

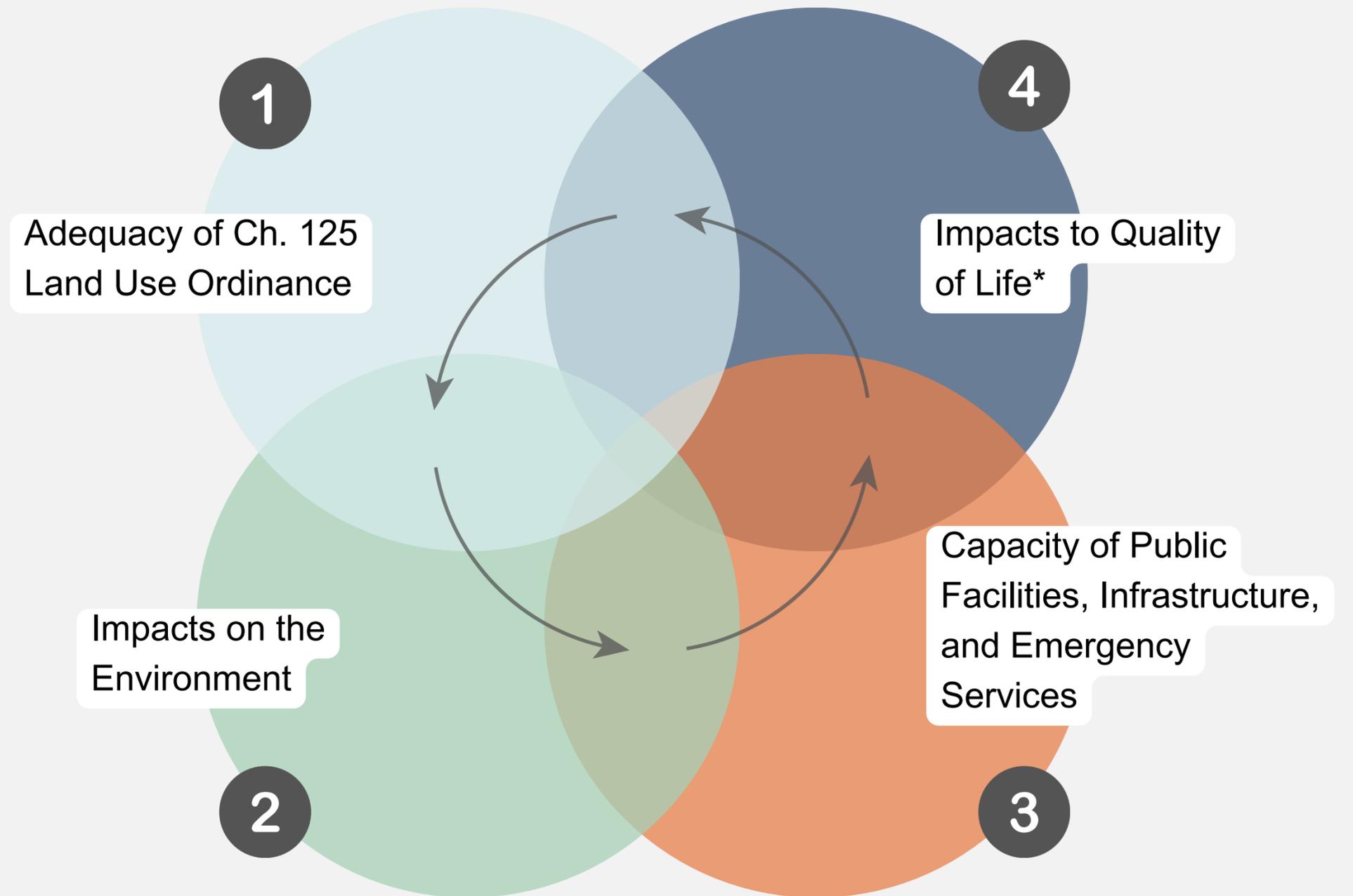
# Moratorium Workshop #2

## Context & Purpose

**Reminder:** The moratorium includes a variety of topics, many of which overlap, and some more broad than others.

**Meeting Purpose:**

1. **Presentations.** Provide information and more context about factors mentioned in the moratorium to facilitate a comprehensive understanding of the issues and good decision making.
2. **Strategic Direction.** The Planning Board will have their first discussion to provide guidance on the moratorium.



\*Availability and accessibility of basic physiological, social, and other needs



# Questions & Answers and Discussion of Presentations

## **Discussion Purpose:**

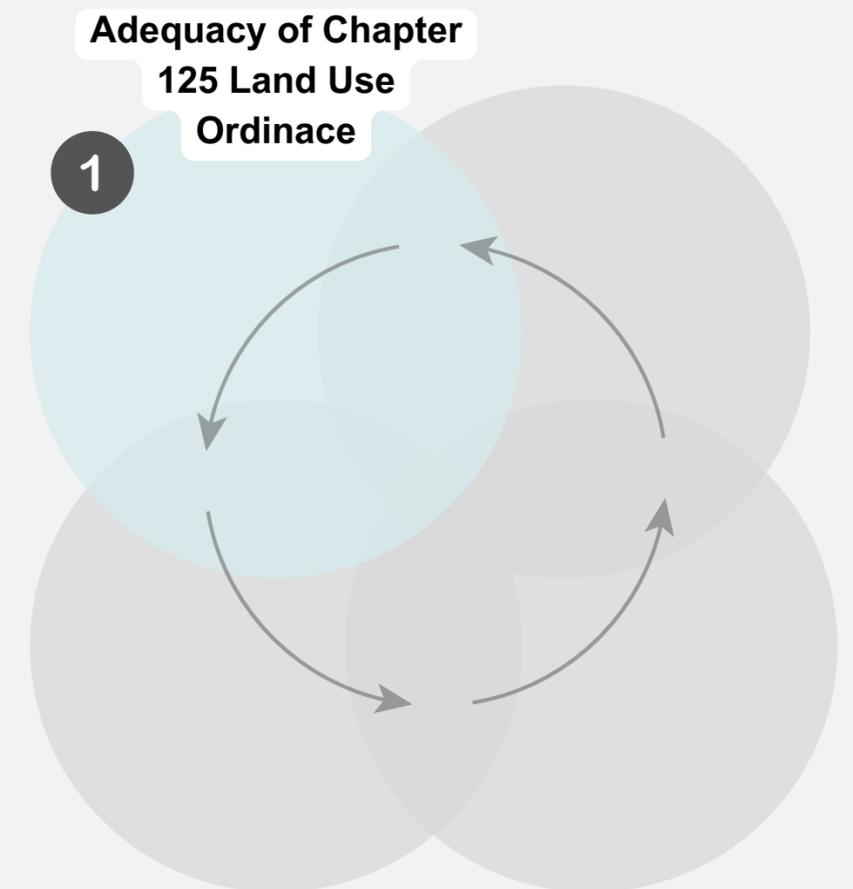
How did the information shared in the two presentations relate to the issues and conversations we are having today (i.e. lodging moratorium)?



# Discussion: Are the Existing Lodging Definitions Adequate?

## Guiding Questions:

1. Based on the presentations we heard today, are the lodging definitions adequate to meet present and future lodging accommodation trends?
2. Are there any concerns about wording in the current lodging definitions?
3. Are the guest room numbers listed in the definitions adequate?
4. Are there any other definitions we should look at, such as, but not limited to, “transient,” “guest room,” or “primary residence?”



# 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?



## 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?

## 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?



# 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.

