

Criteria for Decisions Statement

Property Address: 31 River Overlook Ct, Keystone, CO 80435

Applicant: Thomas Barry, Hosting from the Heart (HFTH)

Date: August 14, 2024

Re: Criteria for Decisions – Section 3821.05 of the Town of Keystone Land Use and Development Code

This statement outlines how the short-term rental (STR) at 31 River Overlook Ct meets the required criteria for decision as set forth in Section 3821.05 of the Town of Keystone Land Use and Development Code.

1. Conformance with Master Plan

The STR is in conformance with the Snake River Master Plan by supporting the goals of local tourism, economic development, and the preservation of community character. The operation of this rental aligns with the Master Plan's objectives to promote high-quality, visitor-oriented accommodations while ensuring the maintenance of residential neighborhood integrity.

2. Compatibility with Surrounding Uses

The STR is compatible with the surrounding residential uses and is permitted within the current zoning district. The property has been managed in a manner that minimizes any potential conflicts with neighboring properties, ensuring that its use does not detract from the residential character of the area.

3. Adequacy of Infrastructure

The property is adequately served by existing public infrastructure, including water, sewer, and road access. No additional infrastructure is required to support the continued operation of the STR. The existing utilities are sufficient to meet the needs of the property without placing undue strain on public services.

4. Impact on Public Health, Safety, and Welfare

The STR operates in a manner that protects public health, safety, and welfare. The property is equipped with all necessary safety features, including smoke detectors, fire extinguishers, and compliant exterior lighting. The operation of the STR adheres to all

relevant safety regulations and community standards, ensuring a secure and comfortable environment for both guests and neighboring residents.

5. Minimization of Adverse Impacts

The management of the STR at 31 River Overlook Ct includes measures to minimize adverse impacts on the surrounding community. This includes strict policies on noise control, guest behavior, and occupancy limits, which have been effective in preventing disturbances to neighboring properties. The property's landscaping and exterior lighting are designed to blend with the natural environment, further reducing any visual or environmental impact.

6. Consistency with Zoning Requirements

The STR is consistent with the zoning requirements of the area. The property meets all applicable standards, including those related to building setbacks, parking, and lot coverage. There are no variances or exceptions required for the continued use of the property as a short-term rental.

Conclusion

The short-term rental at 31 River Overlook Ct meets all the required criteria for decision under Section 3821.05 of the Town of Keystone Land Use and Development Code. The continued operation of this property as an STR aligns with the goals and policies of the Keystone community and complies with all applicable zoning and development standards. We respectfully request approval of the Conditional Use Permit renewal based on this demonstrated compliance.

Please review this statement and confirm that all criteria are met. Thank you for your consideration.