

ADDRESS THE IMMEDIATE NEEDS OF THE MORATORIUM: MANAGE LODGING USES

[STARTING POINT]

GIS maps to show land uses per district and changes through time

Has there been a pattern of conversions from residential uses to other nonresidential uses over the past few years, especially lodging uses? Which districts are primarily residential versus primarily commercial?

GIS maps to show spatial relationships between lodging uses and residential neighborhoods

Are lodging uses in close proximity to primarily residential areas? Which areas could be susceptible to overcrowding via concentration of lodging guest rooms?



Tables and graphs to show land use composition per key neighborhood

What is the land use composition of each key neighborhood and zoning district, and how does that compare to the allowed uses? Are the land use patterns and allowed uses creating the future Town we want based on the Comprehensive Plan?

Tables and graphs to show lodging facility and guest room growth through time

Has the growth rate of lodging facilities increased more now than it has in the past? Are the types of lodging facilities (guest room number) significantly different now than in the past?

GIS maps to show spatial relationships between significant natural resources

Are lodging uses being developed close to sensitive natural resources that could lead to unique downstream effects, especially regarding drinking water quality and quantity?



MORATORIUM ROADMAP

1. Collect data

Establish existing conditions including patterns of development and land use composition to determine if these patterns align with the community's vision.

FEBRUARY 2025

2. Present initial findings to Planning Board - Feb. 27, 2025

Present initial findings to the Planning Board on the issues and what the data is showing us. The Planning Board shares their initial thoughts, asks questions, and discusses potential additional areas to explore further.

3. Follow-up workshops with Planning Board

The Planning Board will continue to have workshops to analyze the overarching challenges, perceived problems associated with lodging, and data trends.

4. Planning Board reports policy objectives to Town Council for potential changes

The Planning Board will aim to establish a recommended path out of the moratorium. This could manifest as policy objectives and type of policy/policies.

JUNE 2025

5. Town Council & Planning Board decide on the policy and/or regulatory changes to provide clear direction to staff

The Town Council and Planning Board finalize the objectives and the associated type of policy or policies needed for the Town to consider lifting the moratorium.

