

Cope, Sean

From: [REDACTED]
Sent: Monday, April 5, 2021 1:07 PM
To: Cope, Sean
Subject: 1425 Winding Ridge Terrace/CPC AP21-00036

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In response to the above Zoning Appeal of Notice and Order to Abate, please find the following.

This neighborhood is comprised of a hillside area, and as such requires us to all be vigilant towards fire mitigation, etc. It is also a neighborhood with limited ingress and egress as it is on two cul de sacs. During the Waldo Canyon Fire, this area was a mess trying to get out and took over 2 hours to reach I25. We neighbors that live here have experienced a host of visitors to this rental, which means multiple cars, adding to an already limited traffic access. This, of course, is one of the reasons we also enjoy living here. However, add in the event of an emergency, with people that are short-term renters and don't know the area, and it compounds an already big problem.

Further, with this home being used as a rental, the owners have had an outdoor wood burning fire pit in place, and we neighbors have on numerous occasions had to speak to the renters to advise them that the City of Colorado Springs had a burn ban in place and they should not be using it. This has not always been met with positive results. It is also my understanding that the owners of this home failed to remove the wood burning fire pit when initially asked to do so. We have also experienced renters blasting off fireworks around the 4th of July, again out of town guests that do not understand the significance of a burn ban in Colorado Springs, or a fireworks ban.

This has been a constant issue with most of the renters at this home. If it is not these items, people routinely smoke outside on the deck and again don't comprehend that this is an area where flicking a cigarette or dropping an ash on a windy day will create a fire situation. We all experienced that with a home located just below at 7225 Oak Hills Trail when a teenager of the homeowner had ashes drop from a pipe they were using outdoors, which not only set the home on fire with it burning almost completely to the ground, but the fire came up the hillside towards all of our homes in our neighborhood. Another fire occurred this past year at a nearby home on Oak Hills Drive, again the home burned to the ground and it went up the hill towards other homes. As you can see, this is a tricky area and people need to remain vigilant. It is my experience that short term renters don't pay attention to high fire conditions.

Finally, this is a quiet residential neighborhood. Short term rentals bring not only added traffic, but noise. This too has been a big problem at this particular home, especially during the summer months. It is a large home, so it is often rented by numerous families, and at times they are loudly partying well into the night. Again, neighbors are often having to ask the renters to please be respectful. This continues to be an ongoing issue, and is an issue that seems prone to short term rentals.

For all of these reasons, I do not believe that this home should remain a short term rental. It sets a precedent in a hillside neighborhood, that has already experienced a significant fire with Waldo Canyon, and this is a reality we all live with in this area. Short term renters tend to be less than knowledgeable about fire conditions in the area, and that is not what a short term renter should be concerned with either. I strongly urge you to not allow this home to be a short term rental any longer.

If we are to be a city that draws people to us for the quality of lifestyle, or tourism we need to have better controls in place than we currently have. I am saddened to think that some of us that have lived in this neighborhood for many

years, myself included since approximately 1986, will be forced to move if the City does not have some rules and regulations in place with regard to short term rentals.

Thank you for listening,

Heather Wittman