

**Response to the proposed AGREEMENT BETWEEN
THE TOWN OF ROCKVILLE AND ZION RED
ROCK RETREAT, LLC**

Tracy Dutson

I fully support the Town of Rockville's desire to establish a Transportation Corridor within Rockville Town limits.

My main concerns regarding the proposed agreement are:

1. The Landowner is potentially receiving benefits beyond what is being afforded to the Town.
2. Landowner would receive fair market value for the Right of Way (ROW) from potential COG funds.
3. Landowner, while allowing a ROW through the entirety of the parcel(s), would benefit from a new road and bridge connection from SR-9 to Grafton Road. A benefit worth several million dollars. In addition, Landowner will be allowed to retain illegal bathrooms and create additional bedrooms in existing structures.
4. In the event that the Town is not successful in receiving the COG funding, this agreement will likely have been executed and the landowner would receive full benefits contemplated in the agreement (short-term nightly rental overlay zone etc.), while the Town receives nothing.
5. There should be a clause in the Agreement allowing for the Town to void the Agreement in the event the proper funding is not secured. I realize it's a gamble but, there needs to be a way out.
6. The Agreement should be limited to short-term nightly rental, not expanded Residential Care Facility operations.
7. If the Agreement works out as contemplated, there must be a clause in the Agreement that the Landowner shall not file a disconnect application from the Town or any similar legal avenue to separate from the Town.

Respectfully submitted,

Tracy Dutson