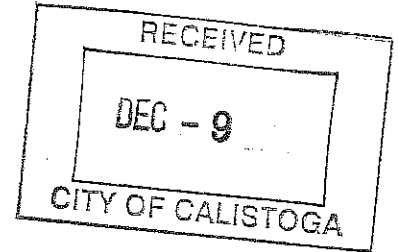


Kathy Guill

From: Erik Lundquist
Sent: Wednesday, December 09, 2009 12:55 PM
To: Kathy Guill
Cc: Wine Way Inn; Charlene Gallina
Subject: RE: Bed and Breakfast Discussion with Planning Commission

From: Wine Way Inn [mailto:winewayinn@aol.com]
Sent: Wednesday, December 09, 2009 12:07 PM
To: Erik Lundquist; Charlene Gallina
Cc: 'Wine Way Inn'
Subject: Bed and Breakfast Discussion with Planning Commission



Erik,

I will speak to this as a citizen at the meeting. I would be grateful if you would pass my written comments below to the planning commission.

Thanks

Nick

Dear Planning Commissioners,

When I watched the reaction of the council, particularly Mayor Gingles and Councilmember Slusser, to the proposed changes to the bed and Breakfast regulations I felt there was good news and bad news.

The good news is that their objective of ensuring small residential neighborhoods are not overburdened with large lodging establishments is the same goal that the bed and breakfast community and the chamber of commerce have advocated and indeed that the planning commission incorporated into the new regulations. Nobody wants, or is asking for, large bed and breakfasts in the small, charming, residential areas of our town. We are all agreed, which is a great place to start from.

The bad news is that some members of the council evidently did not understand the intent of the new regulations or the significant safeguards they contain to prevent large establishments in sensitive areas. The new regulations the planning commission designed continue protection of our more sensitive areas AND allow consideration of more intensive uses in the less sensitive areas. It is very unfortunate that the intent and protections in the new regulations were not understood and that they were completely mischaracterized at the council meeting.

Some choices facing the planning commission are:

1. Send the same regulations back to council with a fuller explanation.
2. Provide further even more explicit safeguards for the more sensitive areas of town. This will require a way of designating what is more and less sensitive and having two tiers of regulations. This could be done but seems a burdensome task to perform because of misunderstanding.

One further point raised was the issue of requiring an on-site manager because of a perception that guests will become rowdy and disturb neighborhoods without on-site supervision. This perception and fear is simply not borne out by the facts. I urge the planning commission, before giving any credence to this, to ask the police department for their records of calls to lodging establishments for any form of disturbance. In the experience of the bed and breakfast community guests disturbing neighborhoods is simply a non-issue. If anything, the reverse is more frequently true. It may be that the source of these fears is anecdotal and based on either overcrowded rental units or illegal vacation rentals. Either way imposing an unnecessary condition of on-site management on bed and breakfasts will not help the issue.

Thank you for your patience, understanding and tenacity in modernizing our bed and breakfast regulations.

12/9/2009

Regards,

Nick and Gillian Kite - Innkeepers/Owners

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