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**From:** David Huntsman <ddhuntsman@gmail.com>  
**Sent:** Thursday, March 16, 2023 10:21 AM  
**To:** Lane, Roger  
**Subject:** Submission for Mar 28, 2023, regarding CUP application 2585 concerning 6993 Applewood Drive

To the members of the Zoning and Land Regulation Committee for the upcoming meeting on Mar 28, 2023, regarding CUP application 2585 concerning 6993 Applewood Drive:

My name is David Huntsman; I live at 7077 Applewood drive and am the president of the Applewood Hill Homeowners Association. I'm writing to provide context to help the committee when deciding how to proceed with this application. Please consider the following facts:

1. The HOA's position on this CUP has not changed: we remain opposed to the operation of a VRBO for the reasons discussed last year, though we acknowledge state law takes a fairly firm stance on homeowner rights to operate these businesses
2. The applicants **did not meet the conditions** as required by this committee in the approved CUP last year. In particular, despite item 22 that requires them to furnish the name/phone number their "designated (local) emergency contact person" required to "be available within one hour to address any problems."
  - a. Please note that neighbors have experienced noise problems after midnight with no one to contact.
3. The applicants are now attempting to shift to a different customer base than they previously claimed to want to attract. The original CUP discussions were framed on a client base that was largely business-oriented and not recreational. This was a significant reason for the extended minimum night stay, where 5 nights would help ensure that the renters would be of a higher quality and lower risk. The applicants are now seeking to reduce their minimum night stay to an unacceptable minimum. Should you renew this permit, please do not change this requirement.

We believe that the business owners have failed to uphold the conditions you have laid out and that you are thus not required to continue this permit. Should the committee decide otherwise, we respectfully request the following

1. There be no material changes to the existing conditions. Future permits could reassess this after the applicants have demonstrated that they can be more present and harmonious with our community.
2. That you indicate explicitly on the permit that failure to adhere to the conditions will result in future denial of permit renewal
3. That you only grant one additional permitted year of use rather than the five requested.

Thank you,

David Huntsman  
President, Applewood HOA