

To Planning Department and Board of County Commissioners,

Please consider this email as non-support of approving the proposed planning case PLN19-097. As a nearby fulltime year round resident in the Discovery Sub I ask this proposed project be considered for denial per the following.

Driveway - the proposed grade of 10% appears to be beyond the design standard of 8% for shared driveways per 5107.03, E. Leading to potential for vehicles parking along driveway and the cul-de-sac directly adjacent to the National Forest lands. Thus creating a visual impact uncharacteristic for the neighborhood. And at a time when snowplows are working to clear snow. This currently occurs off Discovery Road where visitors park their vehicles at intersection with Ski Hill Road and walk to their short term rental (STR). Many of us have had to incur extra costs to get our driveway to the required grade for a single lot with a SFH fulltime resident, so why is this variance being considered to enable a lot to be split for most likely no other reasons than profit.

Snow storage - 5107.03, L states "Snow storage for driveways shall be provided on the owner's property". With the driveway being proposed on the property border with the National Forest it appears the proposal is opening the door for snow storage on the National Forest and potential enforcement concerns.

Set back adjustment request – I do not know the setbacks for the area, however I feel the proposed setbacks should be required to meet the other properties in the neighborhood to maintain the character with bordering National Forest.

I have been a resident on Discovery Road for 11 years and have seen the subject property be requested for a variance, I believe, three different times/proposals now. Each time it is for greater density than the lot was original designed. It appears the many different owners of this property are continually trying to get greater density and will not stop until it is granted

While I appreciate the TDR from backcountry and I do not fully know the bank and possible properties of value to protect, I question if it is of as great of value as it once was when the program was created. At what point are an excess amounts of accommodations being made to allow a property something more than it was originally intended for and was knowingly purchased as.

I also have great concerns regarding the ultimate intended use of this property and potential for short term rental (STR) use. Our community, peak 7 and much of Summit County, is being overrun by STRs. Discovery Road and the spur road off Discovery of Twin Pines, both dead end roads have 22 homes of which 12 or more than 50% are being used for STR at some point of the year. In my short 11 years in this subdivision/peak 7 the character has changed. Increased traffic (renters, mgmt. company, cleaning vehicles, tow trucks) constant speeding vehicles, stuck vehicles, vehicles parked on roadway due to steepness of driveways or lack of parking, trash cans being left out causing increased bears, noise/music. As an hiring employee of a local business I first hand have seen the impacts of STRs adding to the lack of long term rentals for local workforce and creating an out of reach home ownership for many. The STR environment in Summit County appears to be a large part of creating an environment where it is very difficult to hire and retain quality people that become part of a greater community. The turnover of staff is a revolving door which personally it is troubling to see people come for their dream and a career only to have to leave due to not being able to afford permanent housing with a quality life.

**Lindsay Hirsh**

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**From:** william randall <breckit@comcast.net>  
**Sent:** Thursday, January 23, 2020 3:50 PM  
**To:** Lindsay Hirsh  
**Subject:** Blue Sky Estates II

My wife and I are full time residents at 62 Brook St. We have reviewed the application for the Blue Sky Estates and feel that the project should be denied. If the access was off of the addressed road (Ski Hill), the impact on the Brook street residence would be next to none but having it off of Brook street has potential negative impacts for us and our neighbors.

While we understand the progression of development, and property owner's rights, we feel that subdividing this parcel creates issues both to the environment and the serenity of our area. The newer homes in our area have been used as short term rentals and has created increased volume of traffic and ignorance of safety by some drives.

In previous years, a similar project was proposed and denied. I would hope that this proposed project is denied based on the dividing the property.

Thank You

William and Kris Randall