

From: Gordon Bates <gwbatesgt@gmail.com>  
Sent: Saturday, August 10, 2024 6:37 PM  
To: Hiben, Carli B <Carli.Hiben@coloradosprings.gov>  
Subject: STR Appeal at 6060 Briarcliff

To whom it may concern,

My name is Gordon Bates and I live at 6055 Briarcliff Rd. I do not support the appeal of Robbin Gregory's short term rental. I am the longest living resident in Erindale Heights. I have lived in this neighborhood for over 49 years. I have been the chairman to the Architectural control committee since 1990 & still am.

The covenants were renewed after 30 yrs. However, we do not have an active HOA . Only a committee to approve all new homes & help everyone abide by the covenants.

Erindale Heights, is not the same as The Valley at Erindale. The Valley at Erindale has a separate covenant from Erindale Heights and they have active HOA.

The Gregory's are wonderful neighbors.

Gordon Bates  
+1 (719) 351-2976

**From:** Sharon Talbert <sharontalb@msn.com>  
**Sent:** Friday, August 9, 2024 3:50 PM  
**To:** Hiben, Carli B <Carli.Hiben@coloradosprings.gov>  
**Subject:** Short Term Rental Appeal - APPL-24-0004

Good Morning,

I am writing in reference to our neighbor's short-term rental (Air B&B) at 6060 Briarcliff Road. We live at 6155 Briarcliff Rd and also own 6115 Briarcliff Rd.

The owners have always been very clear from the beginning that they had a rental and it has never caused a problem on the street. We have lived here since 2003 and there has been no change in the atmosphere in our neighborhood since the rental began. If I hadn't been told about it, I would not know as the rental has never caused problems with congestion, noise, or with tenants' bad behavior.

Thank you,  
Sharon and Paul Talbert

**From:** Bill Hoenig <billhoenig@gmail.com>  
**Sent:** Friday, August 9, 2024 1:37 PM  
**To:** Hiben, Carli B <Carli.Hiben@coloradosprings.gov>  
**Subject:** 6060 Briarcliff Rd

Hi Carli,

My name is Bill Hoenig and I live at 6150 Briarcliff Rd. I'm writing to inform you that I have had no issues with the AirBnB at 6060 Briarcliff Rd. I do not oppose the STR there.

Bill

**From:** breckmerkle@icloud.com <breckmerkle@icloud.com>

**Sent:** Wednesday, August 7, 2024 9:03 AM

**To:** Hiben, Carli B <Carli.Hiben@coloradosprings.gov>

**Subject:** APPL-24-004

Carli,

I would like to express my opinion that we should NOT have a rental property located at the address of 6060 Briarcliff Rd. All houses must have permanent residents per the covenant agreements.

Thanks,

Breck Merkle

5906 Spurwood Drive

**From:** Viola <violah@shorne.net>  
**Sent:** Tuesday, August 6, 2024 10:19 AM  
**To:** Hiben, Carli B <Carli.Hiben@coloradosprings.gov>  
**Subject:** In Support of Robbin Gregory's Airbnb

August 6, 2024

To Whom It May Concern,

My name is Viola Horne and I am a Volunteer Community Leader with Airbnb. I am writing in support of D Robbin Gregory, an Airbnb host at 6060 Briarcliff Dr, Colorado Springs, CO, 80918.

Ms. Gregory may arguably be the most important host in El Paso County. Not only is she the founding Community Leader for Colorado Springs area hosts, she has held that position for the past four years and has shown exemplary leadership and ethics when dealing with her own short term rental.

She consistently advises local hosts about city rules, regulations and ordinances both in person and on the Community Facebook Page, of which she is a moderator. She has encouraged hosts to obtain permits for their listings, attended seminars on STR safety and disseminated that information to hosts in El Paso County, and been a vocal advocate of the county's Good Neighbor policy.

I have personally known her to be diligent in educating guests on responsible behavior in her neighborhood, encouraging guests to patronize local businesses, and strives to ensure that her personal Airbnb stays in the top 5% of all Airbnbs in the city.

She hires local cleaners at a living wage to offer her guests sanitary accommodations. She has notified her surrounding neighbors of the STR and advises all her guests to park in the appropriate location, being considerate of the shared driveway, going so far as to permanently install signage on her property. I have witnessed her being polite and deferential to her neighbors.

Furthermore, Ms. Gregory routinely volunteers her time to host community events, such as a luggage drive for foster children that saw community members and businesses donate more than 150 pieces of luggage, and a meet up to enlist local businesses to share discounts with Airbnb guests so as to encourage more tourism dollars for the county and surrounding areas. She also hosts many other smaller meet ups to help Airbnb hosts maintain community standards. For the past three years, she has represented the needs and concerns of STR hosts to Airbnb Corporate Headquarters in San Francisco and is volunteering her time again at the nationwide Airbnb Summit in September 2024.

Closing D Robbin Gregory's STR would be a huge loss for the STR community in Colorado Springs and the surrounding areas.

Sincerely,  
Viola Horne  
Volunteer Airbnb Community Leader  
719-510-3011

From: RICHARD MILLER <magnum1105@comcast.net>  
Sent: Saturday, August 3, 2024 11:45 AM  
To: Hiben, Carli B <Carli.Hiben@coloradosprings.gov>  
Subject: Appeal to an Approved Owner Occupied Short-Term Rental Renewal

Re: Record # APPL-24-0004

Dear Ms Hiben

Thank you for allowing me the opportunity to provide my comments concerning the Short-Term Rental Renewal application for 6060 Briarcliff Road Colorado Springs CO 80918, per ref above.

First and foremost, we live in a time of great uncertainty, where home ownership is at risk, inflation is an all-time high, local and state taxes are on the rise and public safety is failing the community. One might ask what does this have to do with Appeal to an Approved Owner Occupied Short-Term Rental Renewal. There is little doubt that some of the underlining causes for much of what is wrong with suburban American and our local community currently facing is an unprecedented in terms of the housing crisis. In short, most people desire to own or live in a suburban community but can't afford to buy and/or to maintain a home. Those who owned a home before 2020 because of rate of inflation, higher than normal property tax increases and the now a lack of public safety because of budgetary restraints and a defund the COPS' movement, have found the necessity to rent out their homes for profit.

The introduction of Approved Owner-Occupied Short-Term Rental policy is wrong and needs to be repealed and/or significantly amended. In this, case 6060 Briarcliff Road, Colorado Spring, CO 8918 is the third Owner Occupied Short-Term Rental within a quarter mile of each other since the City approved this measure. Currently, there are only two active Owner-Occupied Short-Term Rentals remaining. The one that failed was sold because it did not have enough occupancy to keep it afloat.

The Erindale Subdivision, in which the two existing Owner-Occupied Short-Term Rentals are located, is a heavily trafficked area. A growing part of the non-resident persons traveling through the neighborhood and some even occupying our streets and city parks are homeless individuals or persons just passing through without a connection to the neighborhood. The crime of property vandalism is on the rise and many residents do not feel safe because of slow or nonresponse times from law enforcement. Speeding in the neighborhood is out of control, we regularly witness 40+ mph in 25 mph zones, and nothing is being done to curb this lawlessness.

If the City Planning Commission approves the renewal of yet another Owner-Occupied Short-Term Rental, then it needs to study the impacts to traffic patterns in the community to ensure that the increase in traffic on the roads and safety standards are appropriately enforced. Law Enforcement and Emergency response times need to be reviewed to ensure that the increase of temporary residents is appropriate. The Commission needs to conduct a density study including mapping such that all current and past approved short-term rentals are identified and mapped to establish minimum distances and/or densities of short term rentals.

Please also note that there should be a change to the STR Code to notify affected or impacted community residences of any and all new and renewal for Short-Term Rentals Applications

If you have any questions, please don't hesitate to contact me at (719) 594-9487 or to my email: magnum1105@comcast.net.

Sincerely

RICHARD L. MILLER

Resident

Dear Members of the City Council,

I am writing to explain a recent incident that occurred when I parked at a private residence at 6060 Briarcliff Road. I was unaware of trespassing when I parked at my employee's home to drop off a work phone, as I had never been to the property before. It was dark and I was unsure of where to park.

When arriving at the property, I remained in my car and texted my employee, Robbin, to inform her that I was in her driveway.

Robbin's husband then appeared, grabbed the phone from me, and I promptly left the premises. I had parked at the furthest end of the driveway to ensure I was not blocking anyone, but the driveway area was small, and I made what I believed to be the best judgment at the moment. I was only there for a few minutes.

When I was departing, an unknown woman emerged from the adjacent house in her bathrobe and wet hair, raising her voice and accusing me of trespassing on her property. I immediately apologized and attempted to leave the driveway.

It was never my intention to trespass or cause any conflict. It is my understanding The Gregory's now have cones in the driveway marking the two distinct driveways.

Sincerely,

Ellen Hannabass  
iTrip Short Term Vacation Property Management  
719.459.7737  
[EllenHannabass@itrip.net](mailto:EllenHannabass@itrip.net)

**From:** Alessio <alessioluinetti@gmail.com>  
**Sent:** Friday, July 26, 2024 2:19 PM  
**To:** Hiben, Carli B <Carli.Hiben@coloradosprings.gov>  
**Subject:** Regarding Record Number APPL-24-004

**CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!**

Good Afternoon,

I would like to send in a comment for the public hearing on this appeal for short term rental (property location at 6060 Briarcliff Rd 80918 #APPL-24-004 ) as follows:

Thank you for allowing comments on this matter, we own property across the hill from Briarcliff Rd (on Twin Rock Ct, sharing backyard and open space), my complaints with this property are focused on safety (1) and noise (2):

1) Our properties are both in a forested area, along with other neighbors, and this past July 4th evening there were fireworks being used on the rocks just outside of the house in the backyard. Not sure if the owner was aware/present, but it is extremely dangerous especially in the middle of a heat wave; doesn't matter if they were used on the ground/deck or on the rocks adjacent to the property, we are in always in higher fire danger in this community, and we all should try to contribute to the safety of the neighborhood by not using open flames (and participating in yearly firewood and debris removal). I took a dated video of the issue, I apologize if the quality is low

2) Noise is an issue whenever there's guests, with loud music at times or loud shouting / partying past 2100hr. Though most airbnbs and vrbos have restrictions on noise after a certain hour, that's seldom respected, and the noise (like fire) travels in the valley. That, compounded with the noise from the freeway that travels uphill, takes away from living in a peaceful area.

My goal is not to impede other businesses, or other sources of income (nor celebrating America's birthday), but strong considerations should be taken to please prevent these kinds of behaviors and ensure the safety, peace and quiet of our neighborhood. Thank you.

V/R,

A.L.  
Resident, Erindale  
USAF Veteran

End comment.

For any additional questions, please feel free to reach back out by email.