Silver Fork, there are 197 homes and 72 full time residents. There are currently 11 permitted STRs, with the potential for 19 total STRs if all owners we know about were to obtain a permit and continue renting again.

In Pine Tree, there are 35 homes and 9 full time residents with 2 permitted STRs. There is potential for 4 STRs if the others that we know about were to obtain a permit.

In Forest Glenn, there are 100 homes and 31 full timers. There is 1 permitted STR and potential for 1 more that we've known to rent. Because much of Forest Glenn is not connected to the sewer, the majority of homes are ineligible to be STRs, except for a couple of homes near the entrance that have sewer.

In Giles Flat, there are 14 total homes and 3 full time residents. There is 1 permitted STR and the potential for 1 more that we know about.

There are no known STRs in the other neighborhoods of Brighton.

Code Enforcement update

Sally Anderson from the MSD reported that she originally sent 15 Administrative Citations by certified mail to cease and desist renting. Of those 15, 11 properties were already in process with a pending STR application. Of the 15, 3 properties now have active business licenses. She later sent two more citations that she found to be out of compliance, so there is a total of 14 she is following. No fines have been issued because they have until Dec 31, 2022, as stated on the letter. There was a misunderstanding on the date because the last subcommittee meeting minutes stated Dec. 1st. Additionally, the subcommittee didn't vote on the decision to suspend fines. Sally and Cameron Platt drafted the citations based off a suggestion from the mayor that was discussed in the last subcommittee meeting. Cameron further explained that the intention from that meeting was to give the grace period to those currently in process as long as they didn't continue renting after receiving the letter. They must also complete the application process by the end of the year for the fee to be waived. Everyone else is liable for fines immediately based on the evidence of violation. Sally will send a warning letter reminding people not to rent while in the process.

Jenna Malone made a motion that effective immediately, MSD Code Enforcement can issue notices for violations for current STRs in violation of the Town of Brighton Ordinances requiring permits and licenses; furthermore, STRs owners who are in the process of applying for permit and license will be issued a notice of violation starting Dec. 31st, 2022. Jeff seconded the motion. It was noted that those who are non-compliant will be issued a single \$650 fine if they stopped renting after the September 21st notice. If they continued renting past that, a fine will be issued per day the property was rented, effective immediately.

Jeff Bossard: Aye

Jenna Malone: Aye

Carolyn Keigley: Aye

Barbara Cameron: Aye

Carole McCalla: Aye

Sally's final comment was to recognize all of the applicants that have responded to the letters requiring them to come into compliance. Those in the process are stepping up and reaching out to the Planning Department to follow the requirements.

Jeff mentioned that some of the applicants have been in the land use process since early this year. Jim Nakamura reviewed the active land use applications and there aren't any set to expire at the end of the year based on application inactivity. He mentioned that applications that are having a hard time meeting the building code are because of their windows, or lack of year-round water. There are some in the process that may not have adequate parking for the number of bedrooms. A letter from the Health Department will be mandatory to prove year-round water. Properties in Pine Tree now have year-round water, but it might not be on a permanent basis. Polly and Cameron are looking into the conditions of water contracts from Salt Lake City Public Utilities. Some contracts are with homeowners' associations or private water companies or on an individual basis. In the future, if a water contract is ended, then the ability to rent would be lost.

Presentation of survey results from a broad view

The survey results were shared on screen and in the packet. Jeff Bossard reviewed the pie charts. There was a total of 186 respondents which breaks down into 121 secondary property owners (65%), and 65 full time residents (35%). 140 people out of 186 do not rent out their properties, and 46 people do. 82 respondents are from Brighton, Silver Fork had 59 respondents, Forest Glen had 19, Pine Tree had 7, Cardiff had 5, and Lady of the Lakes/Evergreen had 2. Finally, 97 people will not rent out in the future, 26 said maybe, and 63 said yes.

Presentation and summary of each proposal

Density by Neighborhood

Jeff interpreted the results for the "Density within each neighborhood" proposal that involved setting caps at a percentage of the neighborhood. Each neighborhood would have a different number allowed. 186 people responded to this question. Of the 66 Full time residents, 36 people strongly/somewhat agreed while 30 strongly/somewhat disagreed. For part time residents, 49 somewhat/strongly agreed and 71 somewhat/strongly disagreed. Combining all participants adds up to 85 people that agree with the proposal while 101 disagree. In looking at where the respondents came from, 31 agreed in the Brighton Loop while 51 disagreed. In Silver Fork, 29 agreed while 30 disagreed. Forest Glen was also split at 9 agreeing and 10 disagreeing. In the other category (Pine Tree, Lady of the Lake/Evergreen, Cardiff, Solitude), 26 total, 15 agreed and 11 disagreed. Jeff was grateful for everyone participating and acknowledged the time it took to read comments and sort the data.

Color coded overlay map

Carolyn Keigley interpreted results of the "stoplight, red zone, yellow zone, green zone" proposal, where each neighborhood would have their own level of restrictions based on the nature of the neighborhood. The red zone allows no rental at all, yellow would be allowed a limited number such as in Silver Fork, and Green has no limits and are areas closer to the resorts, like the Brighton Loop. In Brighton, there were 47 against and 37 for the proposal. Cardiff/Mill D had 2 for and 3 against. Forest Glen had 12 for and 6 against. Lady of the Lake/Evergreen had 2 for and 1 against. Other was 8 for and 4 against. Pine Tree was 5 for and 2 against. Silver Fork was 37 for and 33 against. The total of all participants was 103 for and 96

against. She counted again on a different spreadsheet she got 93 for and 92 against. The comments were subjective whether it was for or against.

Tiered system by size of STR

Carole McCalla interpreted the results for the tiered system that bases restrictions on the size of the home. Small homes have less restrictions than larger homes because the more people they bring, the more potential problems. Her screen was not shared due to an error message. Her tally for full time residents at Brighton showed 75% agreed and 25% disagreed. Of the part time residents, 34 percent agreed and 66% disagreed. When combined, 44% agreed and 56% disagreed. In Silver Fork, full time residents, 44% agreed and 56% disagreed. Of the part time residents, 42% agreed and 58% disagreed. The overall was 42% agreed and 57% disagreed. Of the other communities it was a pretty even split. The full-time resident comments were dominated by a fear of strangers in the community. People seemed to think the proposal was logical but complicated. All groups had comments about enforcement. Part time residents had comments about property rights, and our location being recreational area vs. a residential area.

Limit on number of nights

Jenna Malone interpreted the proposal to limit the number of nights each rental can be rented. There is not a limit on the number of rentals. There was a challenge with this question.

“Strongly disagree” and “somewhat disagree” comments indicated that these respondents were split and wanted either more restrictions or fewer restrictions on STRs. Comments with “agree” had questions on enforcing this. There was a misunderstanding of the definition of STR because some comments mentioned this effecting long term rentals. By neighborhood, the vast majority of responses came from the Brighton area and Silver Fork. More respondents were full time than part time by about 2/3. About ¼ of respondents are current STR owners. The undifferentiated break down is not by neighborhood or full time/part time. The vast majority of this group disagreed at about 63%. Of those that wanted a restrictive cap, the highest number at 18.8% was for a 90 day cap.

There were 19 full time Brighton respondents and 3 were STR owners. About half disagreed with the proposal. Comments from full timers varied, “this seems to be a flexible option to limit impact.” Another said, “when you license STR and they’ve met all the conditions there should be no restrictions placed.” “I’m fine with long term rentals; it’s the 1 night rental (just for a big party) I have a harder time with.” “It will limit the mentality of pack ‘em deep and sell it cheap. 90 days is PLENTY! How will you regulate this?”

The vast majority of part time respondents disagreed. Comments, “this limits STR”, “keeps the rental numbers down”, “anything to limit this”. “The mechanics of renting are difficult, and there are vacancies even when offered for rent, so it’s difficult to plan around this. However, it may be possible to fuse this idea with the limits on number of permits, i.e., 2 at 175 nights/year = 1 full year permit. However, almost all would want to rent in ski season, to that would still strain canyon”. And lastly, “Seems reasonable if it’s applied equally. Who tracks it?” Jenna had several takeaways from analyzing the results. There were mixed responses across the board with approximately 63% strongly or somewhat disagree. Disagree responses varied between wanting more restrictions and limited density versus wanting fewer restrictions. There were multiple concerns of enforcement with this option, which Cameron Platt has acknowledged in

the past. Of those who wanted to restrict nights, the greatest number was <90 nights at 18.8% of respondents.

Round robin waiting list-Barbara

Barbara Cameron presented on the Round Robin proposal. If there were caps, those caps would be permanent for those that already have a rental. That doesn't seem fair for those that haven't had the opportunity. The idea is to allow anyone wanting to rent to get in line and take turns every year or every three to five years to give equal opportunity to rent. It was not highly favored in the results. The most disagreement came from Brighton by the full timers, part timers and STR owners. Silver Fork results were similar. There were some comments that agreed with the proposal, but the bulk disagreed and wanted no caps or restrictions of any kind. They wanted to rent as they see fit. One of the comments mentioned how if you have a VRBO profile, you want to build up a reputation so that people will keep coming back. You also have renters who want to reserve a year in advance and that wouldn't be possible with this kind of system. It presents an unreliable income, and it would be too difficult to enforce and to understand when you'd be able to rent.

How to move forward in dealing with STRs?

Jeff appreciated everyone who took the time to write comments because it was enlightening to review. There are people on all sides of this. Some want no restrictions whatsoever because of private property rights vs. the far extreme that want no short-term rentals ever to keep the community as they've known it and like it. He acknowledged that STRs serve a purpose in this community. There is a lack of lodging in the canyon and by housing our visitors that improves canyon traffic, which is only getting worse. Jeff came up with ideas for discussion points to help move a decision forward. Each subcommittee member provided comments on the following ideas:

IDEAS FOR STR REGULATION

1. All current properties are grandfathered in. (must have license by January 1, 2023)

Jeff addressed that there is no intention of taking away permits to those that have diligently come into compliance. The exception is if you have year-round water that isn't permanent, then when the water stops, your permit stops.

Barbara agreed.

Carolyn agreed that those already licensed should not be affected by our decisions.

Carole liked this idea.

Jenna thinks this opposes number 10 if current properties are on steep roads.

2. Cap the STR's to 15% (30) in Silver Fork and 15% in Pine tree

Jeff commented that the biggest areas of concern for STRs are these two neighborhoods. Silver Fork is the biggest area of full time residents and also one of the few areas where STRs are permitted.

Carolyn agreed with these caps, and would consider a higher cap in the Brighton Loop.

Barbara disagreed because she did not think this is high enough for Silver Fork. It seems to her there are more people who would want to rent if they had the need.

Carole agreed with Barbara that the cap in Silver Fork could be higher. She doesn't think that placing caps will solve the individual problems that she's seeing in the survey comments.

Jenna would like to see the percentage calculated on the number of full-time residents rather than the number of properties since residents are the people most impacted. Some residents from Silver Fork and Pine Tree have reached out wanting limits.

3. Once cap on the number of STRs is reached, STR owners can sell their license.

Jeff explained that just because the cap is hit, it doesn't mean no one else can do STRs. They would just have to wait until someone gives up their license.

Carolyn doesn't like the idea of selling a license. She would rather see a waiting list.

Barbara would not like us to implement this. Referencing the cost of a water share, an STR license could cost in the \$100,000 range.

Carole agreed that the competition for licenses could get crazy.

Jenna would like to see this since the price of a water share is helping to slow development in the community.

4. STR license does not stay with property if property is sold (land use does stay with property).

Jeff included this to clarify some of the comments. Current ordinance is stated this way.

Carolyn mentioned it is already stated this way.

Barbara agreed with this.

Jenna agreed that if a property meets the land use requirements, then the new owner would just have to reapply for the license.

5. \$1000 Enforcement Fee to get STR license (In addition to current fees).

Jeff suggested this based off the comments that showed a lack of trust for current enforcement. This money could go to support the salary of the Community Support person. This job description was just created by the Town Council and posted for hire to support parking enforcement, and STR enforcement. Carolyn knows there are other communities across the nation doing this and she'd be open to a discussion on it.

Barbara agreed with this.

Carole wants to ensure the person hired for enforcement is neutral and professional and does not have a stake in the game.

Jenna thinks this fee is great. Palm Springs, CA is doing this, and they collect money to fund a 24 hour hotline that is locally staffed.

6. 2 documented violations including cars stuck in the road, license denied for 2 years.

Jeff reiterated the importance of hosts resolving issues. It will cost to not play by the rules.

Carolyn is in favor of this since it's one of the biggest issues. And those that offend tend to offend often, perhaps because of not properly informing renters.

Barbara thought this was unclear. If someone's license is denied does another person get to take their spot forcing this person to the back of the line.

Jeff clarified the intention was their place in line would be held.

Carole mentioned her car got stuck the other day; we all get stuck. This could be rethought and evaluated whether or not the owner is being a good community member. Maybe a license could be suspended.

Jenna agrees with Carole that that there is some room for flexibility on this. An owner or manager should be able to respond quickly to resolve issues. She had a neighbor with an STR that would meet every guest at check in to make sure there weren't issues.

Jeff suggested that if a problem is solved within an hour, then a violation wouldn't count.

7. Can only own 1 STR.

Jeff addressed that this has been suggested at previous STR meetings.

Carolyn agrees with this to keep out major investors who are not a part of our community and not even in Utah making it harder for individuals to be full time residents or property owners.

Barbara agreed with this.

Carole mentioned there are already some who own more than one STR and they do not resemble corporations. Since there is no room for growth up here, investors are not interested in the canyon. Information from a real estate agent could help.

Jenna thinks this is great in theory but there are people with multiple already. We'll have to consult with the attorneys to see how to handle this.

8. Provide a list of STR rental addresses and owner contact info on the town website

Jeff mentioned this came up in the survey comments of residents not knowing how to contact the owner of nearby STRs.

Carolyn was in favor of this and suggested we list addresses and the contact numbers rather than the name to keep it confidential.

Barbara agreed with this.

Carole thinks everyone should have access to this. We want to be careful about advertising all the STRs on the website so they aren't targets of crime.

Jenna agrees that direct communication is the best when possible.

9. Part of the application process is notification of all neighbors within 150 feet of STR including providing them with local contact information.

Jeff explained that providing this could help neighbors be informed.

Carolyn imagined this would allow dialogue between neighbors.

Barbara agreed with this.

Carole mentioned everyone needs to be communicating so these problems can be fixed.

Jenna also agreed with this.

10. No STR's on steep roads

Jeff explained this was a previous idea suggested by Barbara to help with access issues.

Carolyn agreed with this absolutely. Despite sewer, steep roads are the main reason STRs aren't wanted in Forest Glen. All new owners have a learning curve before they no longer get stuck.

Barbara imagined this limit to not allow STRs on a 12% grade or higher. Jim Nakamura commented that this is an adequate limit.

Carole mentioned that the issues on steep roads can happen on not steep roads.

11. Create easy to follow flow chart on how to enforce illegal and abusive STRs

Jeff and Kara have been working on a reference sheet for people to know who to call for what kind of violation.

Carolyn told of a recent issue with a stuck car belonging to an STR, so the resident called the property owner who would not help and said the problem was between them. The resident didn't know what else to do.

Barbara agreed with this.

Carole thinks the flow chart is great and thinks it's important that the first contact is the owner or manager so that the problem can be solved the fastest. If no action is taken, they can go another way.

Jenna thinks this is great. A code enforcement person employed by the town will help with current ordinance enforcement rather than to solve problems.

Carole would like to see us focus on solving problems rather than follow the limitations that other towns have implemented.

Jeff will edit the form to have the first direction to be contact with the owner/manager.

Barbara would like to see us follow up with all rentals to ensure a list of regulations are posted in the home along with the business license as set in the code. This way visitors will know the expectations of the community such as quiet hours, etc.

Regarding the flow chart, Carolyn explained that watershed does not have the ability to issue citations. UPD should be the first call. On vehicle issues, UPD can not handle issues about cars parked illegally or stuck on private roads. Paul Nell or Dan Knopp should be contacted to tow a car in the neighborhood.

Some tow companies from the valley have gotten stuck in our neighborhoods while trying to extract a vehicle; so, they should not be called for neighborhood issues. Paul or Dan have had to extract the tow truck and then the initial car.

The order of the flow chart needs to be checked before finalized.

PUBLIC INPUT

1). Written comment received from Eli Lovett:

"I want to start by saying thank you for creating the survey. I think it is a great way for the community to get involved. I voted for allowing a certain number of STR but then I started thinking about it and had some more questions. Does that mean that the houses that are in the process of becoming STRs or are current STRs are the houses that will get the ok to be one of the chosen SF STR? Or will there be a separate lottery system of some type? Will those permits be active from now until forever or if the house is sold will the new owner have to re apply? If those are the only permits will it be for a length of time, like 5 years and then they will need to reapply? I have talked to some new residents and they were upset that they may not be able to rent their house out in the future if they don't get on the ball now and get a permit (which doesn't matter to me) but I think that we currently have issues with enforcement, and that would lend itself to people just continuing to go ahead and renting without a permit. From what I understand the county pretty much turns a blind eye if you are renting without a permit as long as you are in the process, but in the process, is taking some people up to two years. Two years of renting and no one doing anything about it, that just makes people feel like that is the norm. That is a problem for me. I also read this:

Sally (code enforcement) reported that all of the complaints submitted by residents so far have not been able to be used. The agency has to have valid proof of any violations. If you have a complaint, please document the problem with pictures; written complaints are all necessary. Forms of evidence could be UPD reports, photos, videos and statements from neighbors. Date and timestamps are essential for the evidence to be effective.

This is incredibly frustrating and makes taking all the time and effort to use the Granicus system feel like a waste. If they need everything to be documented, with pictures, and time stamped like that you really need to call the police or we need a code enforcement officer for our town. We don't constantly have police in the canyon when renting can be problematic, in the middle of the night. If not, you are asking us to police each other on a much higher level which isn't really fair or practical for a neighborhood."

Jenna clarified that witness statements are enough to be used to support a violation.

VERBAL INPUT

2) Michele Bergman commented that she has been operating an STR for 13 years and has never had issues or problems. She asked where the room and sales tax go.

Jenna clarified it goes to the MSD. Transient room tax (TRT) is collected uniformly at Solitude as well. Barbara further clarified that the town gets half of the 1% of sales tax. TRT goes to the State of Utah and gets distributed for trails, etc.

Michele mentioned the reason she's been successful with rentals is because she has a good relationship with her neighbors and no one has been impacted because when issues arise, she hears about it first and handles it immediately. She also vets the people she rents to in the first place. She sets the expectation on her listing so that people know when they book it that there are no parties and only room for 3 cars. They average 100 rental nights per year.

3) Keith Stebbings is a resident of Brighton. He's asked, when the lull occurs in the licensing process, where will the funding come from for the enforcement person.

Jeff explained this is a town funded position and will include other duties like writing tickets for illegal parking on the highway. It will be an as needed, seasonal position. The enforcement fee will come to the town and will go towards paying the salary. The enforcement person will be watching STRs in the neighborhoods to make sure guests abide by the rules.

4) Damon Lowe thanked the committee for their hard work. He recognizes the town is changing. He asked if any fines have been levied for STRs.

Jeff answered, no, fines have not been levied. We invited Sally from the MSD to report on this at the beginning of the meeting. She sent warning letters, and illegal STRs are being followed and will be fined with continued illegal activity.

Jenna mentioned there have been complaints about people renting without a license.

Damon's impression is that these are extreme measures and would rather see enforcement for the issues going on to see if that resolves things rather than implement big changes and new ordinances. He sells real estate in the canyon and owns a few properties in the canyon. He talks to people from all over the world and he thinks these are extreme restrictions. Perhaps 6 months would give enough time to see if enforcement can make a difference.

5) Kate Novak thanked the committee for the survey and the invitation to this meeting for a community conversation. She's been in Utah since 1997 and was eventually able to own a home in Brighton. Part of what makes that possible is by renting it out. She knows some of the guests as if they were family because they come back year after year. She makes sure everyone knows the responsibilities of being in the canyon and sets them up with the right expectations. One day she may be a resident of the canyon. She wants to see alignment and hopes we can find things we agree on so that we can focus on solutions for traffic and environmental issues. She agrees that STRs need to be regulated, and those with lots of violations should not be able to do so. She wants to make sure we are fighting the right battle and that the regulations are things that all can agree with.

6) Sarah Jean Hoggan wondered if the problems have been plotted on a map to see if the STRs with issues are close together. She estimates enforcing the people that are getting complaints would be a better rule than restrictions for everyone. She asked where to begin if you want to apply for a license.

Kara responded instructing her to visit brighton.utah.gov and click on the “short-term rental” button. That page has all the information and will walk you through the process.

7) Ulrich Brunhart commented that his major priority in regulating STRs is to preserve the community aspect. If the owners are involved and accountable, the better off we all are. There are absentee owners that are unaware of the impacts they are making. That’s what is leading to the problems. Enforcement is the key for everyone to play by the rules. He is not against STRs as long as they don’t impact his life and his ability to enjoy his property. He thinks the enforcement fee is a good idea and that it should be an annual fee at a lesser amount. Rentals are a business, and should be regulated as such. Most businesses aren’t allowed in a residential area because it’s disruptive to residents. He thinks 30% is a good number in Silver Fork, which is about 30 rentals. Silver Fork should be divided so that they aren’t clustered in one location. In his immediate area, there are 3 and 2 more coming. He recommended notifying neighbors within 300 feet rather than 150 since the impacts go farther.

8) Emily Gretsky was appreciative of the committee for putting this together. She is an STR owner. They had a license before they were even required. They’ve been renting for 6 years and would love to live in Brighton eventually. Renting is how they get by until then. She expects that if we deny a license after 2 documented violations then most owners will be forced to sell if renting is their long term strategy. She screens their guests to make sure they are respectful. She would rather we focus on the problem rentals because it feels like those that are following the rules are getting scrutinized unfairly and it causes a rift in the community. She thinks word of mouth is not an acceptable way to track violations. When they first got their license, a neighbor admitted putting in a fictitious complaint. Complaints must be validated before they take away someone’s rental license. She looks forward to the same amount of effort and expertise to go into solving the other canyon problems like parking since those are issues that effect all of us.

9) Chad Smith appreciates the nuanced way we’ve approached this. It’s not been looked at as a zero-sum game. People either think we protect property values and owners’ rights, or community and lifestyle. The list shows we’ve tried to get the best of both worlds. As previously noted, there are a number of restrictions in place and he reiterated we should take small steps by enforcing what is already set. We can be ready to make more restrictions in the future based on the failures we see moving forward. He likes that the resorts are not slated for the same restrictions and are handled as needed. He thinks we should discourage absentee owners and encourage people who rent as a lifestyle investment.

CHAT BOX COMMENTS

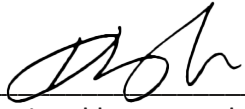
00:44:56 tilef: Are we going to get emailed copies of the results?

00:49:43 Emily Gretsky: Can each presenter recap their question? Not everyone may not be able to cross reference the questionnaire at the same time the results are presented.

02:12:06 Sarah Jean Hoggan: sjnumbers@yahoo.com

ADJOURN

Jenna Malone moved to adjourn the meeting and Jeff Bossard seconded the motion. The meeting was adjourned.



Submitted by Kara John, Town Clerk