

Herington, Meggan

From: Patty Mayott <teamashamommy@gmail.com>
Sent: Tuesday, August 14, 2018 4:01 PM
To: Herington, Meggan; Council Members
Subject: VRBO's are hurting my neighborhood!

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Dear Ms. Herington and City Council Members,

I am writing to you regarding the short-term rental ordinance that is being proposed for Colorado Springs. As a homeowner I am very concerned about the impact this will have on my close-knit neighborhood of Pleasant Valley.

Please allow me to share with you the basis for my concerns. First, Westmoore Park is an anchor for this neighborhood. It's where neighbors bring their children to the playground, play volleyball, tennis, have picnics, etc. It's where we have connected and formed relationships that have made our neighborhood what it is today. In recent years, however, businessmen have begun to buy up and renovate the modest homes that ring this park. Renovations are normally a really good thing and, admittedly, the renovated homes are beautiful. But their footprint takes up just about every square foot on the property, having houses on top of houses that just don't "fit" with the rest of neighborhood. Furthermore, what is **most unsettling** is their reason for buying up the houses that ring the park: they are being turned into short-term rental properties through VRBO, Air BnB, and other hosting platforms! As a result, what has begun to happen is that our beloved park is no longer filled with familiar neighbors, but rather a revolving door of very short-term renters. The safety and sense of community we once felt has begun to diminish and will continue to do so if these homes that ring the park continue being permitted to become commercial rental properties under the guise of "short-term rental by owners".

I am worried what could happen if developers continue to buy up these homes and use them basically as hotels, without regulation as to the number of these homes being turned into commercial business. Why would it be allowed that a residential neighborhood be turned into commercial, non-owner-occupied short term rental conglomeration? It will ruin the very essence of this neighborhood!

Furthermore, these rental homes are being built so big I've seen up to ten cars parked along the street- including RV's - for just one VRBO! **This is changing the look and feel and safety of our neighborhood.** Realistically speaking, how will the 16-person limit going to be enforced? Do we homeowners now have to become the enforcement police? Surely, as the number of these STR's increase, the city won't have the manpower to keep up with this. Then what?

I implore you, city council, and the powers-that-be to LIMIT the number of these STR's on each block and in each neighborhood!

I am a school teacher and sadly will be unable to attend the city council meeting about this ordinance that will take place this Thursday morning. My husband Michael Krough works as well. We are very upset we cannot have a say at this meeting, so we do hope you will consider these concerns.

Thank you,

Patty
Krough
1023 Valley Rd 80904
719.304.9672

Herington, Meggan

From: Vulgamore, Harry <chvulgamore@comcast.net>
Sent: Tuesday, August 14, 2018 11:18 AM
To: Herington, Meggan
Subject: Short term rental ordinance

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Thank you for listening to individual homeowners' concerns about the increase in short term rentals popping up in residential neighborhoods. In our R-1 Pleasant Valley neighborhood we border Garden of the Gods and are a gateway to Cave of the Winds and mountain recreation—a treasure for tourist occupancy. Westmoor Park, our well-maintained neighborhood park, offers tennis courts, basketball, a baseball diamond and a playground plus an expansive grassy area for further recreation. A developer continues to buy houses ringing the park, expands their size, and then offers them through Airbnb. Ideally the new ordinance should be limited to owner-occupied, and should absolutely limit the number of short term rentals in any given block. Commercialization of a residential neighborhood changes its character with parking, noise, and activity issues while compromising our sense of community.

Caroline and Harry Vulgamore
922 Valley Road
Colorado Springs, CO 80904

Herington, Meggan

From: sarah e <saraheduis@gmail.com>
Sent: Friday, August 10, 2018 2:55 PM
To: Herington, Meggan
Subject: Question: STRs + off-street parking reqs?

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Hi Meggan,

I attended the CONO meeting on Aug. 7, and thought that it went very well. I am, however, confused about parking requirements for short term rentals and how that's determined.

After the meeting, I looked online and found the chart beneath 7.4.203 titled PARKING SPACE REQUIREMENTS BY USE

I manage a short term rental property that consists of four attached 2-bedroom units. I believe this property was built prior to the current code/chart regarding off-street parking requirements.

According to the chart, a 2-bedroom unit in an attached dwelling requires 1.7 parking spaces per unit which translates to 8 spaces total. However, there are only 4 parking at this property. It has never been an issue as a short term rental because guests have never come with more than one car. This, of course, is the norm for vacationers who usually are renting a car upon their arrival. Even if they're driving to Colorado Springs, they drive in one car.

Therefore, I am thinking it makes sense to require one parking space per vacation rental unit (up to four units) and revise the chart to include an STR category and/or grandfather in those properties that were built prior to the "Parking Space Requirements by Use" chart.

Thanks in advance for any information you can provide regarding this matter.

Best,

Sarah

Herington, Meggan

From: Renee Behr <renee@behrandbehr.com>
Sent: Wednesday, August 08, 2018 11:40 AM
To: Herington, Meggan
Subject: Re: Short Term Vacation Rental Public Meeting

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Meggan, I Appreciate all that you are doing to try and please all parties involved in STR. I think when this was first approached with STR owners getting their license with the city for LART and for tracking purposes all was a great idea. Unfortunately when restrictive regulations come into play it changes the dynamics of the whole purpose. There are several printed spaces that concern me especially with the permit application and other items that have not been addressed. I was at a meeting this am and they mentioned Colorado Springs is pro property rights I had to interject to that's changing. I am unsure about those few people who live in neighborhoods they want to stay the same as that's not a reality of a city expected to grow exponentially in the next few years.

I am trusting in a good outcome of this ordinance and know you are working diligently on it. See you on August 16th. Live to love, Renee Behr

Sent from my iPhone

On Aug 6, 2018, at 4:38 PM, Herington, Meggan <mherington@springsgov.com> wrote:

This is a follow-up to the email sent on 7/22 for notice of the public meeting to discuss the updated input process and upcoming public input process related to the proposed short term rental ordinance. Attached you will find DRAFT #3 as proposed by staff to move forward to the City Planning Commission on August 16th, as well as an updated self-safety certification checklist that is based on input from the Regional Building Department and Fire Department.

The materials and all hearing dates are posted to the city website at the below address. When the staff memo and materials for the City Planning Commission are complete those will be available as well. <https://coloradosprings.gov/planning-and-development>

Any comments received will be forwarded as correspondence to the City Planning Commission and City Council. Thank You, Meggan

<image001.png>

Meggan L. Herington,
AICP
Assistant Director of Planning

Phone: (719) 385-5083
Email: mherington@springsgov.com

SENT 7/22:

All, You are receiving this email because at some point we have corresponded on the topic of short term vacation rentals. As a short recap of this process to date, City staff originally presented the concept of short term vacation rental permitting at the CONO quarterly meeting held June 13 and at the Organization of Westside Neighbors meeting on June 14. At those two meetings a great deal of input on the draft was received. Based all of the input received in the past 2 months, staff as re-drafted the original proposal.

CONO will host and facilitate a public meeting on August 7th from 5:30-7 pm at the City Auditorium 221 E Kiowa St, Colorado Springs, CO 80903.

This is an informational public meeting to discuss with city planning staff the updated draft ordinance and give an update on the public process moving forward. **Again, this is not the public hearing with City Council, ONLY a chance to discuss the re-draft with staff and give input.**

*** While the draft is not yet complete, it is important to note that the limit of 1 short term rental per unit or property has been removed and replaced with unit limits that more closely model city zoning. That proposed language is below. This means if you own a tri-plex or a four-plex in a zone district that permits multi-family dwelling units, up to FOUR (4) units can be short term rentals. The draft will be sent out as soon as it is complete.

The number of short term rental units shall be limited to the permitted density of the property as follows:

- *1 (one) short term rental unit within a Single-family residential dwelling or used lot,*
- *2 (two) short term rental units within a Two-family residential dwelling or used lot. An accessory dwelling unit may be utilized as one of the short term rental units.*
- *4 (four) short term rental units within a Multi-family residential dwelling or used lot.*

Thank you,

<image003.png>

Meggan L. Herington, AICP
Assistant Director of Planning
Phone: (719) 385-5083
Email: mherington@springsgov.com

City of Colorado Springs
30 South Nevada Avenue, Suite 105
Colorado Springs, CO 80901

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Herington, Meggan

From: Owen Holder <owenaholder@gmail.com>
Sent: Wednesday, August 08, 2018 11:05 AM
To: Herington, Meggan
Subject: Short term rentals

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My wife and I attended 8/7/2018 short term rental meeting but was not able to get a copy of the draft regulations proposal. Can you send a copy via email?

Regarding the requirement for a point of contact that can respond within 1 hour I am wondering if there should be a limit on how many rental units one point of contact can be associated with? I think that people or companies that manage multiple units should have to provide assurance that they have the resources in place in the event of multiple calls within the same 1 hour period. There should be a separate name and phone number per X amount of rental units.

Thank- you
Owen Holder

Herington, Meggan

From: Michael Applegate <mangofence@gmail.com>
Sent: Wednesday, August 08, 2018 7:28 AM
To: Herington, Meggan
Subject: Short term rental ordinance

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Good morning Meggan,

I wanted to take some time this morning to thank you for your efforts in coming up with an ordinance that is as balanced as possible. This is not at all an easy task and I really appreciate that you decided to take the time to postpone the Planning Commission meeting and set up last night's CONO meeting in an effort to hear from as many viewpoints as possible.

To that end, I want to share some data that I found on a website that I'm sure you're familiar with: Airdna.com. They compile data from AirBnb and break it down into several categories, including rental demand (we're at 92/100), overall occupancy rate (88% in COS) and annual listing growth (also 88% for us). This data is just AirBnb, and does not include any of the other 60+ online platforms.

You're probably hearing from owners who say that STRs make up less than 0.5% of our housing stock, and are just not a big deal. The concern, however, is that the potential growth of listings in the coming years is huge, especially given the above demand factors and the fact that we'll be the largest metropolitan area that allows non-owner-occupied (NOO) STRs left in the state.

For comparison, I looked at data on Airdna from New Orleans, LA, as they have been struggling to come up with sensible regulations as well, and there are roughly the same amount of housing units there (290,000). In 2013, they also had less than 2,000 Airbnb listings, just as we do now. Five years later in 2018, that number has soared 700% to 14,000 listings, now 7.3% of their housing stock.

Let's join Denver, Boulder, Edgewater and Golden in CO and New York, San Francisco, Portland, and just lately, San Diego, in limiting STRs to primary residences only, before the growth hits us as fast as it has in New Orleans. I hope that this is helpful to you and again, thank you so much for your diligence in working on this ordinance.

I'll see you on the 16th.

Have a great day,
Michael Applegate
Holland Park

Herington, Meggan

From: Welling Clark <welling80904@yahoo.com>
Sent: Tuesday, August 07, 2018 2:05 PM
To: Herington, Meggan
Subject: Re: Short Term Vacation Rental Public Meeting

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Hi Meggan -

I have a conflicting event, National Night Out crime fighting event I am supporting, so I won't be present tonight. But you already have my input; no issues with the proposed changes. I really like the check list; good common sense. The only question I have is how will neighborhood organizations be made aware what houses are VRs and will they/immediate neighbors be given contact information (in case of a disturbance issue)?

Have a good meeting and get some new input.
Well

Sent from my iPhone

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Meggan L. Herington,
AICP
Assistant Director of Planning

Phone: (719) 385-5083
Email: mherington@springsgov.com

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Meggan L. Herington, AICP
Assistant Director of Planning
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Email: mherington@springsgov.com

City of Colorado Springs
30 South Nevada Avenue, Suite 105
Colorado Springs, CO 80901



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<FIGURE 4_ReadlinedSTR_Draft.docx>

<FIGURE 3_Self Inspection Checklist.doc>