

Project Narrative 3563 N. Lakeview Ct. Vacation Rental Proposed Use: Short term vacation rental

I, Lindsay Wilson am the Managing Member for JL Wilson Holdings LLC and would like to respectfully request approval of a short-term vacation rental conditional use permit for 3563 N. Lakeview Ct, tax parcel number 22-370-0018. Our intention is to list this property as a short-term vacation rental for families looking to visit the Ogden Valley.

We will be looking to rent to visitors for terms ranging from 2 days minimum, to three weeks maximum. Check in time will be 3:00 pm, check out time will be 11:00 am, and the guests would have access to the property at any time within their approved stay as an owner would. We are anticipating most renters to be single families with one vehicle. This property has a one car garage, as well as an attached driveway. This will ensure that there is adequate parking for 2 vehicles on the property at any given time, and our rental listing will clearly state that only 2 vehicles are permitted on premise at any given time.

Renters will be provided with the applicable HOA rules and regulations and must follow them accordingly. The townhome was built in 2020, it is 1704 sf with 3 bedrooms and 4 baths. The home has CO2 detectors, smoke alarms, and fire extinguishers. It sits on .05 acres and is nicely maintained by the HOA. The yard areas and common space are well cared for with no debris visible and will continue to be properly maintained. There are several shared dumpsters located at the end of the street in the parking lot of each townhome complex. We will have explicit instruction for all trash to be properly disposed of in these designated dumpsters. The home is accessed from UT 158 N and has quick access to nearby amenities. Traffic in this area is consistent with a ski resort and residential area and we anticipate no additional impact due to the usage change.

The HOA and zoning of this property both allow for short term rental with conditional use permit. This property and community was built in 2020 and as such the lighting and parking have been reviewed and approved by the county.

Overall, we are confident that use by renters will not impact the neighbors and surrounding areas any differently than when we as the owners will be occupying the property for personal use.

Please feel free to reach out to me with any questions or concerns, 307-690-8875. Thank you in advance for consideration of a conditional use permit.

Sincerely, Lindsay Wilson