

STATEMENT ON UDO "CLUBHOUSE" AMENDMENT CITY COUNCIL WORKSHOP Tuesday, November 30, 2021

Board of Directors

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My name is Dianna Goodwin. I am Co-Chair of Sustainable Saratoga. We oppose the proposed "clubhouse amendment." It is not an appropriate use in the "Greenbelt" and it is not compatible with the 2015 Comprehensive Plan.

All uses in the Rural Residential (RR) district must be in keeping with the policies of the 2015 Comprehensive Plan. Our Comprehensive Plan sets forth the following vision for the community:

"Saratoga Springs is the "City in the Country." This concept reflects a city with an intensively developed urban core and an economically vibrant central business district, with well-defined urban edges and an outlying area of rural character, comprised of agriculture, open lands, natural and diverse environmental resources, and low density development." (Page iv)

The proposed uses for the new clubhouse definition outside the urban core clearly do not represent "low density development".

Further, page 48 of the 2015 Comprehensive Plan states: "Discourage destination type resorts that compete with the downtown core." We maintain that "retail" establishments, "restaurants and banquet facilities," 80 lodging rooms, and 6 rental golf cottages is a pretty close definition of a "destination resort" that would unnecessarily compete with those existing uses in the urban core. We now have a 5-star hotel and more planned in the urban core. And the urban core has a significant number of banquet facilities and retail establishments.

In your own Planning Board's August 2, 2021 advisory opinion on an almost identical "clubhouse" UDO amendment, they said:

"Introducing additional uses such as "banquet facilities, business center, lodging for up to 100 rooms and up to 6 free-standing golf lodges, containing up to 8 guest rooms with associated common space" presents a significant risk to preserving the rural character in the "country" part of the city. It should be noted that "Clubhouse" as a distinct use is not proposed for inclusion in the UDO and the Planning Board sees no compelling reason to establish a definition for such use."

We oppose this amendment. It is not an appropriate use in the "Greenbelt". It is not compatible with the 2015 Comprehensive Plan. Thank you.

