

## 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)

LAND USE TABLES (Continued)												
USE DESCRIPTION	E	RD	RIN	E-1	HR-1	RM	GC	HCB	RC	LI	ROS	HRI
Hotel, motel, inn, boarding house with 16 or more rooms	c <sup>1</sup>	c <sup>1</sup>	c <sup>1</sup>	*	*	*	A	A	A	*	*	*
Hotel, motel, inn, boarding house with fewer than 16 rooms	c <sup>1</sup>	c <sup>1</sup>	c <sup>1</sup>	*	*	c <sup>1</sup>	A	A	A	*	*	*
Master planned development including service and limited retail commercial support services	C	C	C	*	*	*	C	C	C	*	*	*
Master planned development with residential and transient lodging uses only	C	C	C	C	C	C	C	C	C	*	*	*
Master planned developments with moderate income housing density bonus	C	C	C	*	*	C	C	*	C	*	*	*

**REFERENCE NOTES:**  
Permitted uses are designated by the letter "A".  
Conditional uses are designated by the letter "C".  
Prohibited uses are designated by an asterisk "\*".  
<sup>1</sup>These uses are allowed within the zone only as a part of a master planned development, and not as an isolated land use.

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 and 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**  
Sales Director, Western Region



☎: 403-615-9605 cell Canada  
☎: 435-513-2933 cell USA  
☎: 403-455-7004 office Canada  
✉: [jstafsholt@aps-tech.com](mailto:jstafsholt@aps-tech.com)  
Web: [www.aps-tech.com](http://www.aps-tech.com)

**CONFIDENTIALITY NOTICE:**

This email including any of its attachments contains confidential information which is intended only for the use of the addressee(s) named above. If you are not an intended recipient, you are hereby notified that you have received this email in error and that any use, distribution, dissemination or copying of the email is strictly prohibited. If you have received this email in error, please permanently delete it from your system and immediately send an email notification to the sender of this message. Thank you.