May 28, 2024
4:00 p.m. – 6:30 p.m.
Board Room
6:30 p.m. Dinner

TOWN BOARD
STUDY SESSION

AGENDA

ACCESSING MEETING TRANSLATIONS
(Accediendo a las Traducciones de la Reunión)

To access written translation during the meeting, please scan the QR Code or click this link for up to 48 other languages (Para acceder a la traducción durante la reunión, por favor escanee el código QR o haga clic en el enlace para hasta 48 idiomas más):

https://attend.wordly.ai/join/FLUL-1105

Choose Language and Click Attend (Seleccione su lenguaje y haga clic en asistir)

Use a headset on your phone for audio or read the transcript can assist those having difficulty hearing (Use un auricular en su teléfono para audio o lea la transcripción puede ayudar a aquellos que tienen dificultades para escuchar).

Public comment is not typically heard at Study Sessions, but may be allowed by the Mayor with agreement of a majority of the Board.

This study session will be streamed live and available at www.estes.org/videos

<table>
<thead>
<tr>
<th>Time</th>
<th>Item</th>
<th>Presenter/Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>4:00 p.m.</td>
<td>CIRSA Liability and Risk as an Elected Official.</td>
<td>(CIRSA Counsel Tanoue)</td>
</tr>
<tr>
<td>5:20 p.m.</td>
<td>Bed &amp; Breakfasts and Vacation Home Cap.</td>
<td>(Town Clerk Williamson)</td>
</tr>
<tr>
<td>6:05 p.m.</td>
<td>Mayor/Trustee Talks.</td>
<td>(Mayor Hall)</td>
</tr>
<tr>
<td>6:20 p.m.</td>
<td>Trustee &amp; Administrator Comments &amp; Questions.</td>
<td></td>
</tr>
<tr>
<td>6:25 p.m.</td>
<td>Future Study Session Agenda Items.</td>
<td>(Board Discussion)</td>
</tr>
<tr>
<td>6:30 p.m.</td>
<td>Adjourn for Dinner and Town Board Meeting.</td>
<td></td>
</tr>
</tbody>
</table>

Informal discussion among Trustees concerning agenda items or other Town matters may occur before this meeting at approximately 3:45 p.m.
CIRSA Liability and Risk as an Elected Official.

No packet material will be provided for this item.
MEMO

To: Mayor Hall
   Town Board of Trustees

Through: Travis Machalek, Town Administrator

From: Jackie Williamson, Town Clerk

Date: May 28, 2024

RE: Bed & Breakfasts and Vacation Home Cap

Purpose of Study Session Item:
To summarize and review proposed code amendments to bed and breakfast regulations and review the residential vacation home cap as required by the Municipal Code on an annual basis.

Town Board Direction Requested:
- Staff requests direction from the Board on the bed and breakfast code amendments, and more specifically, whether current bed and breakfast licenses should be grandfathered, and if so, how.
- Staff requests direction on changes to the residential zone vacation home cap of 322 for vacation home licenses in residential zoning districts.

Present Situation:
Since May 2023, staff has been working with the Board to bring the bed and breakfast definition in alignment with the county and state definition to clearly differentiate the use from vacation homes. Three moratoriums have been placed on bed and breakfast (B&B) applications during the past year to allow the development of a new definition and regulations, and requirements for owner/on-site manager residency and meal service. During the March 26, 2024 board meeting, staff presented a report and discussion item on B&B code amendments. The Board stated consensus on the following items: owner/on-site manager (innkeeper) is to reside in the same unit as the B&B, the innkeeper is to interact with the guests and be available within 30 minutes, the B&B must offer breakfast to its guests, no transferring of the grandfathered use, a drawing of the property to outline common areas, guest only areas, and innkeeper only areas, and the need for a life safety inspection for all B&Bs. The Board was split on the grandfathering of the current 11 licensed properties. Staff outlined grandfathering options at the April 9, 2024 meeting with Option 2 preferred; however, the Board requested the new Board, following the April 2024 election, review and provide feedback before final code amendments were drafted.

During the development and adoption of the vacation home regulations in 2016, the Town Board requested the residential cap be reviewed on an annual basis. The Municipal Code states the cap will be reviewed on or around April of each year.
Proposal:
The presentation provides a high-level overview of the B&B discussions, proposed code amendments and an outline of previous grandfathering options as listed below:

Option 1 – No change to the current code regulations.
Option 2 – Adoption of the revised code regulations with a grace period for current licenses to come into compliance.
Option 3 – Partial grandfathering to include a drawing and a life safety inspection.
Option 4 – Grandfather current licenses until the property is transferred or no longer being used as a B&B.

Option 2 would be in alignment with how vacation home regulations were implemented in 2017. Vacation home owners were provided 24 months to come into compliance with the new regulations. This afforded them the ability to continue to honor current reservations while the use came into compliance with adopted regulations. This option would further provide the time needed for staff to review the hosted vacation home model and address both development and municipal code changes.

The presentation will also outline the history and current vacation home license numbers to assist with a discussion on the current vacation home cap for residentially zoned properties.

Advantages:
• Review and provide direction on proposed B&B regulations to allow the development of code amendments to differentiate the use from vacation homes and to allow applications to be accepted once the regulations have been adopted.
• Clearly outline the regulations for the operation of B&Bs for staff, owners and neighbors with the adoption of new regulations.
• Allow staff time to review a third category of short-term rentals as directed by the Board.
• Review of the vacation home cap to meet the requirements outlined in the Municipal Code.

Disadvantages:
• Additional application requirements would be required depending on the option recommended by the Board.
• Increase in the vacation home cap could further impact residential neighborhood character.

Finance/Resource Impact:
Staff time depending on the direction received by the Board.

Level of Public Interest
Low at this time for the general community but high for those interested in operating a B&B or for those interested in operating a vacation home in a residential zoning district.

Attachments:
1. Presentation
Why Are We Here?

- To review the 2023-2024 Annual License Renewal process.
- Discuss residential vacation home cap per the requirements of the Municipal Code.
- To discuss Bed & Breakfast Code Amendments.
- Discuss future changes/issues.
2024 Business License Renewal

Business Licenses

2023 Renewals
- 1397 licenses as of today
- 29 in Town licenses were delinquent as of 02-01-2023
- 6 Citations were issued for businesses which did not renew by 02-15-2023

2024 Renewals
- 1509 licenses as of today
- 26 in Town licenses were delinquent as of 02-01-2024
- 0 Citations were issued for businesses which did not renew by 02-15-2024
2024 Vacation Home Renewal & Residential Cap Review

Vacation Home Licenses

<table>
<thead>
<tr>
<th>Year</th>
<th>Total Registered</th>
<th>Residential</th>
<th>Commercial</th>
</tr>
</thead>
<tbody>
<tr>
<td>2013</td>
<td>143</td>
<td>122</td>
<td>21</td>
</tr>
<tr>
<td>2014</td>
<td>162</td>
<td>139</td>
<td>23</td>
</tr>
<tr>
<td>2015</td>
<td>191</td>
<td>163</td>
<td>29</td>
</tr>
<tr>
<td>2016</td>
<td>267</td>
<td>203</td>
<td>64</td>
</tr>
<tr>
<td>2017</td>
<td>377</td>
<td>282</td>
<td>85</td>
</tr>
<tr>
<td>2018</td>
<td>423</td>
<td>319</td>
<td>104</td>
</tr>
<tr>
<td>2019</td>
<td>424</td>
<td>308</td>
<td>116</td>
</tr>
<tr>
<td>2020</td>
<td>463</td>
<td>322</td>
<td>141</td>
</tr>
<tr>
<td>2021</td>
<td>480</td>
<td>322</td>
<td>158</td>
</tr>
<tr>
<td>2022</td>
<td>506</td>
<td>321</td>
<td>185</td>
</tr>
<tr>
<td>2023</td>
<td>524</td>
<td>322</td>
<td>202</td>
</tr>
</tbody>
</table>
Vacation Home Transferability

- Currently allow license to be transferred if commercially zoned or the license has been maintained since 10/18/2021

<table>
<thead>
<tr>
<th>Transfers by Year</th>
<th>Transfer Applications Processed</th>
<th>Not eligible to transfer</th>
</tr>
</thead>
<tbody>
<tr>
<td>2018</td>
<td>38</td>
<td>n/a</td>
</tr>
<tr>
<td>2019</td>
<td>42</td>
<td>n/a</td>
</tr>
<tr>
<td>2020</td>
<td>34</td>
<td>n/a</td>
</tr>
<tr>
<td>2021</td>
<td>22</td>
<td>4</td>
</tr>
<tr>
<td>2022</td>
<td>16</td>
<td>9</td>
</tr>
<tr>
<td>2023</td>
<td>19</td>
<td>18</td>
</tr>
<tr>
<td>2024*</td>
<td>14</td>
<td>23</td>
</tr>
</tbody>
</table>

*As of 04/19/2024

Inactive Vacation Home Licenses

- Reasons licenses have gone inactive
  - Workforce Housing Regulatory Linkage Fee
  - Increase in lodging tax - Ballot Issue 6E
  - Too many regulations
  - Not actively used
  - Overdue transfer
  - Expired license
  - Incomplete Application

<table>
<thead>
<tr>
<th>Year</th>
<th>Total Inactive Licenses</th>
<th>Incomplete Applications</th>
<th>Residential</th>
<th>Commercial</th>
</tr>
</thead>
<tbody>
<tr>
<td>2017</td>
<td>38</td>
<td>10</td>
<td>27</td>
<td>11</td>
</tr>
<tr>
<td>2018</td>
<td>39</td>
<td>0</td>
<td>25</td>
<td>14</td>
</tr>
<tr>
<td>2019</td>
<td>26</td>
<td>1</td>
<td>20</td>
<td>6</td>
</tr>
<tr>
<td>2020</td>
<td>28</td>
<td>2</td>
<td>19</td>
<td>9</td>
</tr>
<tr>
<td>2021</td>
<td>23</td>
<td>3</td>
<td>15</td>
<td>8</td>
</tr>
<tr>
<td>2022</td>
<td>35</td>
<td>3</td>
<td>10</td>
<td>25</td>
</tr>
<tr>
<td>2023</td>
<td>6</td>
<td>0</td>
<td>5</td>
<td>1</td>
</tr>
</tbody>
</table>
Residential Vacation Home Cap

Waitlist 19
Decreased by 41 since moratorium 10/2021
Next Application on Waitlist Received 06/2021

- Reasons for waitlist attrition
  - Withdrawals
  - Transfer of ownership
  - Loss of interest due to length of time on waitlist
  - Long-term renter

<table>
<thead>
<tr>
<th>Waitlist by Year</th>
<th>Applications Processed</th>
</tr>
</thead>
<tbody>
<tr>
<td>2018</td>
<td>8</td>
</tr>
<tr>
<td>2019</td>
<td>16</td>
</tr>
<tr>
<td>2020</td>
<td>15</td>
</tr>
<tr>
<td>2021</td>
<td>14</td>
</tr>
<tr>
<td>2022</td>
<td>8</td>
</tr>
<tr>
<td>2023</td>
<td>11</td>
</tr>
<tr>
<td>2024</td>
<td>8*</td>
</tr>
</tbody>
</table>

*7 additional removed and not processed due to reasons listed under attrition

Bed & Breakfast Inn Code Amendments
Timeline and How We Got Here.

- **April 11, 2023 Study Session Meeting**
  - Discussed increase interest in bed & breakfast due to VH cap, alignment with statutory definition, clarify residency requirements

- **May 23, 2023 Town Board Meeting**
  - Ordinance 06-23 was passed placing a moratorium on bed & breakfast licenses for 6 months - expires November 23, 2023
  - Provide time to review and propose regulations

- **September 12, 2023 Study Session Meeting**
  - Board provided guidance and direction on regulations to develop ordinance

- **November 14, 2023 Town Board Meeting**
  - Board requested clarification/review of the drafted code amendments regarding Innkeeper residency, food safety & service, kitchen use, grandfathering

Timeline and How We Got Here - Continued

- **November 28, 2023 Town Board Meeting**
  - Ordinance 12-23 was passed placing a moratorium on bed & breakfast licenses for 6 months - expires May 23, 2024.

- **March 26, 2024 Town Board Meeting**
  - Board in agreement with life safety inspection, submittal of a floor plan, require breakfast be offered to guests, and transferred license subject to new regulations. Requested grandfathering options be presented at next meeting.

- **April 9, 2024 Town Board Meeting**
  - Four grandfathering options presented. Board requested Option 2 be brought forward for the new Board’s consideration.
  - Option #2 would adopt all proposed regulations with a grace period for current licenses to come into compliance.
Goals of B&B Code Amendments

- Clarification for staff, owners, and neighbors:
  - Requirements for owner/on-site manager residency
  - Meal service
- Differentiate a bed & breakfast from a vacation home
- Align Town definition/regulations with Larimer County Assessor and State Statute definition

Bed & Breakfast Licenses

Increased interest in Bed & Breakfast licenses

- A result of the residential cap & waitlist moratorium
- How property improvements can maximize renting options:
  - Owner suites
  - Owner occupied ADUs
  - Breezeways to connect buildings
- A need to clarify the difference between Bed & Breakfasts and Vacation Homes for both owner and staff
- More direction on owner residency

Commercial Property Tax Rates

- State requirements C.R.S. 39-1-102
  - Lodging accommodations for a fee
  - Minimum 1 meal provided per day*
  - Maximum 13 sleeping rooms
  - Has an Innkeeper on/near property**
- Mixed-use property classification
  - Based on square footage of rental area
  - Must meet the State requirements

*Not currently addressed in Town regulations
**Town regulations are more restrictive
Bed & Breakfast Licenses

<table>
<thead>
<tr>
<th>Year</th>
<th>Total Registered</th>
<th>Town Limits</th>
<th>Residential</th>
<th>Commercial</th>
</tr>
</thead>
<tbody>
<tr>
<td>2013</td>
<td>1</td>
<td>1</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>2014</td>
<td>4</td>
<td>2</td>
<td>2</td>
<td></td>
</tr>
<tr>
<td>2015</td>
<td>4</td>
<td>3</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>2016</td>
<td>5</td>
<td>4</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>2017</td>
<td>7</td>
<td>6</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>2018</td>
<td>4</td>
<td>4</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>2019</td>
<td>17</td>
<td>17</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>2020</td>
<td>15</td>
<td>15</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>2021</td>
<td>14</td>
<td>14</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>2022</td>
<td>15</td>
<td>15</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>2023</td>
<td>14</td>
<td>14</td>
<td>0</td>
<td></td>
</tr>
</tbody>
</table>

What Differentiates B&B from VH?

- Owner/on-site manager (innkeeper) residency within the same dwelling unit as the B&B.
- Meal service - must offer breakfast
- Room rental vs. rental of entire home
- Interaction with guests
- Fire pits and other solid fuel devices allowed with on-site management
Details:

- No true on-site management interacting with guests
- No meals provided
- Linkage fee does not apply
- Fire pits and other solid fuel devices allowed with on-site management
- Confusion with neighbors - Vacation Home vs Bed & Breakfast

Proposed Amended Regulations

- Innkeeper to reside in same unit as B&B
- Interactive Innkeeper 30-min response time
- Offer Breakfast
- No Transferability
- Drawing required
- Life safety inspection
- Multiple parties?
Impact on Existing Licensees

Option 1: Status Quo
- No Change

Option 2: Full Change, with Grace Period
- Innkeeper to reside in same unit as B&B
- Interactive innkeeper 30 min response time
- Offer Breakfast
- No Transferability
- Drawing required
- Life safety inspection
- Multiple parties?

Option 3: Partial Grandfather until Transfer
- Drawing required
- Life safety inspection

Option 4: Full Grandfather until Transfer
- No Changes Required

Option 5: Other

Current B&B Licenses

<table>
<thead>
<tr>
<th>B&amp;B</th>
<th>OPENED</th>
<th>ZONING</th>
<th>BEDROOMS</th>
<th>GUEST BEDROOMS</th>
<th>GUEST SUITE/HOUSE</th>
<th>ROOM RENTAL</th>
<th>SINGLE PARTY RENTAL</th>
<th>MULTIPLE PARTY RENTAL</th>
<th>SHARED SPACE</th>
<th>MEAL PROVIDED</th>
<th>SEPARATE KITCHENETTE</th>
<th>GUEST INTERACTION</th>
<th>HOLDS VH LICENSE</th>
<th>POSSIBLY DAYS RENTED SINCE</th>
<th>NIGHTLY RATE</th>
</tr>
</thead>
<tbody>
<tr>
<td>B&amp;B 1</td>
<td>2022</td>
<td>E</td>
<td>3</td>
<td>1</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>303/302</td>
<td>$62</td>
</tr>
<tr>
<td>B&amp;B 2</td>
<td>2022</td>
<td>R</td>
<td>3</td>
<td>1</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>287/287</td>
<td>$61</td>
</tr>
<tr>
<td>B&amp;B 3</td>
<td>2021</td>
<td>E-1</td>
<td>6</td>
<td>4</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>197/197</td>
<td>$795</td>
</tr>
<tr>
<td>B&amp;B 4</td>
<td>2018</td>
<td>E-1</td>
<td>4</td>
<td>3</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>204/204</td>
<td>$105</td>
</tr>
<tr>
<td>B&amp;B 5</td>
<td>2018</td>
<td>E</td>
<td>3</td>
<td>3</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>254/254</td>
<td>$429</td>
</tr>
<tr>
<td>B&amp;B 6</td>
<td>2020</td>
<td>R</td>
<td>3</td>
<td>1</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>290/290</td>
<td>$69</td>
</tr>
<tr>
<td>B&amp;B 8</td>
<td>2021</td>
<td>E</td>
<td>6</td>
<td>2</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>354/354</td>
<td>$230</td>
</tr>
<tr>
<td>B&amp;B 9</td>
<td>2018</td>
<td>E-1</td>
<td>5</td>
<td>4</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>98/98</td>
<td>$200</td>
</tr>
<tr>
<td>B&amp;B 10</td>
<td>2018</td>
<td>R</td>
<td>4</td>
<td>1</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>303/303</td>
<td>$145</td>
</tr>
<tr>
<td>B&amp;B 11</td>
<td>2019</td>
<td>E</td>
<td>5</td>
<td>4</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>159/159</td>
<td>$138</td>
</tr>
<tr>
<td>B&amp;B 12</td>
<td>2019</td>
<td>E</td>
<td>3</td>
<td>2</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>0/0</td>
<td>$50</td>
</tr>
</tbody>
</table>

B&B 6 withdrew their license after the last meeting. 11 licenses remain active.
Discussion Items

- Consider adjustments to the residential vacation home cap
- Board direction on proposed Bed & Breakfast amendments.
- Consider third short term rental classification for hosted vacation homes.
Bed and breakfast moratorium

1 message

Courtney Bell <courtneybfrankowski@yahoo.com>  Sun, May 26, 2024 at 11:23 AM

To: townclerk@estes.org

Please include as a public comment in the packet for Tuesday’s board meeting. Thank you!

Dear Town Board Members,

I attended a Trustee Talk with Bill Brown and Kirby Hazelton on May 23rd at the town hall and was encouraged by the trustees to write an email to the Board regarding Bed and Breakfast permitting, and my own specific situation, which urgently depends on a resolution to the outstanding B&B moratorium.

It has been my dream to retire in Estes Park and open a bed and breakfast here close to the park entrance. So when the ideally located property came available in August 2022, I purchased it, perhaps ahead of my original timeline, because of the lodging and commercial activity around it. The site has a short term rental to the left, Colorado Cottages to the right and Bird and Jim Restaurant and the Alpine Trail Ridge Inn directly across the street.

I found out that in order to have a bed and breakfast I needed to have an on-site manager; so after purchasing the property I built an addition to house for an on-site manager, to comport with the regulation.

I simultaneously began construction and accepting reservations for Summer 2023. Construction ran over and my first guests arrived and my permit wasn’t in place. Understandably, I was given two citations for operating without a permit, and at my hearing on 9/6/23 The Honorable David Thrower reduced the fine contingent on getting my bed and breakfast permit within the next 60 days.

When I contacted the permit office I was told there was a temporary moratorium in place on new B&B permits, but I figured there was plenty of time for the moratorium to be lifted for summer of 2024.

An on-site manager moved into the addition and I began taking reservations for summer 2024 with the notation in my listing online that I was waiting on B&B permitting.

The first guests are due to arrive in two weeks and I have no permit because of the moratorium. Each citation for not having a permit is $2,650.00 on its face, as well as the friction caused by the issuing officer asking questions of the guests, and in full transparency it is very important for me to be a lawful citizen and good neighbor in the first instance.

I am a single mother with three children and this delay has been emotionally draining for me as I have poured my savings into this business and I’m afraid for what will happen to me this season. While I fully understand and respect that the Town is trying to set a sustainable policy I am regretfully a victim of the delay in that policy’s codification. In addition to most urgently resolving the moratorium or any other sustainable long term solution that comports with Town code, any consideration I can be afforded along the way would be most welcome.

I am speaking only for myself but I have to imagine that there are others in similar situations.

Respectfully,

Courtney Bell
880 Heinz Parkway

Sent from my iPhone
Mayor/Trustee Talks.

No packet material will be provided for this item.
June 11, 2024
• Occupancy Limit Code Changes to Comply with New State Law
• Noise Ordinance
• Guiding Policy for Implementation of the Electrical Vehicle Infrastructure and Readiness Plan
• Commercial/Residential Insurance Overview

June 25, 2024
• Trailblazer Broadband Construction Update
• Next Steps for the Town-Owned Parcel at Elm and Moraine

September 10, 2024
• Project Scoping for Capacity Improvements on the Big Thompson River & Fall River

Items Approved – Unscheduled:
• Arborist Licensing
• Annexation and Re-Implementation of Joint Planning Area
• Parking Enforcement Ordinance Updates
• Liquor License Process
• Curb and Gutter Philosophy
• Hosted Short Term Rentals
• Governing Policies Updates
• Stanley Park Master Plan Implementation

Items for Town Board Consideration:
None