Brodie Cover Letter, sent to Planning Commission April 11, 2022

Dear public and PC Commissioners,

I'm applying today for a CUP for a residential short-term rental. I'm thinking this will be a nice income possibility for me, which will complement well my farm activities, and hopefully eventually replace my off-farm work. I'm thinking about what I can do for income as I get older that I would enjoy and be competent at, and is not too taxing. I've always liked interfacing with travelers.

I intend to be on-site for the bookings. If I know I will be away for a trip myself, I plan to block those dates out. The reason for this is that I don't want folks just wandering around aimlessly, opening gates, letting out cows, walking on garden beds, etc. I'm hoping to attract singles or couples who wish to explore the greater area, and are happy to have a less expensive, pleasant and centrally located lodging option. The guests will have access to a spacious bedroom and bathroom in the upstairs of my house, and two parking spaces available directly in front. I'm looking forward to directing guests to all the great amenities Boulder has to offer, like our restaurants, community market, the sweet anasazi museum, etc. Also (!) I'll have an excuse for buying more local art and a reason to keep my house tidier!

Since I'll make it clear in my lodging profile that I'm here on-site, I imagine I'll attract folks who are conscientious. Also in the profile I will state that this is a quiet residential area, we have a dark sky initiative, I do not allow dogs, and that the farm is surrounded by private property, but we've got endless public lands all around town and I can direct them about where to explore. And although the road in front of the house is public going south just a little bit (past Bill and Judith's) I'll try to steer them from going that direction. It feels too impactful.

Finally, although it appears to not be required I just realized that having a Plan B manager available is a good idea in case something unplanned happens to me. So I'm adding Elena Hughes to the contact list to address that.

Thank you for your consideration,

Brynn Brodie