

Attachment C
Public Comments

From: Town of Keystone <no-reply@co.colorado.gov>
Sent: Monday, September 16, 2024 10:23 AM
To: Maddy Sielu <msielu@keystoneco.gov>
Subject: Webform submission from: Contact Us > Rows > Cards Content

Submitted on Monday, September 16, 2024 Submitted by: Anonymous Submitted values are: *Your Name* Bruce Williams *Your Email* bkw@gbpllc.com [1] *Subject* 31 River Overlook STR CUP *Message* Hello Mr. Hirsh, I am a homeowner in the Elk Crossing HOA and I wish to offer my thoughts concerning the CUP filing for 31 River Overlook. I suspect I may be outside the official comment period as I believe that period may have ended on September 12th. If so, I apologize for my lateness, somehow sending you my thoughts slipped off my to-do list. Late or not, I do wish to share my thoughts. I would like to suggest the CUP which would create a waiver to exist standard regulations to allow greater than standard occupancy to be denied. Elk Crossing was originally intended as a neighborhood of owner occupied free standing single family homes. Although most of the homes have 4 or more bedrooms, during our 15+ years of owning on Elk Crossing the usual pattern has been very low density occupancy with most homes occupied by couples or small families with occasional full occupancy on weekends or weeks, when the owners were hosting family or guests. With approximately 25 homes (and over half being part time vacation homes), other than short term renters, the occupancy in the neighborhood might be 20 or fewer people. It is a very pleasant, safe and quiet neighborhood. With the growth in STR and the notion of investment home where the percentage of owner occupied days is low (or zero) compared to STR occupied days the neighborhood is changing. There are currently at least 4 homes where the rationale for owning appears to be rental income and when they are fully occupied that can represent 80+ people with perspectives different than those of occupying owners and their hosted families and guests. Rejecting the CUP will not address what I consider the larger concern, but it will prevent the enlargement of that concern, while the neighborhood and hopefully the Town of Keystone consider the issue of trying to maintain the originally intended character of several of the neighborhoods of free standing single family homes found within the Town of Keystone. For your information, I am a retired Texas voter and legal resident. I bought my home at 0374 Elk Crossing Lane during August of 2008. Since that time my wife and I have typically visited Summit county for a 6 week winter stay (to experience cold weather and ski) and a 18 week summer stay (to enjoy the

cool weather and golf almost daily). Other than 4 or 5 weeks when we have family or friends as guests, my wife and I are the only occupants of our home. I appreciate the efforts that allowed the creation of the Town of Keystone and thank you for your considerations and thoughts. Best regards, Bruce Williams 0374 Elk Crossing Town of Keystone 713 899-2880
[1] <mailto:bkw@gbpllc.com>

Hi Lindsay,

As a homeowner and full time resident of Elk Crossing, I do not support approval for the CUP in Elk Crossing. I do not support any CUP's for any single family homes located in neighborhoods in Keystone. These neighborhoods were never developed nor did anyone ever envision these homes sleeping 23 people. These CUP's do not benefit the HOA's, the town or the community. They only benefit the owners/companies who are in the business of seeking rental income. I fear that if Keystone does not adopt STR neighborhood zones, you will see fewer full time residents which means fewer registered voters, fewer people to serve on town council/mayor, fewer people who will volunteer to serve on committees/commissions. Keystone will become a town of renters and visitors.

Thank you for listening.

Steve Martin

0242 Elk Crossing Lane

September 5, 2024

Lindsay Hirsh
Town of Keystone
Community Development Director

Dear Mr. Hirsh,

The HOA Board for Elk Crossing has recently become aware of:

TOK24-011: 31 River Overlook STR CUP: Class 2 Review – Conditional Use Permit (“CUP”) for a Short-Term Rental Request to accommodate up to 23 guests.

The Board opposes approval of this Conditional Use Permit. The Elk Crossing sub-division was established in 1989 as a residential neighborhood of free-standing single-family homes. We currently have 24 single-family homes with 3 unbuilt lots, and there are currently 7 STR licenses within our community. The most recent home that sold in Elk Crossing was purchased by an LLC to be used solely as a full-time rental.

As noted in 3821.05: Criteria for Review for Conditional Use Permit, Sect. B, #3 and #4, we feel approval of this CUP will not ensure the preservation of the residential character of the neighborhood. This rental property is in close proximity to other rentals such that the guest capacity could be at 60+ people. This creates traffic, parking and noise issues with this many allowed guests in such a close proximity. As per HOA documents parking is restricted to driveways and the county roads within Elk Crossing are posted as No Parking.

The Board is encouraging homeowners to report STR violations so that they may be documented and capture violations that are occurring.

We want to preserve the original single-family residential character of Elk Crossing in which it was originally established and not become a community of investment properties for short-term rentals (with high-capacity guests allowed) with no ties to the HOA, Town of Keystone or the community.

Thank you for your consideration.

ECHOA Board Members
Steve Martin, President