

Statement on Compliance with Criteria for Conditional Use Permit Renewal

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

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

Date: August 9, 2024

Re: Compliance with Criteria for Conditional Use Permit – Section 3821.05

This statement addresses the compliance of the short-term rental (STR) at 31 River Overlook Ct with the criteria set forth in Section 3821.05 of the Summit County Land Use and Development Code.

1. Master Plan Conformance

The STR aligns with the Snake River Master Plan by supporting local tourism, economic development, and property maintenance. The use is consistent with community goals and contributes positively to the local economy.

2. Compatibility with Surrounding Area

The STR is located in a residential area where such use is permitted. The property has operated for five years without negatively impacting neighboring properties, and management practices ensure ongoing compatibility with the community.

3. Traffic and Parking

The property provides sufficient on-site parking and generates minimal traffic, ensuring no congestion or hazards in the area.

4. Environmental and Community Impact

The STR operates without causing undue noise, dust, or odor. HFTH maintains the property to high standards, ensuring it does not detract from the privacy or well-being of adjacent property owners.

5. Public Utilities and Services

The property is fully serviced by existing public utilities, and its use does not place undue stress on these services. The STR also complies with all county development standards, ensuring public health, safety, and welfare.

6. Wildlife and Natural Resources

The STR is managed with sensitivity to the local environment, with no adverse effects on wildlife or natural resources.

Conclusion

The STR at 31 River Overlook Ct meets all criteria for Conditional Use Permit renewal under Section 3821.05. The property's continued operation supports community goals and maintains a high standard of compliance with local regulations. We respectfully request renewal of the permit for another five-year term.

Please review and confirm that all criteria are met. Thank you for your attention.

Sincerely,

Thomas Barry

Hosting from the Heart (HFTH)