

From: Ed Sawyer <ecsawy@aol.com>
Sent: Tuesday, November 19, 2019 1:33 PM
To: Lobato, Elena
Subject: saving R-1 neighborhoods

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November 19th, 2019

I have lived in my house in Colorado Springs for over 35 years. My wife and I have raised our daughters that graduated from D-11 schools. We are both now retired and would like to stay in our house as long as we are physically able to. We have worked hard at trying to maintain our house and the neighborhood we love.

We have spent thousands of dollars and years of effort to make this house a beautiful home. Now I find a "motel" located next door. As many as 40 cars a month, not including Uber drop offs and pick ups are the common theme now. Car doors are being opened and closed at all hours of the night. The owner has turned the backyard into a recreation area, with a full half court lighted baseball court, horse shoe pit, trampoline, and party area. Yet they have no children. They advertise potential clients to bring along their dogs, so I have had as many as 5 large dogs located in their backyard!

Why did this happen? We didn't purchase the house with the knowledge of a motel being located next door. We have a full fledged business operating next door. How many more will you allow to be located in this once peaceful neighborhood? Who is going to purchase a house when their is a "motel" located next door? What is going to do as far as home values?

A bigger fear is that outside investors will be purchasing these houses because they are so lucrative. With all of the new hotels being built, why are these allowed in R-1 neighborhoods? My guess is that they don't have to follow the same rules and have the same expenses as hotels/motels.

You must enforce owner-occupied to prevent these outside investors from totally destroying once quiet neighborhoods. You must control the total take over of neighborhoods by AT LEAST prohibiting more than one every 500-1000 feet.

With the drastic lack of affordable housing in the city, how can you justify allowing over 1300 full time non owner occupied houses to be taken "off" the market? Who do you think will take better care of a house, someone not living in one or an actual home owner.

They are not supporting our schools as they are not allowing families to rent long term and our schools will suffer because of the lack of students. Just look at a city such as Sedona, AZ where there is no long term rentals available or reasonable houses for sale and therefore Sedona has had to close one of their elementary schools!

I had the opportunity to attend an "open house" sponsored by these non owner occupied STR owners in September of this year. There I met a Ft. Carson soldier that in September was transferred here from Florida. He stated to me that he owner 3 non owner occupied houses in Florida and had purchased two here in Colorado Springs! When I asked him what he would do when he was transferred from FT. Carson, he stated that these STRs would increase his "cash flow"!

I strongly urge you to look at what these "motels" are doing to once thriving friendly neighborhoods across this city and realize that they add nothing to neighborhoods.

Ed and Margaret Sawyer
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From: Marie McGinnis <pylypczuk@gmail.com>
Sent: Wednesday, November 20, 2019 8:47 AM
To: Lobato, Elena
Subject: please share with planning commission members regarding STR's

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Members of the Colorado Springs Planning Commission, Please vote to require that STR's be owner occupied in R1 neighborhoods. Please also vote for a density cap in all other residential zones. Did you know that you can buy a gift card for Airbnb? I don't know about you, but I've never been able to pay my rent with a gift card, they are only for businesses. Renting long term and renting short term (30 days or less) is absolutely not the same thing, as is already defined in our city and state code.

My mother-in-law is currently living in our basement because she can't find a house to buy in her price range in Colorado Springs. The pickings are super slim right now. I can't help but think, wow, there are at least 1,300 houses in this city that are currently used as non-owner occupied STR's. These homes were built in neighborhoods for residents to live in. They were not built to be lodging businesses for tourists. It is unfair to residents who are searching for homes to rent or to buy for these to exist and it is not fair to legitimate hotel and bed and breakfast owners. Hotels and bed and breakfasts have done their due diligence to comply with zoning regulations, pay commercial rates, undergo inspections, pay additional insurance, and much more.

There has been a framework in city code for businesses to operate in residential areas since before this issue even arrived with city council. Why haven't we simply been following these already in place procedures since the beginning?

We need to require that STR's be owner occupied in residential areas. This means our housing stock will be reserved for residents. It will also mean that there will be someone living on site and not leave the enforcement and reporting of problems up to neighbors.

The tourists will still come. Many other cities, including our neighbor, Denver require that short term rentals be owner occupied. If there is such a demand for individual units with kitchens, then legitimate lodging businesses can build them on commercial property. Thank you for your time and service to our city, Marie McGinnis Holland Park, 80907