

## **Project Narrative**

**We purchased this property for our primary residence and as a nightly rental investment (based on the FR-3 zoning). We went moved into the property March 2021 and currently live here full time. We are active duty military and intend to use the home for nightly rentals when the Air Force sends us away for trainings and assignments. My family has been in the Ogden Valley for over 50 years, and being able to use this property for nighty rentals when we are away will allow us to keep the property and still have a home base in Ogden Valley.**

**To address how any reasonably anticipated detrimental effects of a proposed conditonal use can be substationally mitigated:**

**Noise: Our property is an end unit townhome (1 of only 2 units in our building) so therefore only 1 shared wall. The walls were built extremely thick and sound proof. We have conducted several sound tests with our neighbors and have yet to hear a single noise from the other unit.**

**Security: We have already installed several security features including a front door camera and a smart keypad lock. These are constantly monitored and will continue to be monitored during nightly rentals.**

**Parking: Unlike most townhomes and condos in the area, every unit in our complex has an attached garage for parking. Out of the 27 units, 21 units have very large one car garages, 4 units have regular one car garages, and 2 units have two car garages. 17 units have a private driveway space with at least 8 of those driveways being large enough to accomodate an extra vehicle. In addition, there are 18 extra paved parking spaces and the builder has committed to adding 4 more spaces in the Creekside Way parking lot once the landscaping is completed this spring (for a total of 22 parking lot spaces). In total, there will be 59 parking spaces for the 27 units without using any street parking. The County Code requires 1.75 parking spaces per unit, and this property clearly surpasses that requirement. CCRs strictly forbid trailers and recreational vehicles from parking in or on the property, and the HOA has actively managed that by sending reminder emails to all residents. A parking map has been included with this application under "other" documents.**

**Street Situation: As a full time resident who works from home, I can confidently say that I have never seen a resident or visitor park on the street. Without exception, any vehicles seen parked along the street have been related to construction as these buildings are new builds that are still having things completed (such as landscaping). The vehicles, trailers, & RVs chronically parked along Wolf Lodge Dr are connected to Wolf Lodge & are not associated with the Villages.**

**Garage use: Our garage will be accessible to renters for the purposes of accommodating off-street parking. It is a very large 1 car garage & can easily accomodate a parked vehicle plus bikes & other renter ammenities.**