

Dear Council Members,

I'm glad the city is discussing the tree ordinance and possibly making changes to it in order to keep trees that we already have, when practical, and hopefully to add shade trees to the City. I've been in contact with Susan Feist about finding spaces to plant a couple of shade trees as we start an effort to increase shade in Sutter Creek. The Amador County Master Gardeners has published lists of recommended trees for each city in the county. Susan, have you looked at those? Cities that have lots of trees planted along their streets and in parking areas, e.g. Murphys, are more comfortable places to hang out in the heat of late spring through early autumn. There was a design plan put together years ago for Sutter Creek's south parking lot which included shade trees not only in the parking lot but, I believe, along south Main into downtown. (Sharyn Brown can tell you more. She was on that committee.) That plan was obviously not implemented and the parking lot is a big heat lamp during hot days. So thank you for taking this up.

Thank you for sending out the Sutter Creek utility bill on the first of the month now.

I'm also glad that the City is looking more deeply into how to manage STR's and if we should or shouldn't make changes to the process we have now. There is a lot to consider, so thank you for taking this on.

I see that City Staff has again recommended approval of the 23 Main CUP. But I want to make sure you see three concerns that I have about Desiree Lundgren's letter to the council.

The applicant says that only two direct neighbors voiced concerns and spoke at the PC meeting, and she mentioned my email; we live three doors down. (In fact three neighbors appeared at the PC meeting. And one of her direct neighbors is not a full-time resident.) She says that the City should approve the CUP because there was 'not broad community opposition', but the broader community knows nothing about STR applications since the city is only required to send notices to people within 300 feet of CUP applications.

I would also dispute the claim that the property was not maintained by long-term renters and therefore it will be better for the community that the owners will now be able to maintain the property better. The yard (as well as the interior) at 32 Main was impeccably tended by the last tenants who lived there for ten years. From the time they moved out last March until last month, the yard was not well-maintained at all. So the idea that being a long-term rental led to its neglect, and that tenants caused deterioration and neglect, is not an effective argument. And of course the upkeep and long-term maintenance of a rental house is ultimately the responsibility of the owner, which in fact is happening now as they are remodeling the kitchen and the two 1932-era bathrooms. (You can see in the photos that they were pink and blue!)

I am still concerned about the effect of STRs on long-term rental prices and availability. While we do rely on tourism in Sutter Creek and Amador County, as Ms. Lundgren states in her application, the people who own the businesses that attract tourists, and those who work in

those businesses need to be able to afford to live here. So do their teachers, and the young families who want to stay here where they have grown up.

I believe the City is trying to get a bead on how many short term rentals we actually have, and I know it's not easy to identify houses that haven't gotten City approval for STR status. I appreciate that, and if there is anything that residents can do to help, let us know.

Thank you very much for all the hard work you do for our community.

Elizabeth Tone

29 Main St