

Community Engagement Report

SHORT-TERM RENTALS



City Above the Clouds



Prepared by: Grace Johnson
July 2022

TABLE OF CONTENTS

I. INTRODUCTION

Introduction	1
Engagement Activities	3

II. KEY FINDINGS

Questionnaire Open Responses	5
Community Conversations	9

III. APPENDICES

Blank Questionnaire	15
Questionnaire Demographics	23
Questionnaire Responses (Q1 & Q2)	28
Questionnaire Responses (Q3 -Q16)	102
Community Conversations Report	146

INTRODUCTION

Background

In November of 2021, the City began researching ways to fairly address concerns of the community around short-term rentals (STRs).

In late 2021, the community began to express concerns about how short-term rentals were licensed and managed in Woodland Park. There was an interest among City Council and staff to understand the topic further. What really are the concerns of the community? What benefits do short-term rentals bring to our community? What are the misconceptions surrounding STRs? What improvements to existing processes and procedures can be made, if any? How have other community successfully and fairly managed short-term rentals?

City staff began research and set out to provide context. One piece of this effort was to plan and execute a community engagement process that would help City Council and Planning Commission understand the sentiments of the community.

Goal

The goal of the community engagement plan was to solicit feedback from the community that eventually informs a final recommendation from City staff to City Council on the topic of short-term rentals.

Objectives

- Share information: Educate community on existing conditions, limitations, and potential options
- Collect and compile input: Use a variety of tools to collect community input
- Bring people together: Facilitate discussion amongst community members with different perspectives to establish mutual understanding
- Provide transparency: Bring the community into the decision-making process and provide transparency throughout

Promise to the Public

The City of Woodland Park believes that meaningful participation by the public leads to decisions that reflect the interests and concerns of all who may be affected by potential changes to short-term rental policies. We believe the public should have their voices heard in identifying the problem and identifying potential solutions. We promise to consult with the public on the topic of short-term rentals and to provide communication throughout the engagement process.

OUTREACH ACTIVITIES

On June 15, the City launched this project on its community engagement platform, WhatsUpWoodlandPark.com. This platform contains project-specific background research, resources, a link to register for the Community Conversations, a project timeline, the online questionnaire, and an option to sign up for emailed project updates.

Using a multichannel awareness campaign, the City drove traffic to the platform. Our goal was to make as many Woodland Park residents aware of the project as possible through use of digital and traditional marketing methods. These included: Direct mail postcards, social media campaigns, City website, local newspaper articles, City signage, flyers, announcements at City meetings, a booth at the Woodland Park Farmer's Market, Chamber of Commerce platforms, and more.

PROJECT TITLE	AWARE	INFORMED	ENGAGED
Short-term Rentals	1049	602	340

AWARE: 1,049 unique visitors to the online project page.

INFORMED: 602 unique visitors clicked on something on the page.

ENGAGED: 340 unique visitors took the questionnaire.

REGISTERED: 295 unique visitors registered for the platform from the project page.

COMMUNITY CONVERSATIONS: 63 visitors pre-registered for one of the community conversations.

Short-term Rentals

We are engaging the community on the topic of Short-term rentals

In November of 2021, the City began researching ways to fairly address concerns of the community around short-term rentals (STRs). As part of this research, the City is conducting community engagement throughout June and July of 2022. Input from the community is critical to helping City Council and staff understand how best to address the topic.

Our goal is to collect input from a wide variety of community members. This input will be used to inform the final recommendation from City staff to the City Council on how best to address community concerns. Check out the [project timeline](#) to understand the full community engagement process.

We are using a variety of tools to collect input. There are two ways that you can get involved today:

Take an Online Questionnaire: Series of questionnaires developed to solicit opinions from a wide variety of community members. Open now! Get started below.

Attend In-Person Community Conversations: In-person facilitated conversations between small groups of community members. July 6 at 7:30 am and 6:00pm at the Ute Pass Cultural Center. Each session is two hours. Requires separate [registration](#).

Get started by taking [Questionnaire #1](#) below or [signing up for one of two Community Conversations](#) on July 6.

Check out the full [project timeline](#) and [background research](#). And be sure to [register for this platform](#) to

Important Links

- [Register for Community Conversations](#)
- [STR Background Information & Research](#)
- [May 5, 2022 Joint Work Session Presentation](#)

Project Timeline (click to enlarge)

Public Participation Timeline
Short-term Rentals in Woodland Park

JUNE 10: Initial Open House & Registration
JUNE 24: Registration Open for Community Conversations
JUNE 30: Online Questionnaire Open
JULY 6: In-person Open House & Community Conversation Registration Required
JULY 20: Virtual Open House

TBD: City Council Meeting
TBD: Planning Commission Meeting
JULY 21: Joint Work Session Planning Committee & City Council

Established Activities **Upcoming Activities**

ENGAGEMENT ACTIVITIES

Stakeholder Interviews

In November of 2021, City staff began conducting one-on-one interviews with key stakeholders to better understand their concerns, opinions, and ideas. Key stakeholders are those who are directly impacted by short-term rentals in the Woodland Park community. Stakeholders included short-term rental owners, Chamber of Commerce, hotel owners/managers, residents, City staff, real estate agents, and more.

Questionnaire

A questionnaire launched on June 15 and closed on July 14. This questionnaire was intended to help City staff gauge community sentiment toward short-term-rentals and specific considerations.

Community Conversations

Two in-person community roundtable events were held on July 6, 2022 at 7:30 am and 6:00 pm. Each session was a little over 2 hours. Community members arrived at the event and were assigned to a random table with 4-7 others. A staff facilitator was assigned to each group. After a presentation on existing conditions, community members participated in small group discussions on the benefits, concerns, and impacts of short-term rentals in Woodland Park. They brainstormed creative ways that the City could fairly address the concerns of their group. Facilitators took notes from the discussion and reported back to the full group.

340 Questionnaire Responses

56 Community Conversation Participants

10 Stakeholder Interviews

KEY FINDINGS - QUESTIONNAIRE

A questionnaire launched on June 15 and closed on July 14. This questionnaire was intended to help City staff gauge community sentiment toward short-term-rentals and specific considerations.

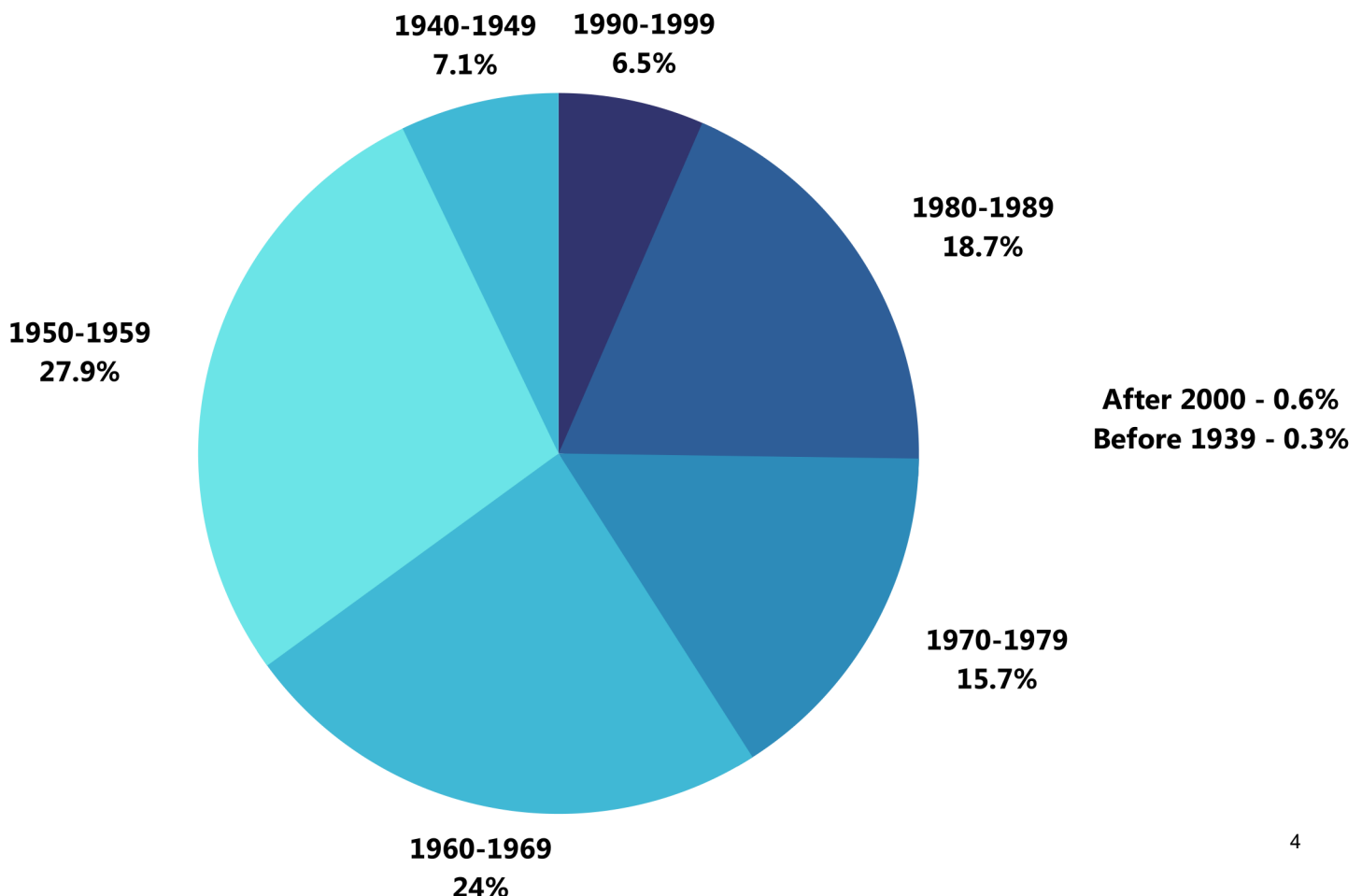
The questionnaire was open to anyone, and required a platform registration to participate. There were 340 unique responses to the questionnaire.

The full report with anonymized responses can be found in the Appendices of this document.

Demographics - Survey respondents

- 86% of respondents said they live in the City of Woodland Park.
- A little over 50% of respondents were between the ages of 53 and 72. Total age range was 23 - 82 years old.

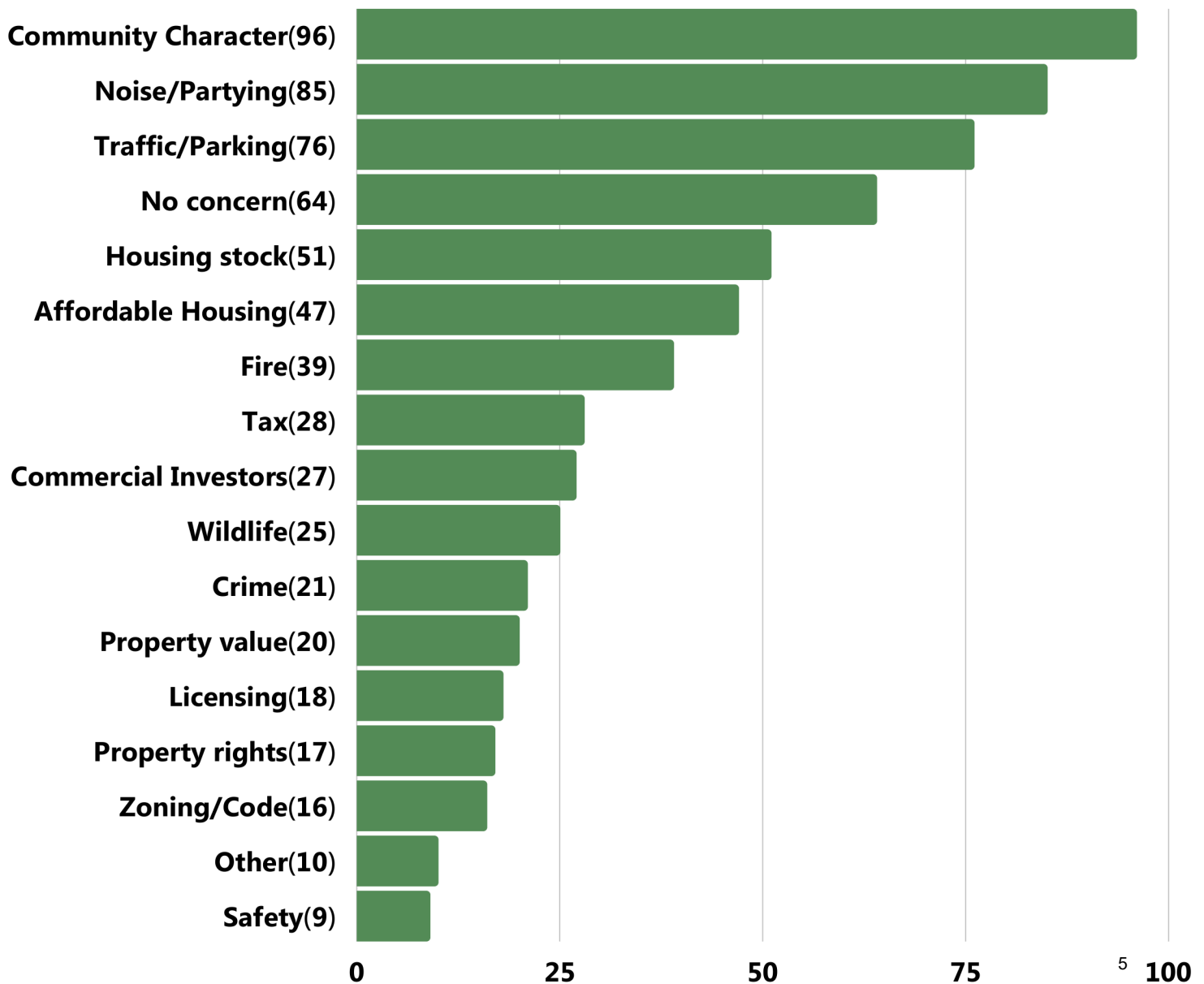
Age ranges of respondents



KEY FINDINGS - QUESTIONNAIRE

The first two questions in the questionnaire were open response type questions, meaning that respondents could type whatever they wanted and there was no character limit. In an effort to make the total 650 responses easier to consume, a text analysis of each open response was conducted. Each response was reviewed and tagged based on the type of content. Some responses have multiple tags. Responses that didn't fit into one of the tag categories were tagged "other". All responses are completely anonymized.

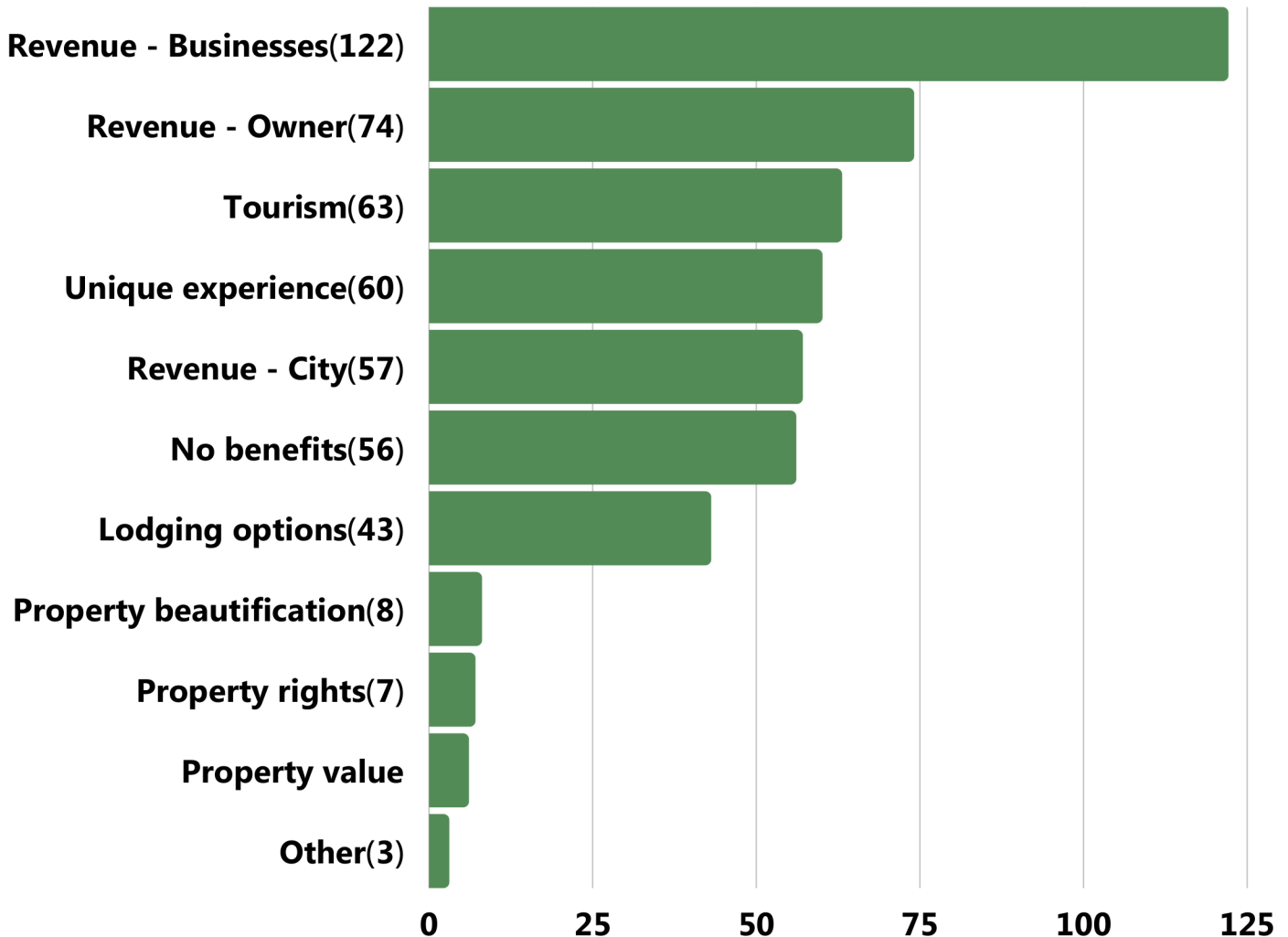
Question #1. What concerns do you have, if any, with short-term rentals in Woodland Park? (325 responses)



KEY FINDINGS - QUESTIONNAIRE**Question #1 Concerns response summary explained**

- Many of the responses mention community character as a concern. Responses tagged "Community Character" includes responses that mention lack of neighborliness, degradation of neighborhoods, interruption to daily life, or discomfort/anxiety of not knowing neighbors.
- Nuisance type concerns were also highly mentioned. Noise and partying along with parking issues and traffic are among top nuisance concerns. These comments are often also paired with concern that there is no point of contact for the owner of nuisance properties or that properties allow too many occupants.
- Responses tagged "no concern" indicated that they have no concerns, are unsure, or they view short-term rentals as beneficial to the community.
- Housing stock and affordable housing are also mentioned. Many respondents indicated they are concerned that short-term rentals negatively impact the availability and/or affordability of homes for new homeowners and long-term renters in the community.
- Fire and wildlife are also areas of concern. Respondents indicated concern that tourists are not educated on the rules regarding interactions with wildlife, respecting burn bans, and wildfire danger.
- Responses tagged "Tax" include concerns that short-term rentals should be taxed, should be taxed more, should be taxed less, or that taxes should be assessed differently based on private ownership vs. ownership by a commercial investment group.
- The purchase of properties for STR use by commercial entities/investment groups was also a concern mentioned.
- Responses tagged "Property value" include concerns that STRs are increasing property value (as a negative) or that STRs are decreasing property value.
- Responses tagged as "Property rights" refers to comments that did not reference specific concerns of STRs, but expressed concern of over-regulation and property right infringement.

KEY FINDINGS - QUESTIONNAIRE

Question #2. What are the benefits, if any, of short-term rentals in Woodland Park? (325 responses)

KEY FINDINGS - QUESTIONNAIRE**Question #2 Benefits response summary explained**

- Many of the responses mention revenue as a benefit.
- Responses tagged "Revenue - City" mention sales and/or lodging tax revenue as a benefit.
- Responses tagged "Revenue - Businesses" mention revenue to local businesses, restaurants, etc. as a benefit.
- Responses tagged "Revenue - Owners" mention income to STR owners as a benefit. Many of these responses mention that local owners use this revenue to supplement their income, pay their mortgage, or put it back into the local economy as a benefit.
- Many comments also mention that short-term rentals provide a unique experience that traditional lodging cannot provide. Comments on the benefits of non-traditional lodging include offering more and/or different amenities, better options for families, opportunity to bring pets, personalized experience, and ability to "live like a local".
- Some responses include additional lodging options as a benefit. Responses mention that STRs supplement lodging availability on busy weekends, and others mention that STRs attract people that may not choose to stay in Woodland Park if limited to only hotels/other lodging options.
- Responses tagged "Tourism" contain sentiments that short-term rentals increase tourism as a benefit to the community.
- Some responses also mention property beautification as a benefit. Respondents mentioned that STR owners keep their properties nice and/or upgraded to attract renters and retain good ratings on apps like Airbnb/VRBO.
- Responses tagged "Property value" contain comments that STRs increase property values as a benefit.
- Responses tagged as "Property rights" refers to responses that do not reference specific concerns of STRs, but express concern of over-regulation and property right infringement.

KEY FINDINGS - COMMUNITY CONVERSATIONS

Community Conversations

Two in-person community roundtable events were held on July 6, 2022 at 7:30 am and 6:00 pm. Each session was a little over 2 hours. Community members arrived at the event and were assigned to a random table with 4-7 others. A staff facilitator was assigned to each group. After a presentation on existing conditions, community members participated in small group discussions on the benefits, concerns, and impacts of short-term rentals in Woodland Park. Staff facilitators used prompts to lead the discussions. Each group brainstormed creative ways that the City could fairly address the concerns of their group. Facilitators took notes from the discussion and reported back to the rest of the groups at the end of the event.

There was a healthy mix of short-term rental owners and residents in attendance. A few Planning Commission and City Councilmembers also attended as observers.

The attendees brought diverse opinions on the topic. Many short-term rental owners were concerned about potential regulation and the impacts it may have on their livelihood and the benefits that short-term rentals bring to Woodland Park. Many residents were those who had experienced the negative impacts of short-term rentals in their neighborhoods, and came to share their experiences. Some attendees did not have strong opinions one way or the other, but did not agree with local government intervention on the topic. Others attended because they were just curious about the perspectives of their fellow community members on the topic.

While it is impossible to fully capture the unique perspectives of each individual who attended a Community Conversation, some key ideas and generalizations can be shared.

Most attendees were in favor of striking a balance. They listened to the concerns of their fellow community members and heard the benefits and the downfalls of short-term rentals in Woodland Park. For the most part, attendees wanted a fair solution that will allow responsible local short-term rentals owners to continue operating without having negative impacts on our neighborhoods and the daily lives of residents. Groups came up with fair and creative potential remedies to the concerns of those in their group that they felt were worth exploring further.

The full report from the Community Conversations is available in the appendices of this document and includes all the notes that facilitators took for their respective groups.

APPENDICES

Blank Questionnaire	15
Questionnaire Demographics	27
Questionnaire Responses (Q1 & Q2)	32
Questionnaire Responses (Q3 -Q16)	106
Community Conversations Report	150



- Home
- About
- Projects
- Code of Conduct

Search

- Facilitator
 - Profile
 - Projects
 - Dashboard
 - Appearance
 - Logout



Home / Short-term Rentals / How do short-term rentals fit into our community?

How do short-term rentals fit into our community?

Take the questionnaire to help us understand your thoughts on short-term rentals in Woodland Park. Registration is required to complete the questionnaire.

Survey startsFinish

CLOSED: This survey has concluded.

All fields marked with an asterisk (*) are required.

Background

Visitors to our community currently have a variety of dwelling options when considering their stay in Woodland Park. Two popular options are to stay at hotels or short-term rental properties.

There are a lot of similarities between hotels and short-term rentals, including:

- They provide accommodation to visitors in Woodland Park.
- They often provide a range of amenities and services to their guests.
- Both hotels and short-term rentals hold business licenses and collect sales and lodging tax to the City of Woodland Park.

Differences include:

- Hotels are located in commercial zones, whereas short-term rentals typically operate in residential zones.
- Hotels are located in areas of the city (zone districts) that are intended and designed to support commercial uses such as transportation and parking. Short-term rentals that operate in residential buildings or neighborhoods are often in areas that are not intended to withstand the impacts of these rentals without burdening neighbors or Woodland Park's infrastructure.
- Property taxes for hotels are assessed at commercial tax rates. Short-term rentals that are located in residential zones are assessed at the residential property tax rate which is much less than the commercial rate.
- Hotels have 24-hour, seven days per week, on-site management. Short-term rentals may be managed or rented by off-site entities including property management firms or real estate agents.

- Hotels are required to adhere to additional health and safety regulations that short-term rentals are not.

Please keep these similarities and differences in mind as you take this questionnaire.

NOTE: This survey is very general and is intended to help us understand overall community sentiment at a high level. The second survey will include other considerations not mentioned in this survey. The second survey is expected to be published the week of the July 5th. You will receive an email when it is published.

1. What concerns do you have, if any, with short-term rentals in Woodland Park?

Please add your comment here...

2. What are the benefits, if any, of short-term rentals in Woodland Park?

Please add your comment here...

3. Currently, there are two primary types of short-term rentals in Woodland Park.

- **Owner-occupied:** The owner rents out all or a portion of their primary residence.
- **Non-Owner-occupied:** The owner rents out all or a portion of a dwelling that is NOT their primary residence.

We define **primary residence** as a person's fixed, permanent, and principal domicile for more than 185 days out of each calendar year and to which the person intends to return following any periods of absence. A primary residence is established by the person's actual physical occupancy of the domicile and as demonstrated by at least the following documents: (1) driver's license or Colorado state identification card; and (2) voter registration, motor vehicle registration, or designated residence for income tax purposes. A person shall have only one primary residence.

When considering policy options for short-term rentals, do you think we should differentiate between owner-occupied and non-owner-occupied short-term rentals?

- ☐ Yes. Owner-occupied and non-owner occupied short-term rentals SHOULD have different policies.
- ☐ No. Owner-occupied and non-owner occupied short-term rentals SHOULD NOT have different policies.

4. Currently, both short-term rentals and hotels collect sales tax and lodging tax. However, property taxes are assessed at the residential rate (7.15%) on short-term rentals and the commercial rate (29%) on hotels. The determination between whether a property is taxed at the commercial rate versus the residential rate lies outside of the authority of the City of Woodland Park.

How important is it to you that short-term rentals bear a similar tax and fee burden as hotels?

- ☐ Very important
- ☐ Somewhat important
- ☐ Not very important
- ☐ Not at all important

5. Currently, some short-term rental owners promote “good neighbor” protocols such as parking guidelines, quiet hours, local business promotion etc. while others do not.

How important is it to you that potential policy options include good neighbor guidelines?

- ☐ Very important
- ☐ Somewhat important
- ☐ Not very important
- ☐ Not at all important

6. Currently, some short-term rentals to promote safety protocols such as age restrictions, capacity limits, wildfire education material, and wildlife education material while others do not.

How important is it to you that potential policy options include compliance with safety protocols?

- ☐ Very important
- ☐ Somewhat important
- ☐ Not very important
- ☐ Not at all important

7. Hotels are located in areas of the city (zone districts) that are intended and designed to provide support for commercial uses such as transportation and parking. Short-term rentals that operate in residential buildings or neighborhoods, are often located in areas that are not intended to withstand the impacts of these rentals without burdening neighbors or Woodland Park's infrastructure. Currently, there are no explicit regulations in place to prohibit short-term rentals within any commercial or residential zone. As such, short-term rentals are not listed in current city code as permitted use in residential zone types.

How important is it to you that we consider the impact of short-term rentals on residential zones when developing policy options?

- ☐ Very important
- ☐ Somewhat important
- ☐ Not very important
- ☐ Not at all important



- Home
- About
- Projects
- Code of Conduct

Search

- Facilitator
 - Profile
 - Projects
 - Dashboard
 - Appearance
 - Logout



Home / Short-term Rentals / How do short-term rentals fit into our community?

How do short-term rentals fit into our community?

Survey starts

Finish



CLOSED: This survey has concluded.

All fields marked with an asterisk (*) are required.

Community Priorities

The last section of this survey addresses community values and priorities around short-term rentals.

Innovative concepts such as short-term rentals often provide beneficial opportunities that also collide with certain values held by individuals or communities. While some values and priorities are complementary, others are in conflict and create difficult choices that communities must face.

We have identified several values and priorities and addressed whether they are aligned, are conflicting, or have no impact on one another in the chart below. After reviewing the conflicting priorities and their definitions below, we will ask you several questions to understand your personal priorities when it comes to short-term rentals.

Conflicting Community Priorities

The table below shows which of the priorities are aligned (A), are conflicting (C), or have no impact on one another (NI).

	Most Efficient Use	Long-term Rental Housing Supply	Community Character	Safety	Equity	Increased Property Value	Affordability
Most Efficient Use		C	C	C	C	A	C
Long-term Rental Housing Supply	C		A	NI	A	NI	A
Community Character	C	A		A	A	NI	NI
Safety	C	NI	A		A	A	A
Equity	C	A	NI	A		C	A
Increased Property Value	A	NI	NI	A	C		C
Affordability	C	A	NI	A	A	C	

A: Align

C: Conflict

NI: No Impact

Definitions

Most Effective Use (MEU) - This refers to a property owner's ability to use their property in the most efficient way to generate a profit. In this case, for use by short-term renters. This increases the demand for housing and in turn increases property value. Less regulation and interference is often associated with a person's ability to use their property for its most effective use.

Long Term Rental Housing Supply (LTR Supply) – This refers to the number of dwelling units available for use of long-term housing. A low supply of available long-term rental property increases the demand and subsequently the price of long-term rentals.

Community Character – This refers to the idea that Woodland Park is built on a foundation of neighborhoods where inhabitants know one another and that ample provisions are made for the diversity of working classes that contribute to a successful community.

Safety – This was referenced in each one-on-one discussion held so far with the city. In the context of short-term rentals, it includes traffic, occupancy limits, as well as wildfire and wildlife education.

Equity – This refers to comparisons between short-term rentals and hotels as well as between short-term rentals themselves. Currently, hotels incur a significantly higher cost on property tax than short-term rentals. Some short-term rental owners go to great lengths to limit the negative effects on neighborhoods, increase safety, and promote local business. Owners that take these steps incur additional costs compared to those that do not. This creates inequity between owners.

Increase Property Value (IPV) and Affordability – These items are complete opposites and adversely affect one another equally. Initial thoughts on short-term rentals were that they decreased property value because no one wanted to live next door to a transient home. However, as more homes are being purchased for the sole use of short-term rentals and the concept increases the affordability of a second home, it increases the demand for homes and therefore increases prices and the value of the property. This process creates displacement in that owner of long-term rental properties look to switch to a short-term rental concept to reach the MEU of their property. This decreases long-term rental availability and increases

rental fees displacing those that can no longer afford to pay rent. The concept has the same effect on the buyers' market as homes are purchased by multiple owners for investment purposes.

For the questions below, please choose which competing priority is more important to you regarding short-term rentals.

8. Which competing priority is more important to you? (see definitions above)

- ☐ Long-term Rental Housing Supply
- ☐ Most Efficient Use

9. Which competing priority is more important to you? (see definitions above)

- ☐ Community Character
- ☐ Most Efficient Use

10. Which competing priority is more important to you? (see definitions above)

- ☐ Safety
- ☐ Most Efficient Use

11. Which competing priority is more important to you?
(see definitions above)

- ☐ Equity
- ☐ Most Efficient Use

12. Which competing priority is more important to you?
(see definitions above)

- ☐ Housing Affordability
- ☐ Most Efficient Use

13. Which competing priority is more important to you?
(see definitions above)

- ☐ Increased Property Value
- ☐ Equity

14. Which competing priority is more important to you?
(see definitions above)

- ☐ Increased Property Value

☐ Affordability

15. Is there anything else that you would like to share about short-term rentals that was not addressed in this survey?

Please add your comment here...

16. How did you hear about this survey?

☐ Word of Mouth

☐ City website

☐ Facebook

☐ Nextdoor

☐ Instagram

☐ Mailer

☐ Email Newsletter

☐ Flyer

☐ City signage

☐ Option 10

How do short-term rentals fit into our community?

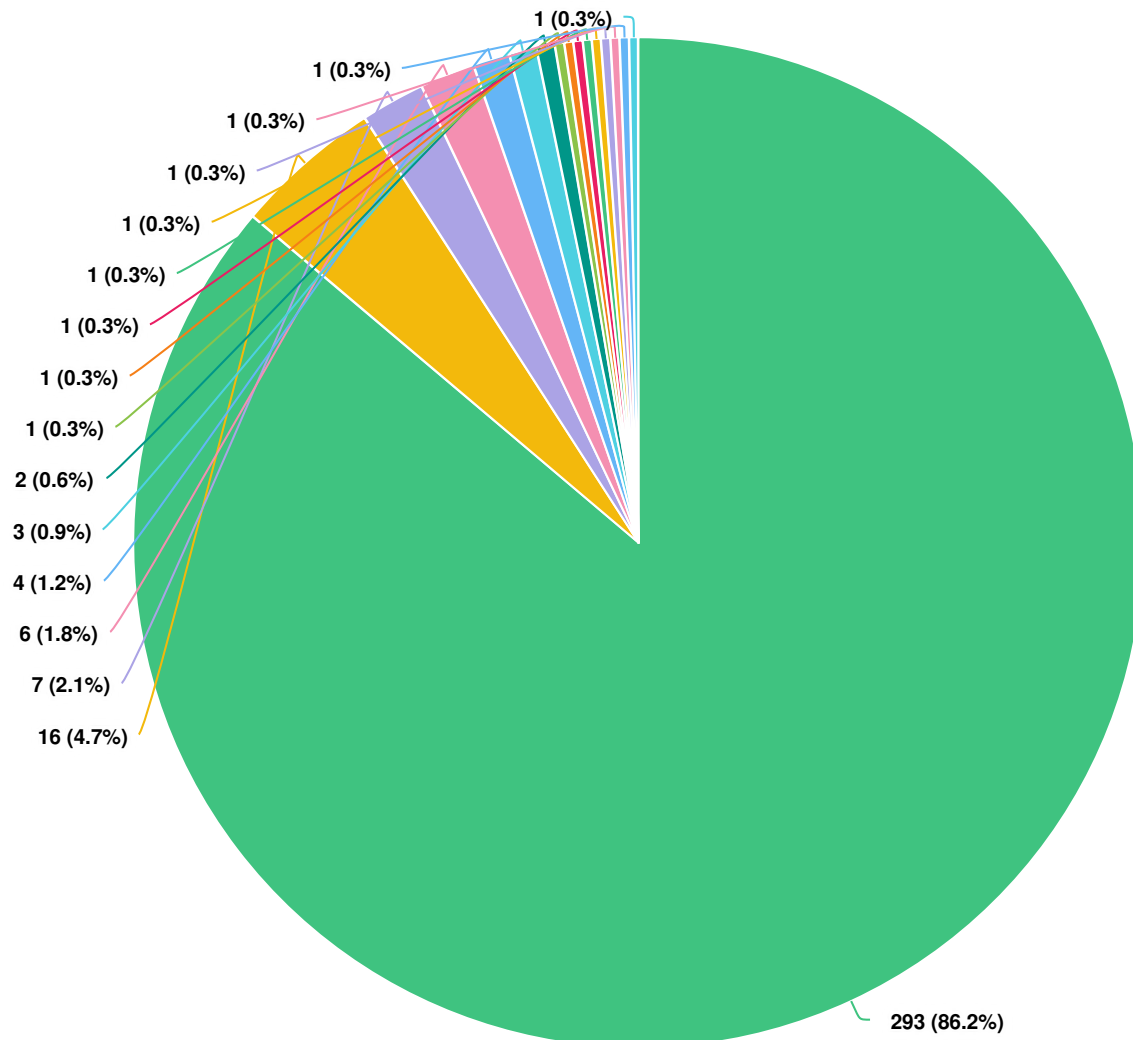
SURVEY RESPONSE REPORT

28 December 2020 - 19 July 2022

PROJECT NAME:
Short-term Rentals

REGISTRATION QUESTIONS

Q1 ZIP Code

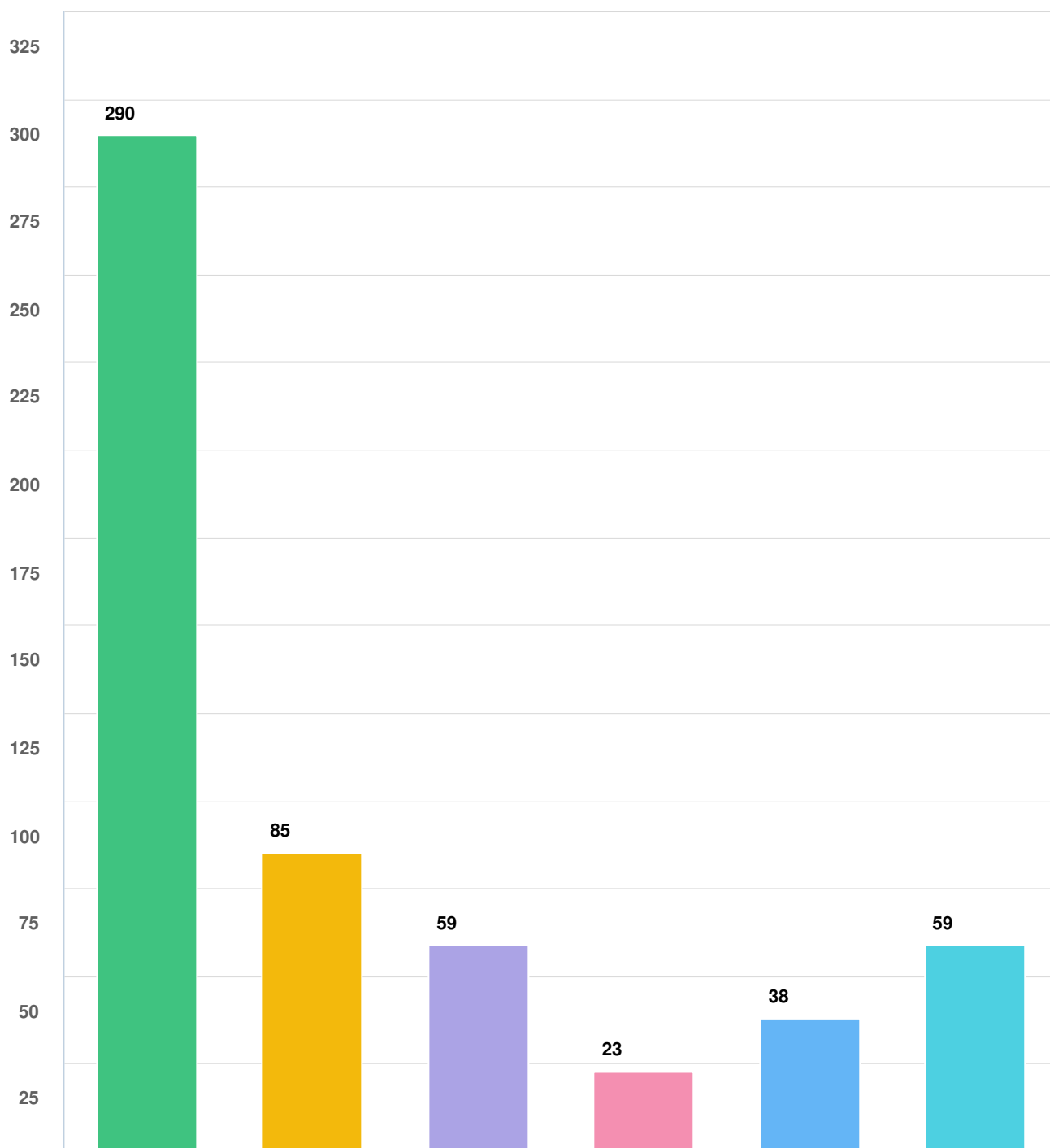


Question options

- Woodland Park, CO 80863
 ● Florissant, CO 80816
 ● Divide, CO 80814
 ● Westwood Lake, CO 80863
- Woodland Park, CO 80866
 ● Crystola, CO 80863
 ● Manitou Springs, CO 80829
 ● Co Springs, CO 80921
- Co Springs, CO 80905
 ● Deckers, CO 80135
 ● Co Springs, CO 80907
 ● Prairie Village, KS 66208
- Co Springs, CO 80906
 ● Denver, CO 80237
 ● Co Springs, CO 80904
 ● Cascade, CO 80809

Mandatory Question (340 response(s))
Question type: Region Question

Q2 What is your connection to Woodland Park?



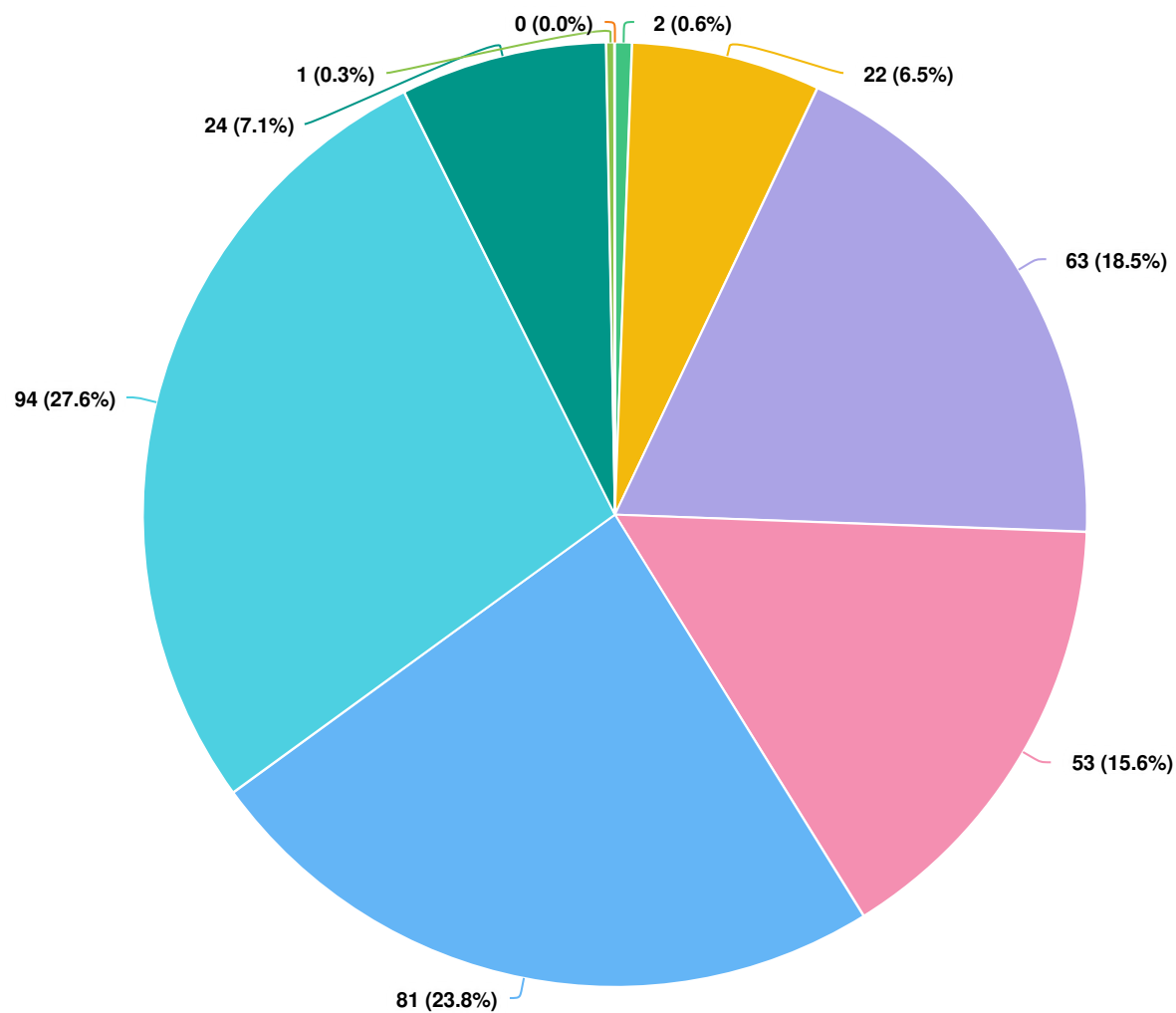
Question options

- I live in Woodland Park
- I work in Woodland Park
- I own a business / organization in Woodland Park
- I visit Woodland Park
- I live near Woodland Park
- I frequent Woodland Park for shopping and/or dining

Mandatory Question (340 response(s))

Question type: Checkbox Question

Q3 What decade were you born?



Question options

● After 2000
 ● 1990-1999
 ● 1980-1989
 ● 1970-1979
 ● 1960-1969
 ● 1950-1959
 ● 1940-1949
● 1930-1939
● 1920-1929

Mandatory Question (340 response(s))
 Question type: Radio Button Question

SURVEY QUESTIONS

Q1 What concerns do you have, if any, with short-term rentals in Woodland Park?

Screen Name Redacted

6/15/2022 03:49 PM

The primary concern is that it removes affordable housing from the market. Secondary is the loss of community when people who's primary residence is out of state purchase second homes and use them as STRs.

Screen Name Redacted

6/16/2022 09:18 AM

Limiting housing options for permanent residents, driving up cost of homes/rent, guests failing to adhere to fire restrictions

Screen Name Redacted

6/16/2022 10:14 AM

I only see a few objections to STRs. One being an owner occupied will sometimes lead to a lot of vehicles parked at once residence. Another being the quality of guests who use them. Obviously an STR owner or the management company can only do so much to vet the guests. If there is an STR next to homes with elderly people or families with children and the guests are being loud well into the night or leaving the property trashed, I could see that upsetting some people. Both of these issues are minor. Being a real estate agent in WP and knowing several STR owners I hear very few negative conversations regarding STRs. The negative I do hear are from natives (like myself) and younger people who are struggling to afford housing in and around WP. STRs are always the first topic they start discussing. They are the "low hanging fruit" these frustrated people attack. I believe the affordability is a combination of much bigger issues; people are moving to CO because its an amazing place to live, Charis is attracting more people who want to live in Teller County specifically, COVID has changed the workplace so people are leaving the hustle and bustle of city living and moving to smaller cities, inflation of everything, political & global issues that are way above my knowledge base.

Screen Name Redacted

6/16/2022 10:18 AM

They contribute to lack of available rental properties for long-term local workers.

Screen Name Redacted

6/16/2022 02:26 PM

They are needed in our town.

Screen Name Redacted

6/16/2022 02:47 PM

I have one right next to me. I'm concerned about so many different strangers coming and going. I really don't appreciate how they are always looking over at my yard, watching me. It's just creepy. I also watched a family from Texas feeding and taking pictures of a large group of deer on that property. The children were right up close to

them! It decreases the amount of homes that would be available for local people to live.

Screen Name Redacted

6/16/2022 03:05 PM

I'm concerned that large investors are buying homes and converting these properties from private homes to AirBnB's/VRBOs. This drives up home prices, which as a homeowner benefits me, but at the expense of those who would like to buy a home to become a resident of Woodland Park.

Screen Name Redacted

6/16/2022 05:02 PM

I have no concerns with what owners decide is best for their private property.

Screen Name Redacted

6/16/2022 05:33 PM

I am concerned that many cities are dictating how people use their private property/investment.

Screen Name Redacted

6/16/2022 05:50 PM

Less full time residents that care about the community. STRs are just visitors, this isn't their home they don't care about demand on our resources and wear and tear on our infrastructures.

Screen Name Redacted

6/16/2022 05:55 PM

My concerns are increased crime, increased fire hazard, loss of community, and loss of tax revenues due to zoning. The short term rentals in my neighborhood also negativity impact the nature in our area by not property securing trash cans and feeding wildlife. It's infuriating.

Screen Name Redacted

6/16/2022 06:23 PM

Renters treat the area as their private party.

Screen Name Redacted

6/16/2022 06:53 PM

I believe in free enterprise. I could see a city setting a limit on how many can be on teller county, or restrictions on how many you own or out of state ownership.

Screen Name Redacted

6/16/2022 07:52 PM

Traffic Noise Used of residential zoned areas for business Renters have no regard out interest in keeping neighborhoods tranquil or preserving property and maintaining neighborhood character

Screen Name Redacted

6/16/2022 08:00 PM

companies can't find local workers

Screen Name Redacted 6/16/2022 08:18 PM	Parking. Unauthorized parties and resulting disturbances. Limited c. no access to owner for the purpose of communicating "neighborhood" concerns related to the STR; lack of consideration for homeowners and property values
Screen Name Redacted 6/16/2022 08:49 PM	They took over parking, destroy their property even through owner won't the the truth. They can be loud and we couldn't buy the home due to buyer keep buying them for STR for their own income. I met few owner keep buying more than five homes for them self to making income which it isn't fair to local.
Screen Name Redacted 6/17/2022 12:47 AM	I don't have any issues with STR. I think it's great for the community and brings business to our small town. Many will spend their money on shopping, eating at restaurants and many cafes that we have, and buy WP clothing because of how beautiful the town is.
Screen Name Redacted 6/17/2022 04:51 AM	When short term rentals are too common they change the nature of the community. They also drive up prices and drive out locals who live and work here
Screen Name Redacted 6/17/2022 05:21 AM	Reduces housing opportunities for residents
Screen Name Redacted 6/17/2022 05:30 AM	We have an STR behind us & guests don't follow fire ban rules with regard to the fire pit. They have large noisy gatherings & show little respect for residents & trespass on neighboring properties.
Screen Name Redacted 6/17/2022 07:09 AM	I don't have any issue with individuals renting out their homes. I think individuals should be able to utilize their own property any way they see fit. Many are also only part-year residents and it's completely reasonable to me to offset ownership cost by renting
Screen Name Redacted 6/17/2022 07:05 AM	Taking away housing for residents
Screen Name Redacted 6/17/2022 08:49 AM	None.
Screen Name Redacted 6/17/2022 09:05 AM	No concerns, just ideas: Because Charis and STR owners take up a good portion of living, i suggest: 1)Put a cap on how many STR's should be in WP (if no cap is made, then STR owners need to be

residents to WP) 2) Hire 2 code enforcement officers or at least 1 full time and 1 part time (this is to meet the standards for questions 4-6) 3) raise the lodging tax rate

Screen Name Redacted

6/17/2022 10:34 AM

Short term rentals should be considered a small business.

Screen Name Redacted

6/17/2022 12:04 PM

Lack of LTR housing for lower income employees

Screen Name Redacted

6/17/2022 01:13 PM

Short term rentals are taking away long term rentals availability for the residents that live and work here. It is raising the rental costs for residents due to the lack of availability. Visitors do not follow common sense knowledge to keep wildlife safe and unfed. They feed deer, leave opportunities for bears to get into trash and homes/cars.

Screen Name Redacted

6/17/2022 01:23 PM

Out of towners who ignore that people live here while they are on vacation. Don't follow rules, burn during bans etc

Screen Name Redacted

6/17/2022 01:34 PM

That people buy properties strictly with the intention of using them as rentals and take away housing opportunities for permanent residents.

Screen Name Redacted

6/17/2022 04:14 PM

Short term rentals are located in residential areas. These are investment properties and many are not owned by an individual. As such there is no owner connection to the area and other property owners. There may little oversight as to who is renting the property. So these are commercial properties in a residential area. The rights of area homeowners may be infringed upon by a commercial business bringing total strangers, additional traffic, large turnover of residents into their neighborhood.

Screen Name Redacted

6/17/2022 04:28 PM

They are not within code, our title 18

Screen Name Redacted

6/17/2022 04:22 PM

None

Screen Name Redacted

6/17/2022 04:43 PM

I don't want a different group of strangers in my neighborhood every week. I have already heard that some of them have stolen people's dog's. What about our children? That puts them at risk.

Screen Name Redacted

6/18/2022 06:41 AM

Concerns I have about STR's in the City of WP: * Nuisances in our residential neighborhoods (noise; trafficking; illegal parking; disruptive motor and pedestrian traffic in our quiet residential areas; safety issues when altercations over feeding wildlife, having campfires, canines running loose resulting in attacks against neighbors and family pets and wildlife).

Screen Name Redacted

6/18/2022 06:13 PM

A smaller amount of them would be ok. But there are members in our community who are trying to buy homes and are unable to due to people purchasing them as investment properties for short term or long term rentals. There is a shortage of inventory and that allows sellers to increase their prices.

Screen Name Redacted

6/18/2022 09:52 AM

They destroy neighborhoods, increase neighborhood traffic, they adversely affect property values. Policies and rules are not enforced by owners or the City.

Screen Name Redacted

6/19/2022 02:17 PM

They take homes from families.

Screen Name Redacted

6/19/2022 05:09 PM

Non

Screen Name Redacted

6/20/2022 11:16 AM

Disruptions to neighbor hoods, noise - trash - crime

Screen Name Redacted

6/20/2022 12:19 PM

Traffic, noise, feeding wildlife, safety-a lot of unknown people in neighborhoods where we have kids, dogs-vaccinated? Aggressive? Property owners NOT ON SITE!!!!!!

Screen Name Redacted

6/20/2022 01:36 PM

I don't have any concerns at the moment about short term rentals.

Screen Name Redacted

6/20/2022 02:07 PM

Safety for my family

Screen Name Redacted

6/20/2022 02:19 PM

None

Screen Name Redacted

The community only has so many homes to support the workers and

6/20/2022 03:25 PM

residents of Woodland Park. When Air BnB shows around 300 listings in the city limits alone that is driving up the price of the few long term rentals left. I have personally met about 5 families that were forced to leave their local jobs and move to the Springs because they could not find or afford housing up here any longer. This, in turn, creates an environment where the retailers have to pay a higher wage which increases the cost of their products, if they can find workers at all. We have seen many of our long term businesses shut down this past year either temporarily or permanently due to lack of workers. I just met another woman last week whose landlord is not renewing her lease so she can turn her and her kids rental into yet another STR we don't need. These STR's are being strictly regulated all over the country now for similar reasons and if we want Woodland Park to survive as a thriving community something has to be done.

Screen Name Redacted

6/20/2022 03:27 PM

Lowering values of property.

Screen Name Redacted

6/20/2022 03:29 PM

Noise from parties in Residential areas, and most of all, Fire Safety/adherence to local fire regulations/bans.

Screen Name Redacted

6/20/2022 03:35 PM

Taking away rental properties for people that want to live in Woodland Park.

Screen Name Redacted

6/20/2022 03:39 PM

Lack of maintenance, lack of accountability and presence, lack of caring about our community concerns given those reserving the space are not community members, lack of community involvement, and many more.

Screen Name Redacted

6/20/2022 03:40 PM

None.

Screen Name Redacted

6/20/2022 04:06 PM

The overall impact on the long term rental market here in Woodland Park. (Lack of inventory)' The impact on neighborhoods with increase traffic, parking issues and possible noise factors.

Screen Name Redacted

6/20/2022 04:39 PM

A minority of these short term rentals may not be well managed. But I think if they are not clean or well run, reviews will naturally make these bad apples go out of business. The tourists will help regulate and get rid of bad properties. I don't think the council needs spend and waste any of our tax dollars trying to regulate this as it's a self correcting problem.

Screen Name Redacted

6/20/2022 04:53 PM

When managed well, with hosts who care about the local community, I don't really see any draw backs, but when a property is mismanaged and the owners/hosts do not take good care of the property or take steps to ensure guests are respectful of the property and the surrounding community, that can be where problems arise.

Screen Name Redacted

6/20/2022 04:47 PM

There are too many, adding to the housing shortage.

Screen Name Redacted

6/20/2022 04:51 PM

Commercial business located in residential area that does not pay property tax as a commercial property

Screen Name Redacted

6/20/2022 05:36 PM

I don't have any concerns

Screen Name Redacted

6/20/2022 06:17 PM

Great idea and attracts more visitors.

Screen Name Redacted

6/20/2022 06:17 PM

Impact on neighborhoods

Screen Name Redacted

6/20/2022 06:35 PM

Poor management

Screen Name Redacted

6/20/2022 06:54 PM

They are taking up the majority of housing for locals and pricing out valued members of the town ex. Police, emt, nurses, grocery store employees, etc. So these valued workers leave to work in other parts of the state or other states.

Screen Name Redacted

6/20/2022 06:57 PM

There are fewer long-term rental homes for the people who need them because of the short-term rentals.

Screen Name Redacted

6/20/2022 07:52 PM

Increasing traffic, wanting STR's owners to have buy in to the community, str's creating lack of respect for their community

Screen Name Redacted

6/20/2022 08:59 PM

1. Disparity to existing commercial accommodation . 2. Outside WP ownership of STR's 3. Pressure on long term rental market which has a current serious shortage needed by the community.

Screen Name Redacted 6/21/2022 05:42 AM	Only that all short term rentals should properly register with a license and pay losing tax
Screen Name Redacted 6/21/2022 06:19 AM	None
Screen Name Redacted 6/21/2022 06:53 AM	No concerns, grateful for the opportunity to have a town that draws visitors from around the world and the vacation rentals to accommodate them.
Screen Name Redacted 6/21/2022 07:10 AM	As long as STR owners adhere to policies like: Not a party house, restricting smoking, pets, and noise limitations, I have no concerns.
Screen Name Redacted 6/21/2022 07:09 AM	My concern is with investors buying property to use for short term rentals. 1 pricing out family homes 2 disrupt neighborhood stability 3 little recourse for problem renters
Screen Name Redacted 6/21/2022 07:48 AM	I have no concerns. I think STR allows people to vacation the way they want to. To allow families to gather, enjoy time together and hang out somewhere other than a lobby when they are not site seeing and spending money in the community. The only concern I have is the city may try and treat or tax these rentals the same way you do a commercial hotel who has a much larger capacity and brings in much more money. Will the city also tax long term rentals and corporate rentals with a commercial tax too? All rentals provide a service to people and allows renters the freedom to choose how they want to vacation, rent or stay for corporate reasons. I have lived next to 3 STR in the past and I enjoyed meeting the people and hearing where they come from. Unfortunately, I can not say the same about some of my other neighbors who dealt drugs, let their homes get run down and police had their hands tied and there was nothing we could do to stop the illegal activity. I would much rather have a STR next to me!
Screen Name Redacted 6/21/2022 08:15 AM	Reduction of affordable housing
Screen Name Redacted 6/21/2022 08:53 AM	Too many short-term rentals in Woodland Park. I would like to see a moratorium on additional short-term rentals.
Screen Name Redacted 6/21/2022 09:05 AM	Investors continuing to buy and making it harder for our average locals to purchase affordable homes.

Screen Name Redacted

6/21/2022 10:03 AM

My only concern is when big companies obtain ownership of homes just to use as a VRBOs.

Screen Name Redacted

6/21/2022 12:03 PM

We have had one here for 5 years and have had 0 problems and 0 complaints. We have told our neighbors to let us know if any problems. The concern is the very few complaints should be dealt with by the owner and if not then their license should be pulled.

Screen Name Redacted

6/21/2022 12:03 PM

STR that are 100% STR's and have no constant occupancy are by definition a business and should be taxed as commercial real estate or more than residential

Screen Name Redacted

6/21/2022 02:18 PM

As someone who is involved in wildfire preparedness issues I am concerned about the possible lack of appropriate information given to short term renters as well as possible lack of compliance with regulations. I am also concerned about the lack of affordable housing for permanent residents and those who wish to move here.

Screen Name Redacted

6/21/2022 03:50 PM

These visitors come here, use city resources, empty shelves at the grocery store and empty pumps at the gas stations. They use temporary lodging for a base of operations so they can go visit tourists sites outside of town. Because there are few or no tourists sites in town. They may or may not patronize a local restaurant. Sometimes they have parties in their temporary quarters next to full time resident's homes. This can be disturbing. These conditions don't encourage natives to welcome or want short-term renters.

Screen Name Redacted

6/21/2022 05:41 PM

short term rentals affecting the limited available housing to buy for full time residents

Screen Name Redacted

6/21/2022 08:06 PM

None

Screen Name Redacted

6/21/2022 08:57 PM

My concern is that the short-term market goes away due to increased taxes and fees. This would likely cause some restaurants and coffee shops, etc to close up.

Screen Name Redacted

6/21/2022 09:45 PM

The more homes taken by short term rentals, the less homes available for primary residents, long term rentals. The higher the

prices because of the less supply due to property management companies buy up everything. I imagine it's hard to get part time workers up here because they can't afford it.

Screen Name Redacted

6/21/2022 10:11 PM

People from other places treating woodland park like their playground, not a place where people live and work

Screen Name Redacted

6/22/2022 04:56 AM

That all STR are licensed and registered with the City {if applicable} and county where they reside

Screen Name Redacted

6/22/2022 06:09 AM

Traffic, unruly guests, healthy and safety fire risks(people unaware of fire restrictions) , trash, private property infringement, excessive street parking, noise , lack of monitoring by lessor, neighborhood disruption , possible decline in value of surrounding homes, private home should not be used as a business

Screen Name Redacted

6/22/2022 07:42 AM

Limited affordable long-term housing

Screen Name Redacted

6/22/2022 08:27 AM

Too many, loss of tax revenue. Rentals are few and far between. Bidding wars for anything for sale that is "reasonable".

Screen Name Redacted

6/22/2022 11:24 AM

Too many people in the house - street parking of 5-8 vehicles. Noise, lack of awareness of fire restrictions. Garbage bins left out for bears to get. Property owners are never on site.

Screen Name Redacted

6/22/2022 11:52 AM

visitors being good neighbors

Screen Name Redacted

6/22/2022 12:27 PM

Foreign investors buying local properties at exorbitant prices in turn driving up the cost of affordable housing and influencing my taxes by inflating them as well.

Screen Name Redacted

6/22/2022 12:52 PM

Short term rentals take much needed long term rentals for people that work up here. There are no rentals so they move to a bigger city and local small businesses are understaffed. The housing market has taken a hit as well with people paying cash for affordable housing outbidding locals that used to be able to buy a house. Most of the houses are either flipped or rented short term. I tried to buy a house (for my son who grew up here) in town and was told by the mortgage

company that I could not finance it if I didn't live in it full time. The same should be true for cash buyers.

Screen Name Redacted

6/22/2022 01:41 PM

A. They have been allowed by City Staff where our table of permitted uses doesn't allow. B. Occupants that are violating municipal codes are not being cited. C. The cost to rent them is inequitable to those collecting commercial rates. 29% vs 7.15%

Screen Name Redacted

6/22/2022 02:35 PM

Balancing STR business opportunities with protecting neighborhoods.

Screen Name Redacted

6/22/2022 03:55 PM

In general I support short-term rentals. However, I think it needs to be done through businesses that have the experience to manage the process.

Screen Name Redacted

6/22/2022 04:27 PM

Noise/loud partying, disrespecting city quiet hours, feeding wildlife, a particular property on my street which is managed off-site by 3rd party are is not well-maintained, and has become an eyesore in the neighborhood.

Screen Name Redacted

6/22/2022 04:52 PM

I am an owner of a 2nd home in Florissant. My wife and I purchased it because we love the area so much and have spent much time in the area. We also STR our house in order to mitigate the costs of ownership. If you avg out the monthly costs over the course of a year vs the ebb and flow of tourism and guests we operate at a loss. But we still get to enjoy our house when we choose and maintain our connection to the area and community. I suppose I just wanted to get this out as I realize that there's be some sort of balance between families like ours, professionals who do STRs for a living and the community. I'm happy to participate in the conversation.

Screen Name Redacted

6/22/2022 05:31 PM

-Parking of multiple visitors on the streets, reducing traffic to one lane. -Loud parties beyond quiet hours. -Vulgar and rude guests. -Frequent calls to police to make a visit over noise....keeping them from performing more important tasks. -Increased safety risk for children in neighborhoods that may be exposed to frequently changing tenants...none of whom do we know their criminal background (could be a sexual predator). -Community members frequently go for walks in the evenings. Speeding cars of obnoxious party goers put these people in danger. -Garbage thrown over fence that puts pets at risk. -Property managers are often unresponsive to complaints.

Screen Name Redacted

6/22/2022 06:31 PM

None

Screen Name Redacted

6/22/2022 07:50 PM

Amount of STRs, it changes the face of the neighborhood. STRs paying residential property taxes. Lack of affordable housing and rental opportunities for folks that want to make WP home. 20 to 30 percent of the homes on my street and the streets on either side are STRs. Former residents have moved out of the area due to the high percentage of STRs in our neighborhood.

Screen Name Redacted

6/22/2022 09:03 PM

Killing the community from proving long term housing options to families and actual community members.

Screen Name Redacted

6/22/2022 09:48 PM

STR guests not being aware of basic fire mitigation and fire awareness issues. STR guests not following the rules and policies as set forth by the STR owner. STR guests not following already existing city ordinances - these same ordinances that the residents of Woodland Park are required to follow should be applied to STR guest - nothing more, nothing less. If you are in Woodland Park, all individuals - residents and guests - must follow these rules and ordinances. STR owners not having a local presence - either by living in Woodland Park/Teller or having their Management Representative living in Woodland Park/Teller.

Screen Name Redacted

6/23/2022 06:54 AM

I do have concerns over short term rentals. I believe they help the community and bring in added revenue dollars to the City and Businesses.

Screen Name Redacted

6/23/2022 07:57 AM

Safety

Screen Name Redacted

6/23/2022 08:40 AM

There needs to be higher standards and monitoring for business licenses acquired, minimum night stay, some kind of "ring", type camera installed. A limit on the number of STRs available so we are not over saturated in our residential communities and possibly a "strike system" for issues.

Screen Name Redacted

6/23/2022 08:44 AM

They do not contribute to the community because they do not invest in the community.

Screen Name Redacted 6/23/2022 08:53 AM	I don't have any
Screen Name Redacted 6/23/2022 09:12 AM	I abhor living in a neighborhood with them. I want neighbors to create community with. They cause traffic issues, noise issues, fire issues, the visitors sometimes take pictures of my home/child, they are causing fewer houses to be on the market for residents, they make a mockery of a "zoned" municipality, they make a mockery of properly formed hospitality businesses, and so much more.
Screen Name Redacted 6/23/2022 10:12 AM	They are lodging and should be taxed as such, they are getting a tax break because they are using a residential zone
Screen Name Redacted 6/23/2022 10:22 AM	The major concern is making sure any people new to our area understand fire dangers. The other concern I have is government limiting what people can do with their own homes.
Screen Name Redacted 6/23/2022 12:37 PM	I have no concerns
Screen Name Redacted 6/23/2022 01:04 PM	None
Screen Name Redacted 6/23/2022 01:04 PM	No concerns since they are a positive part of the local economy. AirBNB and VRBO have numerous policies in place to protect both the members of the community and the guests.
Screen Name Redacted 6/23/2022 01:34 PM	The impact on the regular residents who live in the same neighborhood as a STR. Those residents do not have any control to whom the owner rents to. And oftentimes those STR renters show a lack of consideration to those around them
Screen Name Redacted 6/24/2022 08:21 AM	I have no concerns because this can be a great financial opportunity for people with a hard time affording to live in Woodland Park even before STR was popular.
Screen Name Redacted 6/24/2022 08:30 AM	Crime, property value decrease, taxes for commercial will increase to compensate, residential road damage
Screen Name Redacted	Non-owner occupied str should be treated as commercial. But the guy

6/24/2022 03:24 PM

with the cabin passed down in the family should be grandfathered in.

Screen Name Redacted

None

6/24/2022 04:28 PM

Screen Name Redacted

of vehicles exceeding available space. Many times spilling onto streets (and we don't have sidewalks) and sometimes tearing down fences and parking illegally. Noise after hours Owners not making visitors aware of current situations - fire bans, deer feeding

6/24/2022 06:42 PM

Screen Name Redacted

Depleting housing inventory, leaving no housing for locals. intrusion into neighborhoods. Partying etc. etc.

6/24/2022 09:55 PM

Screen Name Redacted

I think good neighbor rules and policies would be appreciated by everyone. We do not have an issue with the STR near us but could see how STR that allow large number of guests at a low price point could be problematic (lead to parties).

6/25/2022 05:01 AM

Screen Name Redacted

I do not have any concerns with short term rentals in Woodland Park

6/25/2022 08:38 AM

Screen Name Redacted

They remove housing, that could be for resident's.

6/25/2022 09:57 AM

Screen Name Redacted

People who rent from short-term rentals may not have the same values others in the neighborhood might have. Thus noise, trash, cars, attitudes and safety concerns may be different from those in the neighborhood. Standards of living may be different than those established by the neighborhood. Short-term rental people rent the property and have a different life style on vacation than the rest of the neighborhood - two years ago a neighbor rented their home to some people not from the neighborhood. These folks hiked all day, got home around 9 pm, cooked supper on the back deck where the grill was and sat on the back deck enjoying the place and rehashed the wonderful events of the day until about 1 -2 am. The neighbors go to be around 10 or 11 but the renters were partying until 1-2. Also, several days while at the property the renters left their dogs out in the fenced in yard while they were away. The dogs barked the entire day until the people returned from their exploring Colorado. The neighbors had to put up with what is quite normal behavior for people on vacation but it is not acceptable for the neighborhood. People who are short term in a neighborhood may not pay attention to the notices of restrictions such as water usage, fire restrictions. We had people in

6/25/2022 10:54 AM

the short-term rental in our neighborhood about a month ago during a stage 2 fire ban with an open fire in the back yard. They put it out when a neighbor called the police but the extreme danger of such action was not felt by the renters. The owner of the property is very consentaneous regarding renters but this one got by them, they had no way of knowing that the people would start a fire in the back yard. The neighborhood should not have to have the responsibility of policing the behavior of those who rent in short-term rentals

Screen Name Redacted

6/25/2022 11:42 AM

I have lived in an area with numerous short-term rentals and it had a significant negative impact on the neighborhood. This includes renters not adhering to burn bans, leash laws, noise levels, large groups gathering, etc. It diminishes the peaceful feeling of a neighborhood, and many renters had a complete disrespect for the neighbors and neighborhood.

Screen Name Redacted

6/25/2022 12:23 PM

Short term rentals have made it impossible for young people to afford to live in Woodland Park. They can be very disruptive to the places we live...we're here all the time, not on vacation where anything goes.

Screen Name Redacted

6/25/2022 01:57 PM

None. We use them all the time. We have one 3 houses down and have never had any issues.

Screen Name Redacted

6/25/2022 05:09 PM

Too many, loud people renting in a quiet residential neighborhood. Renters typically do not respect the boundaries of nearby private property, they do not have an evening quiet time, nor do they know they are not allowed to park on the street. There is not contact information available to neighbors so they can inform owners of problems. There is no easy way for neighbors confirm a rental property is properly licensed.

Screen Name Redacted

6/25/2022 05:38 PM

None and I live next to 3. I'm just curious.

Screen Name Redacted

6/25/2022 08:06 PM

None. Short-term rentals force the hotels to be competitive.

Screen Name Redacted

6/25/2022 08:02 PM

1. It's extremely important to note that this question pertains to short-term rentals in Woodland Park. The question should be, "What concerns do you have, if any, with short-term rentals in your neighborhood?" 2. There is no approval process with local neighborhood input, input that matters, just a license process. 3.

There are no controls, nothing to manage the influx of short-term rentals. 4. The City will license an STR in a Coveted Community without question. The notification to the STR owner about a Coveted Community is just that, a notification followed by a license to move right in. 5. The City will not help maintain the character of a neighborhood by controlling/stopping STRs in residential areas. 6. STRs are treated as if they were simply a residence, not the business they really are. 7. STRs increases our Affordable Housing Problem. 8. The City will license an STR, even if it advertises Sleeps up to 20 with no consideration to the impact on the neighborhood. 9. The City treats an STR as if it was just another residence, regardless of the fact that it violates several WP Ordnnances. 10. In spite of current and long-term projected increasing drought conditions and other resource constraints of our small community, this problem is not considered in the license "process".

Screen Name Redacted

6/26/2022 07:03 AM

Most short-term rentals are no problem. Very few are poorly managed. A lack of self-regulation can ruin the experience for everyone else.

Screen Name Redacted

6/26/2022 08:23 AM

No real concerns with the STRs.

Screen Name Redacted

6/26/2022 08:50 AM

STR's change the nature of residential neighborhoods. No relationship with neighbors, no incentive to behave appropriately. Compete unfairly with hotels.

Screen Name Redacted

6/26/2022 09:27 AM

Lack of housing for permanent residences that work in law enforcement and service workers.

Screen Name Redacted

6/26/2022 09:42 AM

That short-term tenants don't take care of the properties—devaluing neighborhoods that are residential

Screen Name Redacted

6/26/2022 10:45 AM

Their is too many and they don't understand about the wildlife

Screen Name Redacted

6/26/2022 10:56 AM

I believe the amount of short-term rentals in the area are heavily impacting the rent market, essential for people like myself who would love to stay in my hometown, but can't afford the prices of the very rare rental postings in town.

Screen Name Redacted

6/26/2022 03:08 PM

We don't have enough long term housing whether owned or rented and too many short term vrbo's. We had a home in our neighborhood as a VRBO and it was trouble. Loud music, drinking, outside until late at night. Neighbors never asked how we felt about it. We don't believe VRBO's should be in neighborhoods.

Screen Name Redacted

6/26/2022 06:07 PM

A preponderance of STVRs degrades neighborhood character and community because the owners are typically off-site and are not able to see the activities of their tenants and the inconveniences their neighbors will be subject to. There is no incentive to create neighborhoods where neighbors are accountable to one another when property owners do not live in their homes but instead manage them to get the maximum rental value out. STVRs are not shown to add value to a neighborhood in terms of property values and the negative experiences of neighbors to the STVR can't be quantified but is clearly present.

Screen Name Redacted

6/26/2022 07:02 PM

Absentee property owners means no "skin in the community" lack of engagement and lack of volunteers to participate and give back and provide for Vibrance in all events and activities.....quality of life issues for residents is jeopardized when you have absentee neighbors/neighborhoods

Screen Name Redacted

6/27/2022 07:46 AM

Concern about allowing short term rental in my neighborhood. Decreasing property values. Noise. Parking.

Screen Name Redacted

6/27/2022 02:54 PM

Potential for lack of resident housing (especially workforce housing), higher real estate costs, increased crime, neighborhood disruption (traffic, parking, noise, trash, reduced property values, general safety).

Screen Name Redacted

6/27/2022 03:28 PM

I think the owner of the property should be the primary resident. People or entities from outside of Woodland Park or the country for that matter shouldn't be able to buy up properties that could be used for raising a family in the community just to make a profit.

Screen Name Redacted

6/27/2022 03:21 PM

Parking, noise, feeding the animals, and neighborhood character (and safety). I've seen people park all over the front lawns, have loud parties, feed the deer, leave trash out, and I don't like walking past the houses and the guests look at ME like I've done something wrong, when I'm just on my regular walking route.

Screen Name Redacted
6/27/2022 04:06 PM

Lack of residential homes for people of Woodland Park who work in the area such as Police Officers and local merchant employees. Other concerns tourists who come to the area and have little or no understanding of camp fires and act as if they are in a resort doing whatever they want in quiet neighborhoods.

Screen Name Redacted
6/28/2022 12:56 PM

I have very little concerns. I live next door to a short term rental and have had no issues.

Screen Name Redacted
6/28/2022 02:14 PM

I do not have any concerns so long as those operating short term rentals create and enforce rules designed to protect the experience of long term neighbors.

Screen Name Redacted
6/28/2022 02:16 PM

Loud disrespectful guests with no supervision from the party who is renting the property to these people. Also more people in the rental than is allowed; like large parties. Also people who buy the property only for the rentals with no intention of ever living there, thus not caring about the condition of the property and the effects of the renters on the neighbors.

Screen Name Redacted
6/28/2022 02:41 PM

Not having enough long term rentals.

Screen Name Redacted
6/28/2022 04:22 PM

No concerns with short term rentals

Screen Name Redacted
6/28/2022 05:24 PM

That there will be too many concentrated in small areas, thus overcrowding residential areas.

Screen Name Redacted
6/29/2022 10:31 AM

Added crime and noise.

Screen Name Redacted
6/29/2022 10:53 AM

None

Screen Name Redacted
6/29/2022 12:14 PM

I have issues with having a motel business operating next to my house. These people are on vacation and don't care one iota about disturbing the peace, partying and no consideration for the homeowners next door.

Screen Name Redacted

6/29/2022 12:57 PM

Short term rentals are a good idea and give the community options outside of expensive hotel lodging.

Screen Name Redacted

6/29/2022 01:32 PM

Limited housing for people who work in woodland park and teller county

Screen Name Redacted

6/29/2022 01:37 PM

The introduction of people the may or may not respect our neighborhoods... town and surrounding parks and national forest... all leading to an increase in maintenance cost for the city and a decrease in property values for residents of Woodland Park... Short Term Rentals are also against the covenant in the Stewart Place Neighborhood and are currently being ignored by at least two residents in the covenant that probably aren't reporting the income or paying personal or property tax on said income...

Screen Name Redacted

6/29/2022 02:56 PM

The availability of housing is lowered and affordable houses are being bought by people who don't live here. I also enjoy having consistent neighbors that I can get to know

Screen Name Redacted

6/29/2022 03:38 PM

Loud noise. Traffic congestion in street.

Screen Name Redacted

6/29/2022 04:18 PM

*Impact on the margins of overall housing stock/major reduction in availability of long-term rentals *STRs are a commercial use not appropriate in residential zones *Unfair competition with hotels/motels *Impairs neighborhood character (particularly when multiple STRs are in the same neighborhood) *Public safety and convenience: on-street parking where not appropriate/failure to follow burn ban (including fireworks)/noise/risks from exceeding safe capacity/potential for crime where strangers routinely in residential areas

Screen Name Redacted

6/29/2022 05:08 PM

I have 4 major concerns regarding short term rentals: 1. Short term rentals negatively affect availability of housing in Woodland Park by taking unoccupied houses off the market. 2. They disrupt feeling of community: we no longer know our neighbors. 3. They have negative impact on feeling of safety in our community: - strangers walking into a house no longer evoke concern - short term renters are often not familiar with local regulations (shooting off fireworks, using outdoor fire pits in the middle of burn restrictions, and feeding wild animals are real examples from my neighborhood). 4. Sort term rentals of not owner occupied homes are businesses run in residential neighborhoods and as such are not a permitted use.

Screen Name Redacted 6/29/2022 05:00 PM	Maintenance
Screen Name Redacted 6/29/2022 05:29 PM	Undisciplined tenants, loud noise, barking dogs, inflated prices, not enough police to patrol, house parties, not knowing who people are, many cars in neighborhood, fire safety
Screen Name Redacted 6/29/2022 05:31 PM	Large numbers of people staying in single family dwellings. We have had over 13 cars in our cul de sac over the weekend for one small house. there is no licensing/ regulation around number of guests, parking on lawns, fire codes, occupancy, etc
Screen Name Redacted 6/29/2022 06:02 PM	none.
Screen Name Redacted 6/29/2022 07:09 PM	Noise, parking, fire restriction ignorance, loss of community feel
Screen Name Redacted 6/29/2022 07:37 PM	I think it is important to make sure short-term rentals are not using up needed housing for residents in WP
Screen Name Redacted 6/30/2022 04:05 AM	Simply too many STR's in a small geographical area. Currently my block (Fairview and Chester) features 5 out 7 homes as STR's. If I expand to a mile radius, there are at least 7 additional rentals near by. Simply too many.
Screen Name Redacted 6/30/2022 02:48 AM	If any concern it might be that residential short term rentals would need to be brought up to date on the tax rate, not sure if this is a local, state or federal law.
Screen Name Redacted 6/30/2022 05:54 AM	I don't want a rental near my home. It would take away income from existing hotels.
Screen Name Redacted 6/30/2022 07:33 AM	None
Screen Name Redacted 6/30/2022 07:59 AM	Noise, heavy traffic in residential areas, unsightly appearance of too many vehicles parked at house or in street. The same can be said for all the Charis boarding houses in town.

Screen Name Redacted

6/30/2022 09:27 AM

I think owner-occupied rentals should have lower tax rates than the non-owner occupied rentals.

Screen Name Redacted

6/30/2022 09:45 AM

Degrading of neighborhood through lack of care to property. Traffic and parking issues when large group rents property including disregard for "no parking" signs. Tenants in "vacation mode" and do not seem to remember residents are not thus noise late into the night. Biggest concern that renters have no idea about fire ban and landlords don't advise - we have had to tell tenants and call numerous times for open fires at VRBO in our neighborhood. These comments apply to both owner and non-owner occupied short term rentals that we have had in our neighborhood.

Screen Name Redacted

6/30/2022 10:25 AM

Not all people renting in our neighborhoods are aware of fire and noise restrictions. Both of these can cause significant disruption to the peace and safety of nearby homes. Not all people renting these homes may be law abiding citizens. In my neighborhood a police chase resulted in property damage as one example.

Screen Name Redacted

6/30/2022 10:11 AM

Destruction of my residential neighborhood values

Screen Name Redacted

6/30/2022 11:09 AM

None currently. Street parking is an issue that could arise, but which could also be remedied by the city - while expanding infrastructure in upcoming years to meet the growing overall population. However, expansion of regulations on homeowners (depending on how they are defined) seems like something that could quickly become concerning.

Screen Name Redacted

6/30/2022 11:40 AM

No concerns, other than possible City interference.

Screen Name Redacted

6/30/2022 11:19 AM

Noise. Trespassing to get to the forest. Loud neighbors drinking and throwing trash in my yard. Leaving trash when they leave.

Screen Name Redacted

6/30/2022 11:45 AM

Keep government out of our lives

Screen Name Redacted

6/30/2022 12:02 PM

Many of these STRs are in residential areas. In my opinion that has driven up the values of homes. With the increase value comes

increased taxes. On a fixed income, higher taxes are difficult to deal with.

Screen Name Redacted

6/30/2022 12:35 PM

I am opposed to having short term rental houses in residential neighborhoods. They create parking and noise problems. I never know who is there and sometimes it impacts whether I feel secure in my own home. They are basically businesses being run in residential neighborhoods and have no place in our community. We have hotels here in Woodland Park and it's only a short drive to Colorado Springs where there are both regular hotels and extended stay hotels. I also feel they cut into the income of people running legitimate commercial housing businesses (motels, etc.) in town. Why should those people have to pay so much tax while others pay a MUCH lower rate while creating instability in our neighborhood. I believe we should NOT have short term rentals in our town (or have them only in one designated commercial area), but if we do have them, they should be owner occupied and pay the commercial tax rate.

Screen Name Redacted

6/30/2022 02:31 PM

I do have concerns. With high fire danger, do we know if people renting our following our burn bans? Would they even know what a burn ban entails? It's not their neighborhood, so they may not care. Are they aware of not feeding wildlife? Are they renting to people who are responsible and going to respect others that live in the neighborhood? Ok In our neighborhood we had someone who rented out their house through either Airbnb or VRBO. There was underage drinking and someone actually drove into another house and caused massive amounts of damage. I think there should be limits as to how many homes can become short-term rentals, say 10%. There should be some sort of a process the city sets up to approve so we don't end up with tons of rentals. I fear that they drive down the value of homes when there are too many of them. I have also spoken with people who live in areas where there's only a volunteer fire department. If there are too many rentals, they don't end up with people who live there to help with the volunteer fire department which is a huge concern.

Screen Name Redacted

6/30/2022 03:12 PM

High turnover of short term rental tenants means that neighbors do not know who "belongs" in the neighborhood. Short term rentals remove "regular" and more affordable rental properties from the marketplace which negatively impacts working people that want to live here and the associated scarcity of "regular" rentals due to the conversion of housing units into short term rentals drives up rent rates for those seeking 6 or 12 month leases. Short term tenants do not care about quality schools and quality of life for our city like real residents do. Short term rentals strain parking in residential

neighborhoods and some of these short term renters use the rental property as a party house with underage drinking and loud partying.

Screen Name Redacted

6/30/2022 03:52 PM

Oversight of maintenance of houses used for these purposes (allowed to run down or be unmaintained) Lack of monitoring of guest activities (illegal type) What uses of STR vs long-term rental does for those are here for extended periods vs. short-term. Rental Market is at a premium and STR may additionally decrease the number of longer term options.

Screen Name Redacted

6/30/2022 04:50 PM

Not managed well by owners. If you are using it in residential areas you need to be aware of what's going on.

Screen Name Redacted

6/30/2022 05:05 PM

only nuisance issues. I think they're fine, but if a property becomes a repeat nuisance, then the STR status, for that property should be revoked. first offense, 30 days; second offense 90 days; third offense complete revocation.

Screen Name Redacted

6/30/2022 07:45 PM

STRs are to be kept aesthetically pleasing to match the neighborhood of their location and should also follow respectable noise constraints for the area.

Screen Name Redacted

6/30/2022 07:48 PM

Numbers vary too much, have heard up to 300 rentals, how many are available?

Screen Name Redacted

6/30/2022 08:27 PM

None

Screen Name Redacted

7/01/2022 01:13 AM

Parking, loud noise, crime, no business license, increased traffic,

Screen Name Redacted

7/01/2022 06:24 AM

no concerns

Screen Name Redacted

7/01/2022 07:28 AM

Too many strangers in the community. It feels unsafe. There is no way of knowing who is staying in the STR. They could be scouting out the area to later commit a crime.

Screen Name Redacted

7/01/2022 08:17 AM

Absentee owners where rental money goes out of WP or CO. Decrease in long term rental properties.

Screen Name Redacted

7/01/2022 09:07 AM

1. There are too many in my neighborhood -- we no longer have actual neighbors. 2. The STR owners don't even live in WP or the county and have no say what happens in the community that they own property in. 3. They pay lower tax rates than they should. They're essentially operating a business and should be taxed that way especially when they don't ever live in the property themselves. 4. The renters are often disrespectful of those that live here full-time, the wildlife, and fire restrictions. 5. The owners of these STRs usually own more than one home/property which squeezes out those families looking to settle here with their first home. First-time homeowners cannot compete when their competition has more money than they know what to do with and pour it into multiple STRs as their primary source of income. 6. Parking is a problem. Renters often park on our property because there's no where else to go. Our road wasn't designed to handle the increase in traffic.

Screen Name Redacted

7/01/2022 09:24 AM

Nuisance visitors. Non owner occupied short term rentals should be heavily discouraged. Discourage real-estate investors from buying properties for short term rentals

Screen Name Redacted

7/01/2022 09:58 AM

Degradation of residential neighborhoods from overabundance of STRs

Screen Name Redacted

7/01/2022 11:05 AM

Noise. Fires that burn all night. Poor trash keeping that attracts bears. Increased road traffic and parking issues.

Screen Name Redacted

7/01/2022 11:24 AM

Short term residents are not vested in the neighborhood and have no incentive to behave as good neighbors.

Screen Name Redacted

7/01/2022 01:04 PM

Disruption to neighbors. Possible unfair advantage due to property tax rates. Perhaps a owner-occupied STR could remain taxed at residential while a non-owner occupied property pays an additional fee/tax???

Screen Name Redacted

7/01/2022 03:07 PM

Limits rental properties for residents

Screen Name Redacted

7/01/2022 04:48 PM

The users are often not aware or sensitive to area and neighborhood concerns.

Screen Name Redacted

7/01/2022 05:30 PM

Impact of noise/parties/barking dogs on quiet neighborhoods;
increased risk of fire due to irresponsible behaviors; Adverse impact
on existing hotels.

Screen Name Redacted

7/01/2022 06:06 PM

We have 3 STR in my short block of neighbors. Twice fire pits were
not properly extinguished. And the renters left for several hours, this
left very stinky smoke circulating the area.

Screen Name Redacted

7/02/2022 07:22 AM

Have not had positive experiences with short term rentals in our
neighborhood. Parties with over 80 goers and property damage
resulting from drunk drivers in neighborhood.

Screen Name Redacted

7/02/2022 08:38 AM

I currently do not have concerns about str

Screen Name Redacted

7/02/2022 10:24 AM

That the number of rentals are limited so the impact on full-time
residents in terms such things as traffic/noise/congestion does not
outweigh the benefits to the community.

Screen Name Redacted

7/02/2022 10:49 AM

Parking, noise, appropriate conduct of renters, age limits.

Screen Name Redacted

7/02/2022 11:44 AM

Cause more damage our city and land

Screen Name Redacted

7/02/2022 02:06 PM

It's unfair to companies who have set up hotels in the community.
They often don't pay required taxes. The additional people living here
put a further burden on our ambulance &, police services. It is a plot
by Andrew Womack to enlarge his student body without having to pay
any more taxes. We don't know who will be residing beside us from
day to day, allowing the risk of drug/excessive alcohol use, loud
parties, etc.

Screen Name Redacted

7/02/2022 03:05 PM

None yet. Hopefully there aren't any loud parties or excessive late
night arrivals in the future.

Screen Name Redacted

7/02/2022 04:12 PM

Shortage of housing for people trying to buy a home because
investors are out-bidding them.

Screen Name Redacted 7/02/2022 04:45 PM	It is difficult to find affordable housing in Woodland Park and having investors buying homes to use as short-term rentals makes that harder.
Screen Name Redacted 7/02/2022 05:03 PM	Not enough are available
Screen Name Redacted 7/02/2022 11:56 PM	I do not like having short term renters as my neighbors. This has been a burden to my family. I feel it devalues our neighborhoods, makes us feel less safe and it is not what I want for my life here in woodland park by my home.
Screen Name Redacted 7/03/2022 04:32 AM	lack of respect by visitors in residential neighborhoods
Screen Name Redacted 7/03/2022 08:22 AM	None. People owning their homes should have a right to do with them, within a general acceptable standard such as short term rentals, and should not have the government attempting to restrain the individual homeowner. In addition, adding a commercial tax to an individual thinking they are like a hotel corporation is ridiculous and harmful to your citizens.
Screen Name Redacted 7/03/2022 08:54 AM	Reduced affordable housing for residents, noise and traffic issues
Screen Name Redacted 7/03/2022 10:44 AM	Can be very bothersome to other residents living next door to these short term rentals, including unknown people constantly coming and going, intrudes upon privacy, can create noise and disruption to long time residents that have been living in their homes for years and also can create parking issues. Then there are those homes that are purchased and turned into short term rentals that are part of an HOA such as townhomes that are connected together now creating safety concerns to the others homes attached to these short term rentals as well.
Screen Name Redacted 7/03/2022 11:16 AM	additional neighborhood traffic. ST renters are on vacation and not necessary respectful of people who get up early for work
Screen Name Redacted 7/03/2022 12:10 PM	Intrusive into my neighborhood, creates unwanted traffic with "homes" acting as hotels, creates loss of neighborhood character, reduces overall housing opportunities in the city exacerbating the already critical housing shortage, creates "hotel style" accommodations

without any of the safety requirements or inspections thereby competing with commercial operations unfairly and at the expense of the residents of Woodland Park. Additionally the insane demands from "Investors" buying up all the local houses to convert them into STR has driven home values through the roof and increased property taxes so that even the Homestead protection has become irrelevant. There's more but how about you start with these!

Screen Name Redacted

7/03/2022 01:06 PM

Increased traffic, congestion and noise in residential neighborhoods. Party houses, disruptive guests who don't care what pain they inflict to neighboring homeowners, as they don't live here. Increased fire danger from visitors unfamiliar or unconcerned with fire bans, fire restrictions, etc. HOA's being held liable for accidents and injuries to non-residents on HOA property.

Screen Name Redacted

7/03/2022 12:44 PM

Too many strs and not enough regulations.

Screen Name Redacted

7/03/2022 12:58 PM

rental properties tend to be neglected and potentially disruptive to the neighborhood, not always adhering to respectful rules of community.

Screen Name Redacted

7/03/2022 02:30 PM

Littering on the road, fire hazards, reckless driving, spending water sources, making noise, and damaging roads including unpaved residential roads, destruction of wildlife due to feeding, and lack of awareness.

Screen Name Redacted

7/03/2022 03:31 PM

Removes inventory for home rentals

Screen Name Redacted

7/03/2022 04:59 PM

The concerns with STRs I have on my small, one lane road neighborhood start with the number of STRs. On a block of 12 houses, there are 5 rentals. It's usually late Thursday that people show up and make all kinds of noise, turn all the lights on, and usually have no regard for those who live here full time. Not common, but there have been loud parties along with the parking issues that goes with it in the past as well. I also have concerns when I see the (propane fueled) fire pit going across the road that some visitors clearly have no idea how to properly operate. It's no secret that Colorado has wildfire issues and I would imagine that someone from out of state might not realize this. One of the biggest annoyances I have is with STR owners and how they have lower taxes in comparison to a commercial property. If the property is going to be used as a business, then I would think that the same taxes should be

associated with a hotel owner as it would to an STR owner.

Screen Name Redacted

7/03/2022 08:50 PM

I'm concerned that the liberties of others would be encroached upon if short-term rentals aren't limited or restricted.

Screen Name Redacted

7/03/2022 07:35 PM

Absentee owners don't care about impact of rentals and the constant turnover of strangers in our neighborhood.

Screen Name Redacted

7/03/2022 09:26 PM

No

Screen Name Redacted

7/04/2022 05:26 AM

None.

Screen Name Redacted

7/04/2022 07:09 AM

That they are not taxed at the commercial rate. Also that a neighborhood doesn't have a limit on how many can be in the neighborhood, so we end up with half the houses as short term rentals.

Screen Name Redacted

7/04/2022 08:21 AM

I don't have any concerns with short-term rentals in Woodland Park

Screen Name Redacted

7/04/2022 09:19 AM

Destruction of our community, where our town becomes less of a community and more of a tourist destination

Screen Name Redacted

7/04/2022 10:34 AM

In a residential area, an area originally zoned and designed for single family homes, these types of businesses should not be permitted; particularly non-owner-occupied homes. The original concept when short term rentals (AirBNB, VRBO, etc.) started was a lot different than what they have evolved into. They are being run as a business in a residential area. It's one thing for the homeowner to occasionally rent out their home to pick up some extra money. It's quite another thing for people to buy these houses as a business. These are single-family homes that were designed to be occupied by a single family. These homes are now being bought by people that do not reside in them, but are simply purchased as a second income (i.e. a business). An imperfect analogy... as a home owner in these areas, I can sometimes have a garage sale, selling items I no longer need, etc. But if I decide to open my home up to the public every day, selling items (bread, milk, clothing, electronics, etc.) that purchase in bulk from Amazon and then sell at a markup, then my residence is being run like a business and was not the original intent of the area/zoning,

etc. Additionally, the average household size around the world is 5. ... the US and Colorado, it is 3 (actually 2.6). A four-bedroom single-family home in my Woodland Park neighborhood is listed as sleeping 18 people. This was not the intent when this neighborhood was built. At one point there were 13 cars (6 in the driveway, the rest clogging the street and blocking mailboxes). The transience of various/multiple, anonymous people spending a few days in a neighborhood does not lend the sense of neighborhood pride or pride of ownership that comes with actually living here. In our golf course community, we've had a gun fired off in the driveway, people climbing on the roofs, numerous people not respecting neighbor's property rights, flying drones around other people's homes, walking onto neighboring properties and just sitting down in their front yards, increased noise late in the evening and early in the morning (basically a "party-mode" mentality of being in a resort area rather than being in a residential community). I feel my quality of life has gone down with each of these repeated problems. And I worry about the potential of companies (i.e. not just non-owner-occupied home buyers) purchasing homes to run them as a business.

Screen Name Redacted

7/04/2022 01:52 PM

None

Screen Name Redacted

7/04/2022 02:29 PM

Only that guests of short-term rentals obey the law and do not cause problems during their stay.

Screen Name Redacted

7/04/2022 02:43 PM

Absolutely should NOT be approved. Very significant drop in property values within affected neighborhoods. Noise, trash, and street congestion in neighborhoods. Loss of visitor taxes for our city. Often damage to exteriors and interiors of short-term rentals, requiring construction activity in neighborhoods.

Screen Name Redacted

7/05/2022 05:46 AM

I think without some carefully considered regulation there becomes a likelihood that there will be too many short-term rental dwellings within the city. Additionally, I think there are a high number of current short term dwellings that have not received a license to do so and therefore are not collecting and remitting the sales and lodging taxes.

Screen Name Redacted

7/05/2022 07:01 AM

Loud parties

Screen Name Redacted

7/05/2022 07:04 AM

They drive up housing costs, and limit availability to people who need permanent, affordable housing. Numerous studies have also shown

that crime increases in neighborhoods that have these short term properties because renters have no stake in the well being of the neighborhood.

Screen Name Redacted

7/05/2022 07:44 AM

Lack of Affordable housing for the low, median families

Screen Name Redacted

7/05/2022 08:31 AM

Zero

Screen Name Redacted

7/05/2022 09:52 AM

Increased traffic in residential areas, out pricing long term rentals, mixed commercial use in neighborhoods

Screen Name Redacted

7/05/2022 11:08 AM

Residential neighborhoods are developed as a community where you know who lives next to or near you. Short term rentals put many unknown people in the neighborhood reducing safety and home security. Traffic is greatly increased and property care and concerns are reduced. We have had several experiences where garbage was put out at night and pick up was not due until one or several days resulting in bears going through at night and making a mess in the neighborhood. There are times when there are 4 to 6 cars at the property with some street parking required. Short term rentals definitely change the culture and trust of a neighborhood. Disappointing!

Screen Name Redacted

7/05/2022 11:28 AM

I am nervous that there will get to be too many. Right amount right now is probably perfect. Also, I am concerned that not all people who are doing short-term rentals are licensed with the city to do so. Those who are not licensed should be fined and shut down. All need to follow the rules and pay the city what is owed in taxes.

Screen Name Redacted

7/05/2022 12:22 PM

None I think they are important to the community. They provide tons of jobs for locals from cleaning, spa maintenance, property management etc

Screen Name Redacted

7/05/2022 01:26 PM

It takes away housing opportunities for residents and drives resident rental prices up.

Screen Name Redacted

7/05/2022 01:52 PM

No onsite management to monitor noise and upkeep at property

Screen Name Redacted

7/05/2022 03:20 PM

The concerns I have with short-term rentals primarily have to do with the controls put in place by the owner(s). For example, what guidance/instructions are they providing guests about parking (and location)? Do the number of vehicles/people exceed the capacity of the dwelling? Have the owners provided instruction about quiet hours, instructions about (outdoor) trash receptacles, etc. Additionally, are owner(s) educating/emphasizing about wildlife (e.g. absolutely NO dogs without a leash on either private or public property?

Screen Name Redacted

7/05/2022 04:12 PM

None.

Screen Name Redacted

7/05/2022 05:27 PM

Quiet small town mountain living threatened in residential neighborhoods by loud, inconsiderate renters. Also concerned it could effect affordable housing which is already a local issue.

Screen Name Redacted

7/05/2022 05:31 PM

Loud renters with multiple vehicles that will interfere with our quality of life.

Screen Name Redacted

7/05/2022 08:58 PM

Short term rentals are taking a single family or multifamily zone and turning that zoned area into a commercial zone without proper zoning changes. That should not be allowed. Also, studies have shown that as neighbors are replaced with tourists, there is also an eroding effect on the residential character of neighborhoods. Rental owners and vacationers simply do not have the same investment in the neighborhoods that long-term residents do. Rental owners have little incentive to invest in improvements beyond what makes a property rentable. Likewise, renters have no incentive to care for the rentals as a vested property owner would or conduct themselves in a manner that long-term residents must to be a good neighbor. As a result, continually parked cars, loud music, and rampant littering from vacationers can be a constant source of frustration to the neighborhood. Indeed, in some cases, formerly peaceful neighborhoods have been converted to raucous vacation zones where inebriated guests and late-night parties become the norm. To add insult to injury, unlike hotels and motels, short-term rentals in most jurisdictions may not be paying transient occupancy taxes and other assessments that provide benefits to the community. Short-term rentals also create other nuisance problems for neighborhoods. The potential for increased profits has led some owners to make unlawful modifications to their short-term rentals in an effort to create multi-family dwellings in violation of applicable building, housing and fire codes. The ability to acquire higher occupancy by illegally converting a garage to a bedroom or by adding unpermitted kitchens or whole

stories becomes too great a temptation. These illegal conversions not only create potential health and safety concerns, but also exacerbate the unwanted touristic activities mentioned above, which further frustrates adjacent homeowners who did not sign up to live next to a quasi-hotel, motel or bed and breakfast. If Woodland Park wants short term rentals build more hotels and that way Woodland Park will receive the taxes due.

Screen Name Redacted

7/05/2022 08:51 PM

Poor behavior from renters

Screen Name Redacted

7/06/2022 06:02 AM

I lived in a community where short term rentals took over. There was no limit and no thought to zoning. Renters can get a lot more money for short term rentals so there were no longer any long term rentals, making it hard for residents to afford living there anymore. The number of families declined so much that the school had to start bussing students in from other communities in order to stay open. I currently have a short term rental nextdoor to my home. There is a new group of people staying there every few days. It is a large house so large groups of people rent it, turning our quiet neighborhood into party central. We have had to shut down multiple parties, had renters trespassing onto our property, having outdoor fires during burn bans, and feeding the deer. Short term rentals should only be allowed in areas that are already zoned commercial, not residential.

Screen Name Redacted

7/05/2022 09:55 PM

If they are taxed like hotels, it might not be feasible to have them due to cost

Screen Name Redacted

7/06/2022 05:42 AM

No oversight. We currently are surrounded by 5 VRBO non-owners occupied. Owners live out of state. Concerns include: No communication from the town to owners about fire restrictions and feeding wildlife. Wifi not working in town during summer due to influx of travelers.

Screen Name Redacted

7/06/2022 09:20 AM

Short-term rentals need to be registered with the City of Woodland Park. Lodging Taxes need to be collected

Screen Name Redacted

7/06/2022 10:29 AM

That they will inflate the housing cost so that lower wage locals will not be able to buy a home, and make this town overly reliant on tourists for its economy. Also that because there are more and more short terms rentals there will be less long term rentals available, and too many new homes will have to be built in the area thus destroying why woodland park and surrounding areas are so great (because

there are not too many people and we can still see the stars at night.
If there are too many new homes built all the amazing things about this area will go away and devalue the whole area.

Screen Name Redacted

None

7/06/2022 11:31 AM

Screen Name Redacted

Parking, noise, and fairness to the existing hotel industry.

7/06/2022 12:08 PM

Screen Name Redacted

None

7/06/2022 12:13 PM

Screen Name Redacted

There is no reason for renters to keep the property or building in good condition. Buildings can be rented for parties, drug related activities and other illegal activities. If the property is not kept up it will bring down property values around it. I assume that the main purpose of this is to benefit Charis Bible Collage.

7/06/2022 12:52 PM

Screen Name Redacted

I don't have any concerns with short-term rentals in woodland park. Every house around me is a short-term rental and we have never had a problem. Comment about property taxes: I disagree with even considering a commercial tax on properties that are short-term rentals. The vast vast vast majority of Short term rentals are people's homes, for example... I am in the military and I do not have any say on where the government sends me. I own a property in Woodland Park and intend on living here once I retire from the military. It is quite unreasonable to think that I should pay a commercial tax on my primary residence, even if I short-term rent it out when I'm deployed, or when the government tells me it is time to move.

7/06/2022 02:00 PM

Screen Name Redacted

None!

7/06/2022 02:06 PM

Screen Name Redacted

none great for our community

7/06/2022 02:15 PM

Screen Name Redacted

There are far too many. Renters have little clue or concerns for resident privacy, noise and feeding of wildlife

7/06/2022 07:20 PM

Screen Name Redacted

I do not have any concerns regarding STR's in our community.

7/07/2022 10:12 AM

Screen Name Redacted 7/07/2022 12:20 PM	Those that do not have on-site management. And those being purchased by large corporations which depletes the housing market.
Screen Name Redacted 7/07/2022 12:45 PM	They are having a negative impact on residential areas as well as local actual lodging/hotel facilities
Screen Name Redacted 7/07/2022 01:41 PM	Lack of housing for long-term renters and buyers
Screen Name Redacted 7/07/2022 04:22 PM	Short term rentals (STRs) are totally inappropriate for residential zones. STRs are residential housing units that have been turned into motels/hotels. If my neighbor can turn his home into a motel, than I should be able to turn mine into a nightclub or restaurant. The purpose of zoning is to prevent that.
Screen Name Redacted 7/07/2022 05:19 PM	increased traffic, fire safety, noise, decrease in property value
Screen Name Redacted 7/07/2022 06:12 PM	There are 5 on my one block long street and they create extra traffic, wear and tear on the road already in need of repair and takes away my quiet enjoyment of the neighborhood. I have safety concerns as well.
Screen Name Redacted 7/08/2022 08:20 AM	No concerns.
Screen Name Redacted 7/08/2022 09:31 AM	I operate several beautiful short term rentals in Woodland Park. I am concerned that the city is considering restrictions that would not have a grandfather clause.
Screen Name Redacted 7/08/2022 10:17 AM	Lack of oversight by the owner, causing disruption to the community.
Screen Name Redacted 7/08/2022 10:40 AM	The amount of short-term rentals versus the amount of affordable housing, is there are too many short-term rentals.
Screen Name Redacted 7/08/2022 01:24 PM	More crime and trash!

Screen Name Redacted 7/08/2022 07:47 PM	Over abundance
Screen Name Redacted 7/09/2022 05:20 AM	There are not enough short term rentals in woodland park.
Screen Name Redacted 7/09/2022 06:05 AM	Only concern is large corporate companies coming in and turning residential areas to hotel-like venues. Totally banning STRs will severely impact local businesses, as they are largely visited by tourists.
Screen Name Redacted 7/09/2022 11:52 AM	Too many STRs could reduce community connection and unity. An absence of local management and oversight could lead to noise and traffic issues for resident neighbors. Locations with Homeowners Associations should provide guidelines for STRs that are relevant for their particular residential settings.
Screen Name Redacted 7/09/2022 01:29 PM	the proliferation of short-term rentals reduces the amount of affordable housing for residents.
Screen Name Redacted 7/09/2022 05:16 PM	I do not think the county should restrict STR's.
Screen Name Redacted 7/10/2022 08:13 AM	Don't want them in neighborhoods.
Screen Name Redacted 7/10/2022 08:39 AM	Negative impact on neighborhoods (loss sense of community, safety issues, parking and noise issues).
Screen Name Redacted 7/10/2022 08:53 AM	Negative impact on residential neighborhoods (lose sense of community, reduced safety, and parking and noise problems).
Screen Name Redacted 7/10/2022 09:34 AM	I believe owner occupied short term rentals should continue being taxed at the residential rate. The owner is a full time residence occupying the residence. Non Owner Occupied I believe should be taxed at the commercial rate. They purchased the residence for a business.
Screen Name Redacted	If owned by non-residents of Colorado they should be required to pay

7/10/2022 11:37 AM

higher taxes. They should also be required to adhere to a higher health and safety standard as the hotels do. What if any security do the owners provide the neighborhoods where they are inviting strangers to share with our community.

Screen Name Redacted

7/11/2022 05:37 AM

More regulation of STR's. Most STR's are run by responsible property owners.

Screen Name Redacted

7/11/2022 06:03 AM

We have lived in WP six years [thinking our eventual retirement home] and between Charis and these short term rentals, are considering moving. When we moved in [in Meadowood Park area], our neighbors were wonderful, but they sold to Charis folks, who have turned theirs into rentals on both sides, one home is right next to our master suite; they occupy at times, but for example, have been gone now since mid May. Concerns: Did not choose to live next to hotel-like atmosphere, with increased traffic, noise at weird hours, e.g., last week, it was a group of motorcyclists, which would fire up very early in the morn. Hear late arrivals/doors slamming, folks unloading, on others, in night. Never know who is right next to us/doesn't feel secure.*They hosted folks even in lockdown period, with at least five cars, out of state plates on one occasion. Not always, but occasional parking closer to us, our front yard. We can barely get out of our drive at certain times, which are increasing, too, with speeding traffic on Evergreen Heights Dr, especially if Charis is holding a class or conference. Traffic has increased the past three years. This is a family neighborhood with the park and the speeding traffic should be of concern.

Screen Name Redacted

7/11/2022 09:12 AM

Parking availability to STR. Traffic congestion, especially on weekends, we really need that bypass with all the extra tourists. Noise, fire regulations, tax income for the city. Also more traffic results in more road repairs and the need for more weather related street issues, therefore more money designated to our budgets to handle the extra tourism.

Screen Name Redacted

7/11/2022 11:33 AM

Traffic, Congestion, spoiling RESIDENTIAL QUIET, invasion of residential privacy, strangers you don't really want about...

Screen Name Redacted

7/11/2022 01:07 PM

Short term rentals supply a pressing need for this community. The concern is that restricting this service will exacerbate the problem of lack of lodging.

Screen Name Redacted

7/11/2022 02:46 PM

Fire danger from inexperienced out-of-state visitors. Housing value decrease.

Screen Name Redacted

7/11/2022 04:30 PM

Noise, no respect for fire danger, parties, increase in traffic (cars & pedestrians) No respect for wildlife or neighbors We as homeowners did not get a say when someone put a "hotel" next door or down the street.

Screen Name Redacted

7/11/2022 05:28 PM

The lack of neighbors on my street reduces the sense of community we used to have. Also, its a little "detroit" feeling when you live on a street with 4-5 vacant houses. Sometimes cars drive by really slow and you dont know if that house might get robbed that night. I also hate that my property taxes are going up because of the value of homes, because of the demand rental properties and short term rentals have had on the market. I wish there was a cap on the # of rental properties or short term rentals someone could own, to reduce the demand and suck of inventory on the market from people who actually invest in the community.

Screen Name Redacted

7/11/2022 06:02 PM

Town Overcrowding...too many new people. Keep our Community SMALL!

Screen Name Redacted

7/11/2022 07:00 PM

Traffic, noise, property owners not on site, parking, feeding wildlife, no rentals available for workforce,

Screen Name Redacted

7/11/2022 07:11 PM

loss of property values in residential areas

Screen Name Redacted

7/11/2022 09:16 PM

I have no "concerns".

Screen Name Redacted

7/12/2022 07:30 AM

Tenants who rent and disrespect the residential neighborhoods - this negatively impacts local residents and potentially the value of homes.

Screen Name Redacted

7/12/2022 03:17 PM

Strangers in our neighborhoods that may be loud and increase traffic. Cost of homes more expensive because short-term rental investors will pay more for a property than most young families can afford.

Screen Name Redacted

7/12/2022 04:43 PM

Residential areas are precisely that, for people who live in residences, people who live there. Short term rentals have no place

in residential areas, they are hotels, they are commercial enterprises for generating income and should only be allowed in areas zoned for commercial commercial use

Screen Name Redacted

7/12/2022 05:47 PM

People that are not aware of or know the current fire safety and restrictions is my main concern. Not an issue if a short term rental does not have a wood burning fireplace or pit depending on the current restrictions but I've been witness to multiple occasions of a short term rental that has a outdoor fire pit where the people staying use it during a time of restriction. Also perhaps people that coming from a location that is not prone to fires may also not know safe ways to extinguish the fires for safety placing neighbors and neighborhoods at risk.

Screen Name Redacted

7/12/2022 06:22 PM

People exceeding occupancy numbers

Screen Name Redacted

7/12/2022 08:23 PM

Higher rental cost for local people that live here. Outside money from non-long term residents.

Screen Name Redacted

7/12/2022 09:20 PM

Fire prevention and wildlife management. Use of our local emergency services without paying taxes.

Screen Name Redacted

7/12/2022 10:27 PM

There are not enough long term rentals for residents. First time home buyers are not able to compete with what STR owners can pay.

Screen Name Redacted

7/13/2022 08:57 AM

Noise

Screen Name Redacted

7/13/2022 04:34 PM

The above information is biased and erroronious. I am a former vacation rental owner that I did manage my self. You are putting quite the bias into your above information. Most, not all, vacation rental owners go above and beyond the requirements for health and cleanliness because they want to attract great guests and repeat business. Its called the self regulating free enterprise system. If you do a bad job, you go out of business. This is not the case with the aformentioned hotels.

Screen Name Redacted

7/14/2022 08:50 AM

Parking issues, creating more congestion in the street. late night partying and trash left laying around

Screen Name Redacted

7/14/2022 09:24 AM

Safety of neighbors.

Screen Name Redacted

7/14/2022 09:32 AM

I have no concerns with short term rentals.

Screen Name Redacted

7/14/2022 10:20 AM

They are taking homes away from residents and artificially driving up home prices. Increased neighborhood noise and traffic.

Screen Name Redacted

7/14/2022 12:20 PM

I basically have no personal concerns_ I feel Property Owners & Managers seem to be very capable of running "their own investment" as they see fit, without restrictions, so long as they abide by zoning & no disturbing laws, and so long as any issues & concerns are addressed in a timely manner.

Screen Name Redacted

7/14/2022 12:40 PM

None

Screen Name Redacted

7/14/2022 01:10 PM

#1: what is the definition of the maximum period of a STR; days/weeks/months? #2; The owner of a STR must reside on the rental property or the manager must at least be located within the city limits, and the STR should be limited to no more than 14 days maximum for tourism uses only.

Screen Name Redacted

7/14/2022 01:00 PM

STRs limit the available housing for residents, while also increasing the cost of living and housing prices. If unchecked, could cause housing issues such as the ones currently seen in towns like Vail, Breckenridge, etc. Only rich vacationers will live here while the town struggles to find year around residents to work.

Screen Name Redacted

7/14/2022 02:25 PM

Short term rentals are destroying the friendly atmosphere of our town. Noisy guests, lack of community, no added tax money, increased traffic, no adherence to laws, etc.

Screen Name Redacted

7/14/2022 04:34 PM

None

Screen Name Redacted

7/14/2022 04:31 PM

Most of STR are smaller, more affordable houses. We don't have enough of these homes for families in woodland park.

Screen Name Redacted

7/14/2022 06:42 PM

I'm concerned that entities are buying up properties and renting them out to large groups that are associated with businesses such as Charis

Screen Name Redacted

7/14/2022 07:01 PM

Lack of safety and cleanliness of the rentals. Fire danger from "tourists" smoking or cooking outdoors who are unaware of high local wildfire dangers

Optional question (325 response(s), 15 skipped)

Question type: Essay Question

Q2 What are the benefits, if any, of short-term rentals in Woodland Park?

Screen Name Redacted

6/15/2022 03:49 PM

The more affordable lodging available, the more visitors we may attract to the city. It provides owners a means of secondary income.

Screen Name Redacted

6/16/2022 09:18 AM

More pleasant experience for guests, financial benefits to the owner (if owner is local)

Screen Name Redacted

6/16/2022 10:14 AM

It allows for more people to actually stay and experience WP instead of just passing through or just coming for a day to kayak rampart, mountain bike, etc. That means more traffic for local businesses which lead to more sales and more tax money for the City which should lead to better infrastructure, events and overall attractiveness of the town.

Screen Name Redacted

6/16/2022 10:18 AM

Tourist dollars contribute to local businesses

Screen Name Redacted

6/16/2022 02:26 PM

Hotel tax, brings tourists

Screen Name Redacted

6/16/2022 02:47 PM

None, takes away from the availability for locals to live.

Screen Name Redacted

6/16/2022 03:05 PM

Being able to rent your house brings financial compensation to a homeowner. I would like the financial benefits to go to residents of Woodland Park, not to some large corporation.

Screen Name Redacted

There are pros and cons for STR and again it is up to the market and

6/16/2022 05:02 PM

what is best for the property owner.

Screen Name Redacted

6/16/2022 05:33 PM

Tourism dollars; most people prefer a home-like experience that hotels do not offer; homes were built to accommodate people and parking so the residential zoning is appropriate for the str use.

Screen Name Redacted

6/16/2022 05:50 PM

Easy way to accommodate out of town guests. STR guests hopefully are spending money in our community and supporting local businesses.

Screen Name Redacted

6/16/2022 05:55 PM

I see none. One "beneficial" argument I have heard is short term rentals increase tourist dollars in the area. I would argue that long term renters who actually live here would provide even better monetary return.

Screen Name Redacted

6/16/2022 06:23 PM

Maybe financial purchases.

Screen Name Redacted

6/16/2022 06:53 PM

Brings in tourism money to the local economy that we need. Diversity and allows local home owners to earn money.

Screen Name Redacted

6/16/2022 07:52 PM

Possible benefit of businesses at sacrifices off neighborhoods

Screen Name Redacted

6/16/2022 08:00 PM

I haven't seen any benefits other then to the person who owns the property.

Screen Name Redacted

6/16/2022 08:18 PM

Tax base

Screen Name Redacted

6/16/2022 08:49 PM

Only helps for business for summer

Screen Name Redacted

6/17/2022 12:47 AM

I think it's great for the community and brings business to our small town. Many will spend their money on shopping, eating at restaurants and many cafes that we have, and buy WP clothing because of how beautiful the town is. How? Because my family will stay at STR in many different towns throughout Colorado like Estes Park, Grand Junction, Fort Collins, Loveland and many more and spending money on small business restaurants, cafe, and shops.

Screen Name Redacted

6/17/2022 04:51 AM

None. Hotels work better.

Screen Name Redacted

6/17/2022 05:21 AM

Income for residents, tourism

Screen Name Redacted

6/17/2022 05:30 AM

Can't think of any way these benefit the community.

Screen Name Redacted

6/17/2022 07:09 AM

Increased tourism dollars, tax money for the city to use for improvements

Screen Name Redacted

6/17/2022 07:05 AM

Bring new \$\$ to community as guests spend more than residents

Screen Name Redacted

6/17/2022 08:49 AM

Brings in extra taxes to the City (9.79%) Brings in tourism to the area that are willing to spend money at local businesses such as restaurants, gift shops and local attractions.

Screen Name Redacted

6/17/2022 09:05 AM

Brings renewal to the city and should be used for making WP Beautiful

Screen Name Redacted

6/17/2022 10:34 AM

Short-term vacation rentals can bring a positive economic impact to a city or county in several ways. For example, they can provide a city with an additional income through tax revenues. At the same time short-term vacation rental guests can benefit the community as a whole in terms of economic benefit because guests will spend their money in other visitor related amenities such as restaurants, bars and museums.

Screen Name Redacted

6/17/2022 12:04 PM

Boosting the local economy with tourism

Screen Name Redacted

6/17/2022 01:13 PM

Do SHR give tax money to the city? That would be the only benefit I could see.

Screen Name Redacted

6/17/2022 01:23 PM

Money for property owners

Screen Name Redacted 6/17/2022 01:34 PM	Tourism \$\$
Screen Name Redacted 6/17/2022 04:14 PM	Brings tourism into the city, provides housing for area events
Screen Name Redacted 6/17/2022 04:28 PM	Income for owner occupied
Screen Name Redacted 6/17/2022 04:22 PM	Added business and jobs to the community. Sales tax dollars from tourists.
Screen Name Redacted 6/17/2022 04:43 PM	None and it is against the Code from what I hear!
Screen Name Redacted 6/18/2022 06:41 AM	When permitted in commercially zoned districts in WP, the STR's can expand inventory of rooms available for transient lodging guests.
Screen Name Redacted 6/18/2022 06:13 PM	Tourists support our small businesses, local community, our local event vendors and add to our multiple celebrations and events throughout the year.
Screen Name Redacted 6/19/2022 09:52 AM	None
Screen Name Redacted 6/19/2022 02:17 PM	none
Screen Name Redacted 6/19/2022 05:09 PM	Encourage tourism
Screen Name Redacted 6/20/2022 11:16 AM	Brings more visitors, better than staying in a hotel
Screen Name Redacted 6/20/2022 12:19 PM	Extra income for property owners
Screen Name Redacted 6/20/2022 01:36 PM	I appreciate the amount of visitors that short term rentals bring in to the area. People looking for mountain stays come to the area and visit restaurants, stores and some of the other things. It also helps

employ more people to staff those stores and restaurants as well as cleaning, maintenance, etc. Also, short term rentals maintenance are often kept up very well.

Screen Name Redacted

None

6/20/2022 02:07 PM

Screen Name Redacted

Short-Term rentals allow families and guests to experience the beauty of Woodland Park and help contribute to tourism, local businesses, tax revenue, desirability, population growth, and great memories. Hotels are typically much more expensive considering the space needed for families to travel with the leisure and luxury of renting an entire home.

6/20/2022 02:19 PM

Screen Name Redacted

It would be a benefit to have maybe a small percentage allowed as STR that pay the same lodging tax as hotels and maybe in commercial zones or far out of the city. A lottery perhaps.

6/20/2022 03:25 PM

Screen Name Redacted

Benefits include added places for people to stay and a variety of options for families and groups to gather together.

6/20/2022 03:29 PM

Screen Name Redacted

Helps attract tourism.

6/20/2022 03:35 PM

Screen Name Redacted

I do not see any for the community.

6/20/2022 03:39 PM

Screen Name Redacted

Provide clean safe lodging for out of towners . Allows home owners to short term rent their homes for fiscal gain to offset mortgages, insurance costs and make extra money .

6/20/2022 03:40 PM

Screen Name Redacted

Helps get more tourists here in Woodland Park who will spend money in our community.

6/20/2022 04:06 PM

Screen Name Redacted

Brings in tourist dollars to Woodland Park and helps support our businesses. Many younger people don't stay at hotels anymore and only look for short term rentals. I think we will see this continue to trend and I think if we want to keep Woodland Park on the map as a place for people to visit and spend money, we should embrace the changes in lodging preferences. I think that commercial properties are run by corporations. Short term rentals are usually small family

6/20/2022 04:39 PM

owned properties that shouldn't be considered the same as a Holiday Inn. Raising taxes on short terms to 29% will kill a lot of tourism as it will force many properties to sell and go somewhere more friendly. Our town's tourists will have to stay somewhere else's like Colorado Springs.

Screen Name Redacted

6/20/2022 04:53 PM

A vast majority of people nowadays prefer staying in short term rentals over hotels. We personally love staying in short term rentals across the country as it gives a unique opportunity to interact with hosts and feel more a part of the local communities. Having a larger family it's not always easy cramming into small hotel rooms and having places with yards where our kids can run a play is a huge draw for us. We have met so many locals this way in various cities and it truly has given us a much different experience than just staying at a hotel would. Most places we stay offer recommendations on locally owned business to visit in the city which helps benefit the local communities. The biggest benefit I see for Woodland Park in particular is the revenue short term rentals bring into the city...both through taxes and through money visitors spend in our community.

Screen Name Redacted

6/20/2022 04:47 PM

It creates more options for accommodations.

Screen Name Redacted

6/20/2022 04:51 PM

Benefits property owner as a source of income

Screen Name Redacted

6/20/2022 05:36 PM

They bring revenue to our city, visitors, tourists, who purchase alot of things here, food, dinning, Mt rentals etc.

Screen Name Redacted

6/20/2022 06:17 PM

Generates good tax revenue and tourism.

Screen Name Redacted

6/20/2022 06:17 PM

We do not have enough hotel rooms so str serve to make up the shortage plus provides for larger groups or those who need lodging for more than a couple of days

Screen Name Redacted

6/20/2022 06:35 PM

Brings tourists and tax dollars

Screen Name Redacted

6/20/2022 06:54 PM

Out of town guests can stay there, but can also stay in a hotel since their is limited housing and resources in our small town.

Screen Name Redacted

6/20/2022 06:57 PM

More "hotel" rooms in the area.

Screen Name Redacted

6/20/2022 07:52 PM

Supporting tourism, local businesses and farmers markets, small businesses like cleaning company's, seeing the beauty of the community, understanding the culture of Woodland Park, bringing more people who want to visit and understanding residential and maybe wanting to move here, bringing more varieties of people who wouldn't normally visit a small town because they cannot stay in a hotel.

Screen Name Redacted

6/20/2022 08:59 PM

1. Option to hotel accommodation and allows for family and larger group gatherings 2. Helpful in meeting seasonal needs to tourist and conference demands upon the community. 3. Income source for locals if owned and operated locally

Screen Name Redacted

6/21/2022 05:42 AM

Enhances the tourism industry in town. Allows those that may otherwise stay outside of town or in other towns stay and spend money within our town.

Screen Name Redacted

6/21/2022 05:58 AM

Additional options for visitors to our town.

Screen Name Redacted

6/21/2022 06:19 AM

Brings in tourists which brings in revenue.

Screen Name Redacted

6/21/2022 06:53 AM

Allows home owners to use their properties as they see fit per the demand. Woodland Park short term rentals are meeting a demand for vacationers and should not bear the brunt of negativity for lack of affordable housing in other areas. We're Charis College not here, this would be a very different issue from infrastructure point.

Screen Name Redacted

6/21/2022 07:10 AM

We live in a beautiful area. Simply stated, like it or not, we are a tourist destination therefore people come and they spend money that supports our local businesses like — grocery stores, bars, and restaurants. The advantage of STR is that most have their own kitchen and allow families on a budget to visit and spread out in multiple bedrooms.

Screen Name Redacted

6/21/2022 07:09 AM

Allow more visitors to stay in community increasing commerce

Screen Name Redacted

6/21/2022 07:48 AM

Short Term Rentals do pay a tax per stay on top of their property tax. This brings money to our town. The STR do make recommendations to local businesses, galleries, restaurants and try and keep money in the community. Short term rentals allow people to vacation in their own home and share with others while they are not using their home. Again, this extra money allows homeowners to upgrade their home and keep the neighborhood looking good and supporting local trades. Short Term Rentals provide jobs for locals (housekeeping, maintenance, contractors, snow-shoveling, landscape companies, management companies...).

Screen Name Redacted

6/21/2022 08:15 AM

Increase in tourisms and revenue for our city and businesses. People may vacation here and want to move here. STR's in general are better maintained properties than LTR's. STR have to be nice or they don't get rented. I have both LTR and STR (none in WP) and LTR almost always have damage when tenants move out. I have yet to have property damage in STR's that I have had for years.

Screen Name Redacted

6/21/2022 08:53 AM

If the owner lives in part of the dwelling or nearby, I don't see a problem. They are there to handle any concerns. I think there is a concern when the entire dwelling is rented out on a short-term basis in a residential neighborhood, such as, noise, leaving trash, feeding wildlife, having a campfire, etc. and then it seems it's up to the neighbors to say something or take action. Let's just say I wouldn't like having the house next door to me as a short-term rental.

Screen Name Redacted

6/21/2022 09:05 AM

Giving a variety of lodging to larger groups or families while visiting.

Screen Name Redacted

6/21/2022 10:03 AM

People have a right to rent especially if they do so to keep the home in the family or do it to make some money to make it in this awful economy.

Screen Name Redacted

6/21/2022 12:03 PM

They bring a ton of money through tourism and spending money in our community to support local businesses.

Screen Name Redacted

6/21/2022 12:03 PM

Maybe more traffic at business in town

Screen Name Redacted

6/21/2022 02:18 PM

If the rentals are appropriately situated they can offer a source of income for Woodland Park residents.

Screen Name Redacted 6/21/2022 03:50 PM	Short-term rentals profit local landlords, profit corporate grocery stores, profit local corporate gas stations and sometimes profit local restaurants. That's about it. These visitors do little or nothing for residents, voters and taxpayers who have to put up with them.
Screen Name Redacted 6/21/2022 05:41 PM	Encourage visitors to stay in the area and support local businesses
Screen Name Redacted 6/21/2022 08:06 PM	Brings in tourism and provides options for visitors, especially when a lot of families like mine prefer a house over a hotel. Gives visitors a more genuine experience of our community.
Screen Name Redacted 6/21/2022 08:57 PM	Provide much needed vacation/passing through housing options. Provides income for many local residents. Provides a greater customer base for our restaurants, coffee shops, grocery stores.
Screen Name Redacted 6/21/2022 09:45 PM	Tourism, that's about it.
Screen Name Redacted 6/21/2022 10:11 PM	Increased business for the town stores, restaurants, etc.
Screen Name Redacted 6/22/2022 04:56 AM	They provide a "nitch" {different than hotels/motels} to not only tourists but working class citizens and retirees that cannot be performed in any other means. STR's provides income to our government through increased taxes, as well as income to the local community including {but not limited to} purchases of gasoline, groceries, dining, and entertainment.
Screen Name Redacted 6/22/2022 06:09 AM	None
Screen Name Redacted 6/22/2022 06:30 AM	Tourist attraction and revenue for business and tax revenue for city
Screen Name Redacted 6/22/2022 07:42 AM	Money in owner's pocket, usually well kept properties
Screen Name Redacted	None

6/22/2022 08:27 AM

Screen Name Redacted NONE

6/22/2022 11:24 AM

Screen Name Redacted Income, local jobs for management co, cleaners and AirBnB local owners, more affordable for visitors,

6/22/2022 11:52 AM

Screen Name Redacted If i owned rental properties i could make extra income. I feel that having that many tourists in town causes more harm than good. Stretching our resources, clogging our roads and using our infrastructure while not paying into the community. Tourist towns like Breck, Steamboat or Vail include all those community costs into the way the town do business. Woodland Park does not. They rely on the homeowners to carry the burden in our community.

6/22/2022 12:27 PM

Screen Name Redacted The only benefit I see is more income compared to long term rental for the owner of the rental.

6/22/2022 12:52 PM

Screen Name Redacted A. Property owners have a means to supplement their income. B. Offers visitors a venue for overnight stays that differ from hotel rooms (typically less space & amenities). C. Increases Sales Tax revenue. (Don't know if this off-sets property tax difference.)

6/22/2022 01:41 PM

Screen Name Redacted Addition personal / business revenue opportunity.

6/22/2022 02:35 PM

Screen Name Redacted 1. It creates a welcoming at atmosphere for visitors 2. Income opportunities for local homeowners 3. Income for local businesses

6/22/2022 03:55 PM

Screen Name Redacted I can't think of any benefits to the city, but the guests benefit because there are no good hotels in town. I always opt for an airbnb when traveling, to immerse myself in an area.

6/22/2022 04:27 PM

Screen Name Redacted They provide a more family friendly vacation space for families vs hotels or other forms of accommodations. They also benefit local business via tourism money... guests that stay with us still shop at local grocery stores, and restaurants. While I purchase supplies for maintaining house from local businesses as well.

6/22/2022 04:52 PM

Screen Name Redacted

6/22/2022 05:31 PM

None in a residential zone.

Screen Name Redacted

6/22/2022 06:31 PM

Multipurpose use of existing structures, affordable, global user base, profitable small business

Screen Name Redacted

6/22/2022 07:50 PM

Tourism dollars for local businesses. It does allow folks to visit WP and see if it might be a place they would like to call home. STRs do allow extended families to stay together in larger homes and avoid a hotel atmosphere.

Screen Name Redacted

6/22/2022 09:03 PM

People make a good income off them. Small business options

Screen Name Redacted

6/22/2022 09:48 PM

Provide additional lodging for tourists and guests to Woodland Park and the area. More people that are encouraged to stay in Woodland Park will result in more sales of goods and services by businesses located in Woodland Park. This will provide for employment opportunities and tax revenue that would not be available if the tourist and guests just passed through. The tenants of the STRs are not full time residents, they are here to visit and explore the area, therefore the STR will not be used 100% of the time and therefore less stress on several services and we, the taxpayers will not have to pay to educate their children. Most STRs follow a standard process for booking guests - the owners of STRs do not wish to rent to an unknown entity. STRs in order to be competitive need to maintain a higher level of maintenance, cleanliness, and appearance than most regular homeowners - so the STRs are on average the best maintained homes on the street. STRs provide for other cottage industries - cleaners, repair & maintenance people, lawn care, etc.

Screen Name Redacted

6/23/2022 06:54 AM

Enhances tourism, and provides income to local business. We don't have enough hotels.

Screen Name Redacted

6/23/2022 07:57 AM

Personal and community revenue from tourism

Screen Name Redacted

6/23/2022 08:40 AM

STRs are critical to the success of our businesses. People coming here from out of town do not want to stay in a boring hotel. Their lodging is part of their vacation experience. They want a kitchen, a cozy fireplace, and nature. They want to sit outside and feel like they live here. They want to sit on their porch and see the stars and the wildlife. You do not get to at in a hotel. Our businesses thrive on

tourism. STR bring life and money to this community. Without tourism, the city will die and be so boring.

Screen Name Redacted

6/23/2022 08:44 AM

Little benefit - mostly owners of the residence.

Screen Name Redacted

6/23/2022 08:53 AM

More of a community feel and experience compared to a hotel that you can get anywhere. A STR will provide a more intimate experience as a "local"

Screen Name Redacted

6/23/2022 09:12 AM

Nothing I can think of that wouldn't be managed by properly established hospitality businesses, ie. tourists, taxes, etc.

Screen Name Redacted

6/23/2022 10:12 AM

Allows owner occupied individuals an additional revenue stream

Screen Name Redacted

6/23/2022 10:22 AM

It's a beautiful area to visit and recreate in. Short term rentals are more desirable than hotel rooms for many people.

Screen Name Redacted

6/23/2022 12:37 PM

Increase all of our property values and in turn the property taxes to allow our community to grow. Additionally we need tourists on popular days to keep our small businesses alive. Currently some already close in the "off season" without the tourists around and that limits options for us locals.

Screen Name Redacted

6/23/2022 01:04 PM

Bringing people to our towns for tourism, money, help keep businesses busy even during slower months.

Screen Name Redacted

6/23/2022 01:04 PM

Increase to the local tourism of a small mountain town. The local economy is boosted from AirBNB and VRBO users.

Screen Name Redacted

6/23/2022 01:34 PM

They do bring in a viable source of income to the small businesses in Woodland Park. And it does support the sales taxes collected.

Screen Name Redacted

6/24/2022 08:21 AM

The financial benefit is tremendous. Also, it will keep the neighborhoods cleaner and quieter because there is accountability for both the owners and the guests. If a homeowner is loud into the evening, neighbors have no one to call but if a guest is loud then the owner can tell them to quiet down or face eviction. Homeowners also

have to maintain their property better to attract guests which make the neighborhood look better.

Screen Name Redacted

6/24/2022 08:30 AM

broader range of customers buying properties, less crowded town of year round residents, allows families to plan a retirement home (which we already have seasonal residents)

Screen Name Redacted

6/24/2022 04:28 PM

They bring visitors to our community that provide revenue to our local business.

Screen Name Redacted

6/24/2022 06:42 PM

The indoor portions of the property are cleaned regularly The yards are mostly maintained but not consistently

Screen Name Redacted

6/24/2022 09:55 PM

none

Screen Name Redacted

6/25/2022 05:01 AM

They bring people to WP, increase business for local businesses, provide work for cleaners, handymen, management companies, etc. They put WP on the map. When people come to Colorado they don't want to stay in a hotel - they want to experience Colorado (sit on a front porch, see wildlife, sit by a fire, etc).

Screen Name Redacted

6/25/2022 08:38 AM

Boost our economy and the sales of many businesses here in our town

Screen Name Redacted

6/25/2022 09:57 AM

?

Screen Name Redacted

6/25/2022 10:54 AM

Colorado is a wonderful place to visit so we understand people wanting to visit us. I don't know if the hotels are overburdened with guests. If they are continually then there may be some value in allowing short-term rentals.

Screen Name Redacted

6/25/2022 12:23 PM

I am unable to come up with any benefits to the residents who must live by them.

Screen Name Redacted

6/25/2022 01:57 PM

Increase property value.

Screen Name Redacted

6/25/2022 05:09 PM

Minimal benefit, especially since the owners do not pay commercial rate property taxes.

Screen Name Redacted

6/25/2022 05:38 PM

Added business in Woodland Park.

Screen Name Redacted

6/25/2022 08:06 PM

Hotels gouge the consumer by limiting the number of occupants. Short-term rentals offer a better solution by offering a better option for a cheaper rate with more people.

Screen Name Redacted

6/25/2022 08:02 PM

There are absolutely no benefits to short-term rentals in Woodland Park Residential Neighborhoods. If we can't stop them completely, restrict them to an extremely small zoned areas and never, ever in an HOA/Coveted neighborhood. Of course there are benefits to Investors, Contractors, Bankers and the Real Estate communities. This survey should ask if you have any vested interest in a STR. If so, your survey should be "flagged" as such since all is great if you benefit financially from STR(s) and really don't care about the impact on a particular neighborhood; it's all about the money. Yes, Owner-occupied and non-owner occupied short-term rentals SHOULD have different policies with the policy of non-owner occupied short-term rentals never allowed in WP period.

Screen Name Redacted

6/26/2022 07:03 AM

Benefits FAR outweigh the concerns. 1. Bring huge revenue to our community, far more than hotels when you consider the higher cost, groceries, etc. 2. STR properties are groomed and in better condition than many of the other residential homes in the community, and thus increase property values and aesthetics of our community. 3. Allows many good families who own family homes to keep their home in the community and regularly visit. 5. Increases / supports local businesses. 6. Provides good paying jobs for our local community members 6. STR renters are much more likely to be good / positive contributors to the community and here is why: When a home owner is renting their home to a guest, there is MUCH at stake financially and sentimentally. Therefore, a higher vetting process is used to ensure that the guest is a good renter (engagement prior to booking, large deposit secured, rental agreements, rules, etc.) 7. Many properties in our community are owned by individuals / families who are not local. Often times these properties are neglected. Because of the ongoing use, STR's ensure that these properties are not neglected, especially as it relates to fire mitigation.

Screen Name Redacted

6/26/2022 08:23 AM

Owners of the STRs take care of their property, since there is much more at stake, than hotels do. Generates additional and even more

revenue for the city of WP. The STRs owners are contributing members of the community. STR owners increase and support local businesses, e.g. providing good paying jobs to WP residents. Typically owners of STRs have vetting process in place yielding better renters and visitors to the WP community. STRs' owners have more at stake and are selective in their choices who they rent their homes to. In addition, the STRs allow families to keep their homes in a family and visit WP often.

Screen Name Redacted

6/26/2022 08:26 AM

A huge benefit is the people that rent them stimulate our local economy in a major way. They bring energy and life to our town.

Screen Name Redacted

6/26/2022 08:50 AM

None

Screen Name Redacted

6/26/2022 09:27 AM

None

Screen Name Redacted

6/26/2022 09:42 AM

Income for owners

Screen Name Redacted

6/26/2022 10:45 AM

People can stay in places other than a hotel

Screen Name Redacted

6/26/2022 10:56 AM

I believe we could possibly see a tax pulled from these rentals that would go towards community improvement, such as the skate park, roads, etc.

Screen Name Redacted

6/26/2022 03:08 PM

We are not a destination town. People can use hotels or even stay in the Springs. We don't see any benefits to having so many in WP.

Screen Name Redacted

6/26/2022 06:07 PM

Possibly, customers of STVRs spending more money in town at local businesses.

Screen Name Redacted

6/27/2022 07:46 AM

No benefits for property owners.

Screen Name Redacted

6/27/2022 02:54 PM

None that overcome the concerns.

Screen Name Redacted

6/27/2022 03:28 PM

Collect more taxes and provide opportunities for families visiting to not have to stay in a hotel and instead occupy a whole house for a short time.

Screen Name Redacted

6/27/2022 04:06 PM

None

Screen Name Redacted

6/28/2022 12:56 PM

tourism, and tourist spend money in our local community.

Screen Name Redacted

6/28/2022 02:14 PM

Short term rentals bring in more lodging options than WP commercial properties offer. Those using short term rentals represent a modern class of traveler that prefers a more personal and customizable vacation experience than the quality of WP hotels provide. Short term rentals also provide an enormous tax benefit to the city. As a side note, STR owners typically do not have the same revenue stream or capacity as a hotel and should not be taxed similarly. It costs more to run an SRT than a hotel and owners also pay property taxes as well as city and state rental income taxes and personal income tax on profits. They should be taxed as any other small business providing a valuable service and prospering the economy of WP. They bring in hundreds if not thousands of visitors that otherwise would not come to the area that support WP businesses including gas stations, bars, restaurants, shops, liquor stores, outfitters and more. You only have to look at the numbers of people renting STR to see the demand and estimate how much prolonged revenue they bring to the area that would not be realized by day trippers alone. Most of these discerning travelers would not come to WP to stay in one of the sterile 3 star hotels offered in WP unless it were to attend a Charis conference or something mandatory. I know I wouldn't. It is often considered a "con" that STR's are in residential areas. I think the "pro" that these homes are necessarily well-maintained, attractive, and typically increase the value of surrounding homes should be noted. Lastly, it is really expensive to live in WP and only getting more so. STR's allow those who are not millionaires or grandfathered in to afford housing and living costs in our community by renting out a portion of their residence.

Screen Name Redacted

6/28/2022 02:16 PM

People can use the income to pay the mortgage on the property if they move or are out of town for a period.

Screen Name Redacted

6/28/2022 02:41 PM

Tourism brings \$ from outside of town to our businesses. Short-term rentals provide jobs for locals (i.e. cleaning, managing, etc.)

Screen Name Redacted 6/28/2022 04:22 PM	Short term rentals bring tourism and support a more lively economy in our little town. They bring significant business to restaurants, retail stores, and parks.
Screen Name Redacted 6/28/2022 05:24 PM	A major industr for woodland Park is tourism and visitors. STRs provide excellent lodging for these shoprt-term visitors.
Screen Name Redacted 6/29/2022 10:31 AM	If taxed, then perhaps an economic benefit to the city, but not sure that benefit will outweigh the risks of higher crime, noise and congestion.
Screen Name Redacted 6/29/2022 10:53 AM	Provides various options for vacationers that want a home like setting
Screen Name Redacted 6/29/2022 12:14 PM	I don't see any benefit in short term rentals.
Screen Name Redacted 6/29/2022 12:57 PM	Short term rentals offer as good or better accommodations to the local visitors than a hotel, and are a more economical option for families to lodge.
Screen Name Redacted 6/29/2022 01:32 PM	Increased revenue to the community
Screen Name Redacted 6/29/2022 01:37 PM	In my opinion... there are no benefits to short term rentals in Woodland Park...
Screen Name Redacted 6/29/2022 03:38 PM	Increased tourism. More income for the community.
Screen Name Redacted 6/29/2022 04:18 PM	*Likely promotes tourism by having increased number of beds available for short term rental beyond those available in hotels/motels *Provides source of income for operators/employees
Screen Name Redacted 6/29/2022 05:08 PM	Short term rentals offset costs of owning a house in Woodland Park. They can generate additional income for people with limited means and thus allow them to maintain a residence in our city.

Screen Name Redacted

6/29/2022 05:00 PM

Tourism

Screen Name Redacted

6/29/2022 05:31 PM

freedom to rent whole also being able to use the property occasionally.

Screen Name Redacted

6/29/2022 06:02 PM

Fresh money into the economy. Sharing the beauty of the place.

Screen Name Redacted

6/29/2022 07:09 PM

Tourism

Screen Name Redacted

6/29/2022 07:37 PM

Tourism, exposure to WP as a great place to live and work

Screen Name Redacted

6/30/2022 04:05 AM

Increased sales revenues for retailers and restaurants and tax rev for the city.

Screen Name Redacted

6/30/2022 02:48 AM

They provide financial infusion to the local economy. Not only in the rental income and taxes to the city but to local businesses they frequent.

Screen Name Redacted

6/30/2022 05:54 AM

Individual property owners would make money.

Screen Name Redacted

6/30/2022 07:33 AM

STR's offer people alternatives to corporate type accommodations that lack the personal touch that a vacation rental offers. STR's are often more cost effective for the end user allowing them more time and money to enjoy the local amenities. STR's can enhance peoples (hosts) lives and improve their standard of living allowing them to give back to the community whether thru being home to shop locally or just adding more \$ to tax base by optimizing their greatest asset and investment. This is particularly true for empty nesters or seniors that can give them not just a revenue stream but provide them interactions with society, a way to stay active and engaged. I have witnessed this first hand with my sister (who lives out of state). Her children have all moved on and her husband died. She took up STR as a way of supplementing her income so she could keep her home. This grew into a complete lifestyle for her, she is so engaged with the guests and community through her STR and enjoys it more than I've ever seen her enjoy anything else...it is a life saver for her. Without it, her home would likely belong to Vanguard, Blackrock or some other investment/corporate entity that has threatened more peoples

fundamental quality of life than any STR ever could.

Screen Name Redacted

6/30/2022 07:59 AM

Good exposure for our wonderful city to out of town visitors. Good for local economy- bars and restaurants, etc

Screen Name Redacted

6/30/2022 09:27 AM

They attract tourists which allows our economy to thrive, especially during the summer months. Also, some families run short term rentals out of their primary residence so it does not take away any primary residence potentials. While many people have short term rentals as investment properties, there are not enough to make a significant impact on the ratio between STRs vs. primary residential properties.

Screen Name Redacted

6/30/2022 09:45 AM

I do not see any benefits. People can rent a hotel room and enjoy the community. Seems only benefit is to the owner who gets revenue.

Screen Name Redacted

6/30/2022 10:25 AM

none, people visiting can rent from hotels

Screen Name Redacted

6/30/2022 10:11 AM

None

Screen Name Redacted

6/30/2022 11:09 AM

Short-term rentals have the potential to provide at least 2 concrete benefits to the community in Woodland Park. The first is to directly add revenue to the local economy from direct economic investment (higher cash flow for tradesmen, restaurants/grocers, and more in the area, as well as more revenue for local attractions that invest in the community). Secondly short-term rentals often purchase and invest in equity that may be an outlier to the general real estate environment (low price/value homes, homes in disrepair, or homes priced out of the normal consumer market.) Both of these factors can certainly be a positive aspects of short-term rentals in Woodland Park.

Screen Name Redacted

6/30/2022 11:40 AM

personal choice.

Screen Name Redacted

6/30/2022 11:19 AM

Not sure

Screen Name Redacted

6/30/2022 11:45 AM

Housing for visitors

Screen Name Redacted

6/30/2022 12:02 PM

Tourism spending increases sales tax revenue and rental taxes if the owner has done everything correctly.

Screen Name Redacted

6/30/2022 12:35 PM

The only benefit is to the homeowners who are making a profit at the expense of their neighbors' peace and quiet.

Screen Name Redacted

6/30/2022 02:31 PM

I would guess benefits would be to small businesses . If people are staying up here they tend to shop up here.

Screen Name Redacted

6/30/2022 03:12 PM

I see no real benefit to our community at large. Larger families that want to stay here can get adjoining rooms in a hotel or rent multiple cottages at one of several lodging establishments.

Screen Name Redacted

6/30/2022 03:52 PM

More places available for travelers.

Screen Name Redacted

6/30/2022 04:50 PM

It attracts more visitors than what our hotel accommodations can handle. We need the tourist industry. It's added income for those who are currently doing short term.

Screen Name Redacted

6/30/2022 05:05 PM

Look, when I travel, personally and for business, I look for a STR property FIRST, then a motel/hotel second. the privacy, health advantages and simply convenience of an STR is SO good. Therefore, I would hate to see that restricted in our community. What I enjoy on the road should be the same for those coming to our town as well.

Screen Name Redacted

6/30/2022 07:45 PM

Individual property owners should be allowed to freely exercise their personal property rights without government intervention.

Screen Name Redacted

6/30/2022 07:48 PM

Do not see many

Screen Name Redacted

6/30/2022 08:27 PM

Free enterprise is a constitutional right.

Screen Name Redacted

7/01/2022 01:13 AM

Additional visitors spending money in the community

Screen Name Redacted 7/01/2022 06:24 AM	Supplement short term stay options, maybe more family friendly (everyone in a single house), typically cheaper than a hotel room
Screen Name Redacted 7/01/2022 07:28 AM	A few STR is fine, we want tourists to come enjoy our community, which can help the local economy.
Screen Name Redacted 7/01/2022 08:17 AM	Create a more intimate experience that we locals enjoy daily.
Screen Name Redacted 7/01/2022 09:07 AM	I appreciate that so many people want to visit WP and are in awe of where I get to live year round. The renters contribute to our economy and I like being able to give them recommendations to patronize our small businesses.
Screen Name Redacted 7/01/2022 09:24 AM	Visitors may bring new business
Screen Name Redacted 7/01/2022 09:58 AM	Flexibility for individual homeowners
Screen Name Redacted 7/01/2022 11:24 AM	There are no benefits to the neighborhood, only negatives.
Screen Name Redacted 7/01/2022 01:04 PM	It seems a non-owner occupied STR is usually purchased by an investor. The investor often buys a property that is older and has fallen into disrepair. They handle it as a "fixer upper", and this ultimately helps the overall appearance of our town.
Screen Name Redacted 7/01/2022 03:07 PM	Providing a home away from home encourages people want to vacation in Teller as opposed to the Springs and provide income to our businesses,, vacation rental owners or managers, and cleaning businesses.
Screen Name Redacted 7/01/2022 04:48 PM	Very little
Screen Name Redacted 7/01/2022 05:30 PM	Increase tourism, income for the city. I think they should be taxed at same rate as commercial property.

Screen Name Redacted 7/01/2022 06:06 PM	Sometimes you get to meet very nice travelers. Sometimes you get people who just want to get hi ...
Screen Name Redacted 7/02/2022 07:22 AM	May benefit property owner
Screen Name Redacted 7/02/2022 08:38 AM	Brings tourism to the area with more choices to stay as well ass they spend money in the town. Locals can rent a room in their homes and make extra income.
Screen Name Redacted 7/02/2022 10:24 AM	Economic to local businesses. Visibility of Woodland Park as a tourist destination.
Screen Name Redacted 7/02/2022 10:49 AM	None, we are not a destination location.
Screen Name Redacted 7/02/2022 11:44 AM	Added renvue
Screen Name Redacted 7/02/2022 02:06 PM	none
Screen Name Redacted 7/02/2022 03:05 PM	Allows visitors to stay close to family, friends or activities in more of a home than a room, with facilities specific to their needs. I find that I use short term rentals when traveling, as well as hotels.
Screen Name Redacted 7/02/2022 03:05 PM	Short term rentals allow visitors a home like atmosphere and a unique experience when visiting Woodland Park.
Screen Name Redacted 7/02/2022 04:12 PM	Taxes for the city and tourists who stay and shop locally.
Screen Name Redacted 7/02/2022 04:45 PM	Woodland Park doesn't have a lot of hotels/lodging, so that helps people find a place to stay. We want people to stay and not just drive through.
Screen Name Redacted 7/02/2022 05:03 PM	Tourists, College Students have a place to stay

Screen Name Redacted 7/02/2022 11:56 PM	None.
Screen Name Redacted 7/03/2022 04:32 AM	none
Screen Name Redacted 7/03/2022 08:22 AM	Added tourism and tourism dollars to the community, the ability of individuals looking to obtain employment, etc to have a option to stay in the area when looking, the ability of a homeowner to make supplemental income in a poor economic situation nationally and locally.
Screen Name Redacted 7/03/2022 08:54 AM	Increased income for small businesses
Screen Name Redacted 7/03/2022 10:44 AM	I do not see any benefits of short term rentals. There are hotels for people to stay at.
Screen Name Redacted 7/03/2022 11:16 AM	aids tourism, I guess
Screen Name Redacted 7/03/2022 12:10 PM	No benefit to actual residents, only to tourists and local business owners who just want more people spending money. Unrestricted growth, growth, growth seems to be all they and local governments want so that tax revenues always rise!
Screen Name Redacted 7/03/2022 01:06 PM	None. STR's are already being abused in the city. Campgrounds that have turned into year round residences are a blight on our community.
Screen Name Redacted 7/03/2022 12:44 PM	None, we already have a variety of hotels. Only advantage may be if the hotels do not allow cats and dogs.
Screen Name Redacted 7/03/2022 12:58 PM	we currently see none
Screen Name Redacted 7/03/2022 02:30 PM	None. Short-term rentals will not stay long enough to help the economy sustainably compared to long-term rentals.

Screen Name Redacted 7/03/2022 04:59 PM	I see the benefits of visitors wanting to come here to enjoy all of the reasons that I moved to Woodland Park. They are also bringing money into the community without adding to the population density. We've got so many small business owners that I enjoy recommending to visitors.
Screen Name Redacted 7/03/2022 08:50 PM	Visitors to Woodland Park contribute to the economy . This is desirable especially in the current economic climate.
Screen Name Redacted 7/03/2022 07:35 PM	I don't see any benefits to the town from them.
Screen Name Redacted 7/03/2022 09:26 PM	Property owners should be able to use their property as they wish.
Screen Name Redacted 7/04/2022 05:26 AM	They allow homeowners to use their properties as they desire. STRs fill a need for travelers and short-term workers in the area. STRs are a source of income for the property owner.
Screen Name Redacted 7/04/2022 07:09 AM	It brings visitors to our town.
Screen Name Redacted 7/04/2022 08:21 AM	Short-rentals in woodland park provide a huge boost to the local economy that boosts local businesses, provides tax revenue, and gives visitors an alternative to hotels which don't provide as customized/unique experiences
Screen Name Redacted 7/04/2022 09:19 AM	It does help bring money into the town, but less than hotels because they don't pay into the community the same way
Screen Name Redacted 7/04/2022 10:34 AM	I understand the desire to bring in tourist dollars into our local economy. BUT this should be in areas licensed for business. NOT in residential areas. When I purchased my home in a residential area in Woodland Park, I did so in the belief that I would be surrounded by similar, single-family homes. Not businesses/pseudo-hotels. If I wanted to be within earshot/walking distance to businesses, I would have purchased a home downtown/in the business district.
Screen Name Redacted 7/04/2022 01:52 PM	Increased vacation enjoyment due to added flexibility plus employment opportunities for locals.

Screen Name Redacted

7/04/2022 02:29 PM

1. free market option for home owners to rent their property. High property taxes and high purchase price make home ownership difficult in WP. This allows owners to make some income. 2. Expands choices to renter when a hotel room is needed.

Screen Name Redacted

7/04/2022 02:43 PM

none.

Screen Name Redacted

7/05/2022 05:46 AM

The Benefits of short-term rentals are numerous. Families who are vacationing and staying in one place for a longer period of time (more than 2 days) are preferring houses over hotels due to the extra space, kitchens, outside areas, etc that a hotel can not provide. If woodland park does not have short term rental houses, tourists will choose other areas like Divide, the county, etc depriving Woodland Park of taxes directly related to the lodging and indirectly to the restaurants, coffee shops, etc.

Screen Name Redacted

7/05/2022 07:01 AM

A family especially retired on limited income or stay at home parents can add to their income. More people can get information about events and activities in the community

Screen Name Redacted

7/05/2022 07:04 AM

None. Any tax revenue brought in is not worth the damage done to the property, the surrounding properties, and neighborhoods.

Screen Name Redacted

7/05/2022 07:44 AM

Tourist industry and income opportunities

Screen Name Redacted

7/05/2022 08:31 AM

Brings money into the local community more than residents would at restaurants and shops. Creates jobs for the many cleaners and their families in town. Creates jobs for contract workers and the hot tub place in town. Creates jobs for the people that own STR's. STR's are known to have nicer properties (research online or see in person) because the houses inside and out have to be maintained to a high standard otherwise STR platforms will kick them off.

Screen Name Redacted

7/05/2022 09:52 AM

Gives another option for income for locals, place to stay for visitors - especially families

Screen Name Redacted

7/05/2022 11:08 AM

The advantages are for added business and tax collections.

Screen Name Redacted

7/05/2022 11:28 AM

It brings families to the area to spend money. These families typically will not stay at hotel rooms. They want to spend time as a group together, cook meals, watch TV as a group, play games and enjoy views together. This cannot be accomplished at a hotel room that at best has 2 beds, a desk, 1 bathroom and a mini fridge. Tourism is good for the local economy.

Screen Name Redacted

7/05/2022 12:22 PM

Lots of jobs for locals such as cleaning and upkeep for daily rentals. Everything from Spas to attracting more tourists to stay in WP to eat and ship local. If the homeowner gets in a financial situation it allows them to earn extra income.

Screen Name Redacted

7/05/2022 01:26 PM

Adds to tax income for the city and helps local businesses.

Screen Name Redacted

7/05/2022 01:52 PM

None to me

Screen Name Redacted

7/05/2022 03:20 PM

There are many benefits to short-term rentals in WP, to include but not limited to: 1) support meeting travel demand signal to the area, 2) additional employment opportunities for property managers, custodial workers, etc.; 3) revenue stream for owners; 4) additional taxes collected by WP; 5) infusion of money into local economy (e.g. restaurants, attractions, etc.) by tourists; and 6) promote and educate others about nature or Parks and Wildlife Dept.,

Screen Name Redacted

7/05/2022 04:12 PM

Income to the city through the taxes provided by the STRs, more money brought into small businesses by the tourists who stay at STRs, increased property value, more money pumped into the community by the revenue generated by STRs.

Screen Name Redacted

7/05/2022 05:27 PM

Could increase tourist spending in Woodland Park and provides an income for the home owner.

Screen Name Redacted

7/05/2022 05:31 PM

Benefits for whom? Not much if any for the neighbors.

Screen Name Redacted

7/05/2022 08:58 PM

NONE: Again, If Woodland Park wants short term rentals build more hotels and that way Woodland Park will receive the taxes due.

Screen Name Redacted

7/05/2022 08:51 PM

Other options for tourists

Screen Name Redacted

7/06/2022 06:02 AM

Perhaps to bring more tourism, but currently the town doesn't have a lot to offer for tourists. The bypass should have been done a long time ago, providing a nice walkable downtown area rather than a freeway.

Screen Name Redacted

7/05/2022 09:55 PM

I think they are important to bring tourism into the community which supports small businesses

Screen Name Redacted

7/06/2022 05:42 AM

Financial. Local businesses benefit from tourism

Screen Name Redacted

7/06/2022 09:20 AM

This is an area that is driven by tourism. Having short-term rentals provides visitors with a place to stay that is more like a home away from home where they can spend time with their family and enjoy all that Woodland Park and the surrounding area has to offer

Screen Name Redacted

7/06/2022 10:29 AM

Obviously, it creates a few jobs in the area like property managers, maintenance workers, and cleaning services. It attracts and brings in tourist \$ for the area.

Screen Name Redacted

7/06/2022 11:31 AM

It provides more economical option for families visiting woodland park, provides more space for staying and bonding together, it brings business to the woodland park city in terms of visitors spending in local restaurants and shops, it provides additional tax revenue to the city.

Screen Name Redacted

7/06/2022 12:08 PM

In these difficult economic times renting your home may mean the difference in keeping it or losing your home.

Screen Name Redacted

7/06/2022 12:13 PM

Gives you more options to where you can stay. I like staying in a house with a full kitchen, bedrooms, and laundry room.

Screen Name Redacted

7/06/2022 12:52 PM

It will benefit out of town visitors, but that is covered by existing hotels and existing rentals.

Screen Name Redacted

I provides income for homeowners, property managers, cleaners,

7/06/2022 02:00 PM

handymen, plumbers, electricians, etc. It also provides more tax revenue for the town to use to better our community. Short-term rentals also provide a living for many members of our community.

Screen Name Redacted

7/06/2022 02:06 PM

1) Economic benefit to the community from the added visitors/tourism. It's great for our local businesses. 2) Provides the town with added income through tax revenues. This benefits the community at large as well. 3) Provides financial relief/benefit for households that have the option to rent out either a room or their whole property for short term. 4) Brings diversity into our little mountain town. 5) Unless there are concerns over added income and revenue to the community/town, I feel like this is a no-brainer and STRs should be allowed.

Screen Name Redacted

7/06/2022 02:15 PM

it has helped my baking business so much. it brings in so many people to benefit from.

Screen Name Redacted

7/06/2022 07:20 PM

Local businesses do better, renters are only here for a short time

Screen Name Redacted

7/06/2022 07:25 PM

Increased revenue, increased housing values

Screen Name Redacted

7/07/2022 10:12 AM

They increase the amount of visitors to our town that pumps money into the local economy. Guests of STR's spend money at local restaurants, grocery stores, tourist shops, adventure rentals, etc. Owners of STR's are seeing additional income which then gets distributed to local cleaners, contractors for home upgrades, and local vendors, further helping our local economy grow.

Screen Name Redacted

7/07/2022 12:20 PM

It gives people an option of where to stay.

Screen Name Redacted

7/07/2022 12:45 PM

The benefit is to the owner of the STR

Screen Name Redacted

7/07/2022 01:41 PM

Brings sales and tourism to our local businesses

Screen Name Redacted

7/07/2022 04:22 PM

None, except for the property owner who wants to turn his home in a residential zone into a money-making business that the property was not zoned for.

Screen Name Redacted 7/07/2022 05:19 PM	unknown to me, I assume they benefit the property owner financially
Screen Name Redacted 7/07/2022 06:12 PM	Not sure
Screen Name Redacted 7/08/2022 08:20 AM	It allows freedom of choice for the traveler. WE should not tell them they are not allowed to stay in a private residence. Its like another family coming to visit your neighborhood. I think it enriches the travelers experience in a good way.
Screen Name Redacted 7/08/2022 09:31 AM	Short-term rentals allow visitors to Woodland Park to enjoy an experience that hotels are typically not able to provide. Our guests look for accommodations that reflect the heart and soul of the places they visit. A home is the best and often times the only option our guests will consider when traveling. Short-term rentals bring people to Woodland Park. People who are excited about the natural beauty of the area and the charm of the town. Yes, these people bring added revenue to the town and the community, but beyond the revenue, they bring something intangible as well... a sense of joy and wonder and appreciation.
Screen Name Redacted 7/08/2022 10:17 AM	Owners increase their income which encourages support of local businesses.
Screen Name Redacted 7/08/2022 10:40 AM	The benefit would be your own area including the kitchen. For instance, I prefer B & Bs or VRBOs when I travel for that reason.
Screen Name Redacted 7/08/2022 01:24 PM	NONE
Screen Name Redacted 7/08/2022 07:47 PM	Bring in tourism to the city - which promotes other local business' such as restaurants, grocery, gas, coffee shops, etc. the building of nice homes for STRs also provides labor jobs for construction, cleaning, handyman services etc
Screen Name Redacted 7/09/2022 05:20 AM	Short term rentals provide a nice place to stay for friends and family who visit town. Hotels and motels in town are either too busy, not updated enough, or not conducive to larger family and friend groups like weddings. Short term rentals allow this town to remain vibrant with constant cash flow from tourism. Without them, local businesses

would slowly dwindle and die and we would be left with nothing but big box stores.

Screen Name Redacted

7/09/2022 06:05 AM

Small businesses, small businesses, small businesses!!!!

Screen Name Redacted

7/09/2022 11:52 AM

Can provide better/expanded visitor accommodations, especially for families and small groups.

Screen Name Redacted

7/09/2022 01:29 PM

none

Screen Name Redacted

7/09/2022 05:16 PM

Tourism, tax revenue and brings resources to community.

Screen Name Redacted

7/10/2022 08:13 AM

See no benefits.

Screen Name Redacted

7/10/2022 08:39 AM

Only benefits short term rental landlords and their customers.

Screen Name Redacted

7/10/2022 08:53 AM

Only benefits STR landlords and their customers.

Screen Name Redacted

7/10/2022 09:34 AM

-It brings in tax revenue in ever other area other than residential taxes. I.E. Gas, food, entertainment for the City. -It allows owner occupied home owners a source of income. -It allows more people to live/work/school in Woodland Park that don't have other sources of housing.

Screen Name Redacted

7/10/2022 11:37 AM

Honestly, I prefer not allowing out of state non-residents to own short term rentals as they aren't invested in our community. If a resident of Colorado owns a short tem rental then they are close by to manage their property.

Screen Name Redacted

7/11/2022 05:37 AM

Tourism supports WPK. Hotels are limited. The college has a lot of visitors with limited places for them to stay.

Screen Name Redacted

7/11/2022 06:03 AM

If they are registered with the city, then the tax revenue, I'd guess. However, doubtful that both on either side of us are registered.

Screen Name Redacted 7/11/2022 09:12 AM	Income to small businesses including STR owners, income from taxes, relaxing environment for tourists
Screen Name Redacted 7/11/2022 11:33 AM	It's good for the home owners but don't see much other benefit...
Screen Name Redacted 7/11/2022 01:07 PM	Benefits include, accommodation of more guests to Woodland Park, more revenue in taxes, more revenue in local businesses, increased tourism, attraction of different demographics, possible increase in population.
Screen Name Redacted 7/11/2022 02:46 PM	Tourism revenue.
Screen Name Redacted 7/11/2022 04:30 PM	Only for owners of the STR
Screen Name Redacted 7/11/2022 05:28 PM	people can bring their dogs on vacation. they dont have to stay in the crappy hotels that usually have a lot of drugs going on. the short term rentals are generally safer and cleaner. the hotels need to do a better job to attract people more - but honestly - I wouldnt want to stay there either.
Screen Name Redacted 7/11/2022 06:01 PM	They inject money into the economy and give tourists an opportunity to live in a more comfortable, home environment during their stay. Short-term rental homes in the neighborhood are well kept, otherwise, they would not be rented. People like to have the option to have short-term rentals as an income source in these times where inflation is high and extra income is needed.
Screen Name Redacted 7/11/2022 06:02 PM	None, more annoying Texas drivers, driving in the fast lanes.
Screen Name Redacted 7/11/2022 07:00 PM	INCOME FOR THE ON SITE property owner.
Screen Name Redacted 7/11/2022 07:11 PM	none

Screen Name Redacted 7/11/2022 09:16 PM	Businesses benefit from short-term occupiers through the usage of their services and goods supplied. In instances, these short-term occupiers spend much more money than the local population.
Screen Name Redacted 7/12/2022 07:30 AM	It's a good way to provide accommodations for visitors. Visitors to this area are important to contributing to the local economy.
Screen Name Redacted 7/12/2022 03:17 PM	Spend money in town while on vacation.
Screen Name Redacted 7/12/2022 04:43 PM	None that I can think of
Screen Name Redacted 7/12/2022 05:47 PM	Increased variety of options for people to stay, increased tourists and hopefully money spent in town and our county. Increased income for the owner and in they live in town it has potential to trickle down into money spent in town. Increased competition for lodging in the area.
Screen Name Redacted 7/12/2022 06:22 PM	Excellent extra income to owners. Give options to visitors. More private rental experience.
Screen Name Redacted 7/12/2022 08:23 PM	None.
Screen Name Redacted 7/12/2022 09:20 PM	Economic for sure - tourism helps to boost our local economy.
Screen Name Redacted 7/12/2022 10:27 PM	They increase small business income for individuals not large business. This includes owners, managers, cleaners, landscapers, maintenance and repair. STRS have beautiful homes and add value to the neighborhood. Permanent residents are the ones that have run down unkept homes.
Screen Name Redacted 7/13/2022 08:57 AM	Allows people to rent out their homes for a profit. Some folks would not be able to cover mortgage if not for short term rentals
Screen Name Redacted 7/13/2022 09:12 AM	They bring in money to help the economy at restaurants and businesses.

Screen Name Redacted

7/13/2022 04:34 PM

The benefits are fabulous! A quality place to stay for out of town guests. Multiple options for amenities of your choice. Families can relax in a home enviroment that typically has a kitchen, laundry facilities, and is quiet and peaceful. A good vacation rental owner will pay close attention to the needs and wants of their guests and those of the neighbors: like parking, quiet hours, pet rules, etc. Vacation rental owners participate in the American free enterprise system that is truly self governing. If you do an excellent job, you flourish. If you do a poor job you go out of business.

Screen Name Redacted

7/13/2022 10:09 PM

New business to this area

Screen Name Redacted

7/14/2022 08:50 AM

None

Screen Name Redacted

7/14/2022 09:24 AM

Income-producing for property owners.

Screen Name Redacted

7/14/2022 09:32 AM

Short term rentals are vital to the community. They bring in families and much business to local establishments.

Screen Name Redacted

7/14/2022 10:20 AM

Maybe more business for the town.

Screen Name Redacted

7/14/2022 10:44 AM

They are a better option

Screen Name Redacted

7/14/2022 12:20 PM

The benefits range up to vast; ___A family may well want the family environment vs. a hotel... ___Location Location Location only adds to their Colorado Vacation Experience! ___Often we get families who seriously considering moving to Teller County, and therefore it is imperative to get the feel of the area with all available accommodations of their choice.... ___ETC., ETC....

Screen Name Redacted

7/14/2022 12:40 PM

They provide a lodging experience and a different way to experience the beauty of woodland Park, instead of being crammed in a dingy hotel

Screen Name Redacted

7/14/2022 12:50 PM

brings visitors to town, good for local economy home owners are able to create income

Screen Name Redacted

7/14/2022 01:10 PM

Tourist income to the city and its small businesses.

Screen Name Redacted

7/14/2022 01:00 PM

Increase in tourism will increase profits of businesses and attract new businesses to the area.

Screen Name Redacted

7/14/2022 02:25 PM

None for the folks who live here!

Screen Name Redacted

7/14/2022 04:34 PM

Taxes benefiting the city, additional income for homeowners

Screen Name Redacted

7/14/2022 04:31 PM

Brings tax money into the city and therefore benefitting our school district. I think people may stay in the area longer when using a STR vs hotel.

Screen Name Redacted

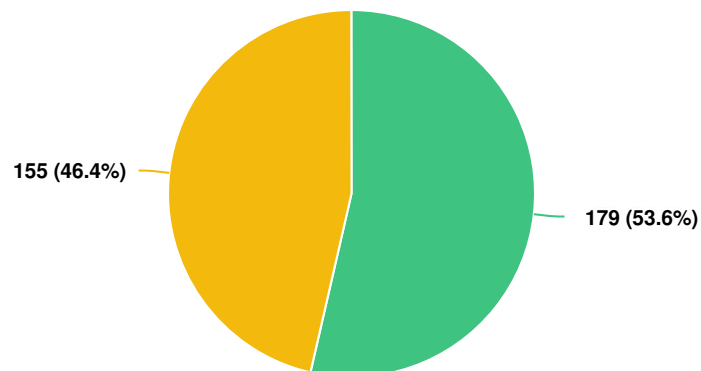
7/14/2022 07:01 PM

Increased income for local businesses.

Optional question (325 response(s), 15 skipped)

Question type: Essay Question

Q3 | Currently, there are two primary types of short-term rentals in Woodland Park. Owner-occupied: The owner rents out all or a ...



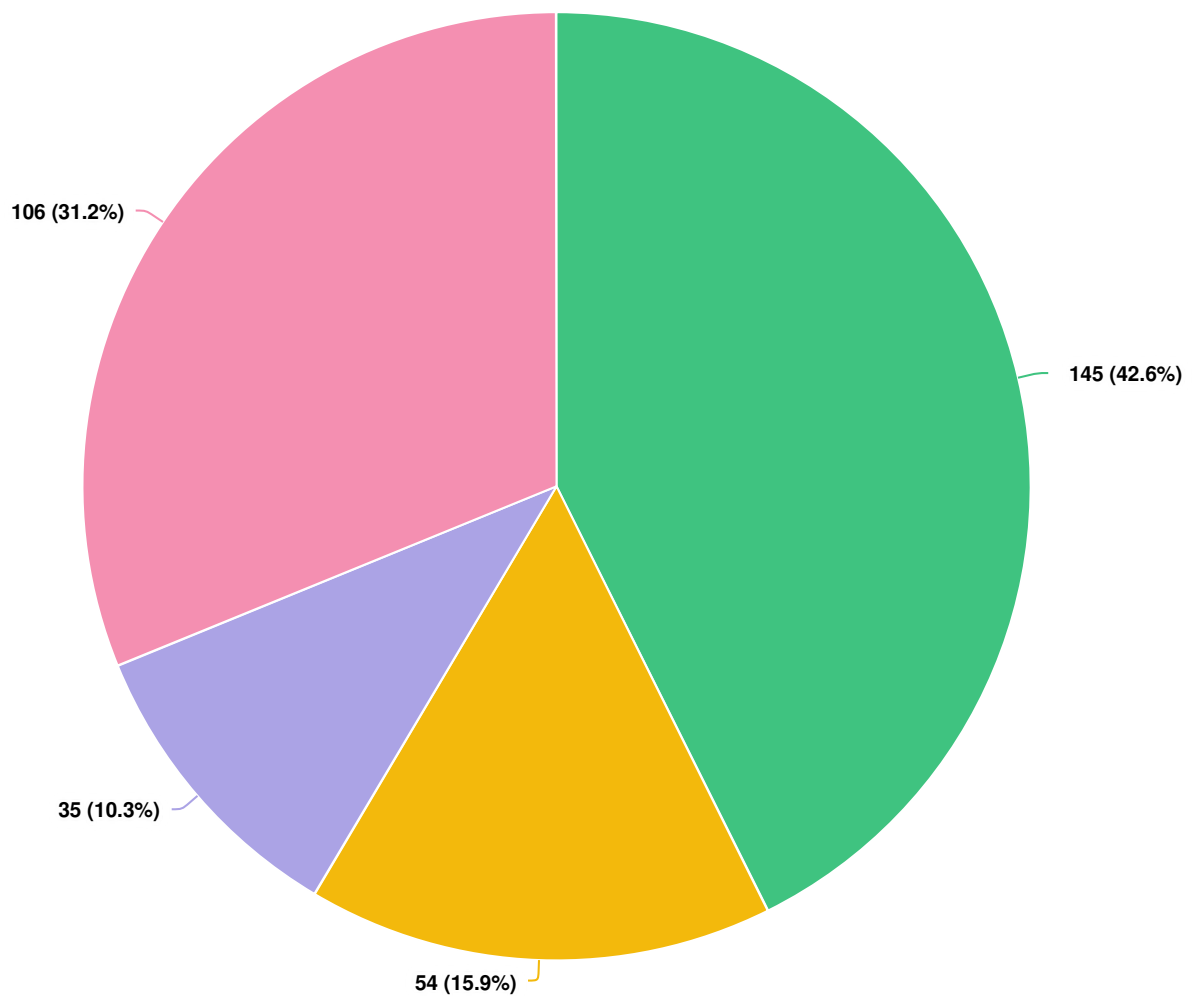
Question options

- Yes. Owner-occupied and non-owner occupied short-term rentals SHOULD have different policies.
- No. Owner-occupied and non-owner occupied short-term rentals SHOULD NOT have different policies.

Optional question (334 response(s), 6 skipped)

Question type: Radio Button Question

Q4 Currently, both short-term rentals and hotels collect sales tax and lodging tax. However, property taxes are assessed at the residential rate (7.15%) on short-term rentals and the commercial rate (29%) on hotels. The determination between whether a...



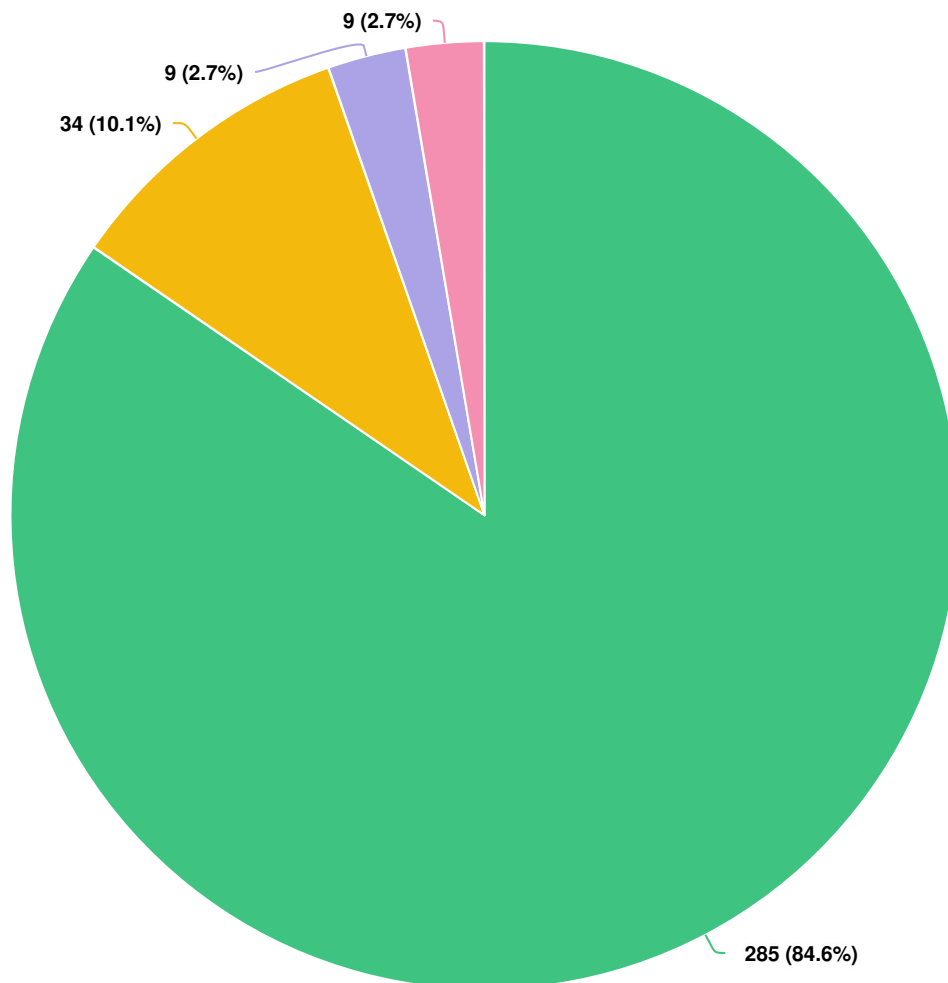
Question options

● Very important
 ● Somewhat important
 ● Not very important
 ● Not at all important

Optional question (340 response(s), 0 skipped)

Question type: Radio Button Question

Q5 Currently, some short-term rental owners promote “good neighbor” protocols such as parking guidelines, quiet hours, local business promotion etc. while others do not. How important is it to you that potential policy options include good neighbor gui...



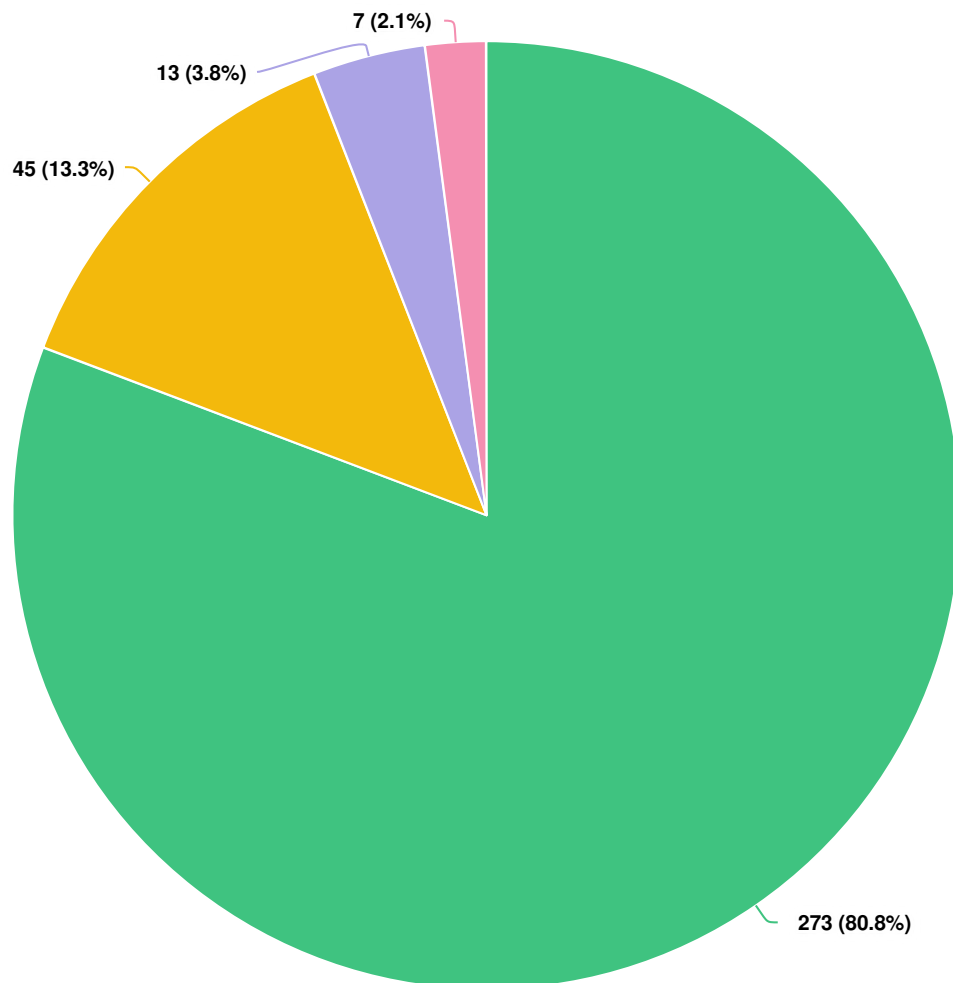
Question options

● Very important
 ● Somewhat important
 ● Not very important
 ● Not at all important

Optional question (337 response(s), 3 skipped)

Question type: Radio Button Question

Q6 Currently, some short-term rentals to promote safety protocols such as age restrictions, capacity limits, wildfire education material, and wildlife education material while others do not. How important is it to you that potential policy options incl...



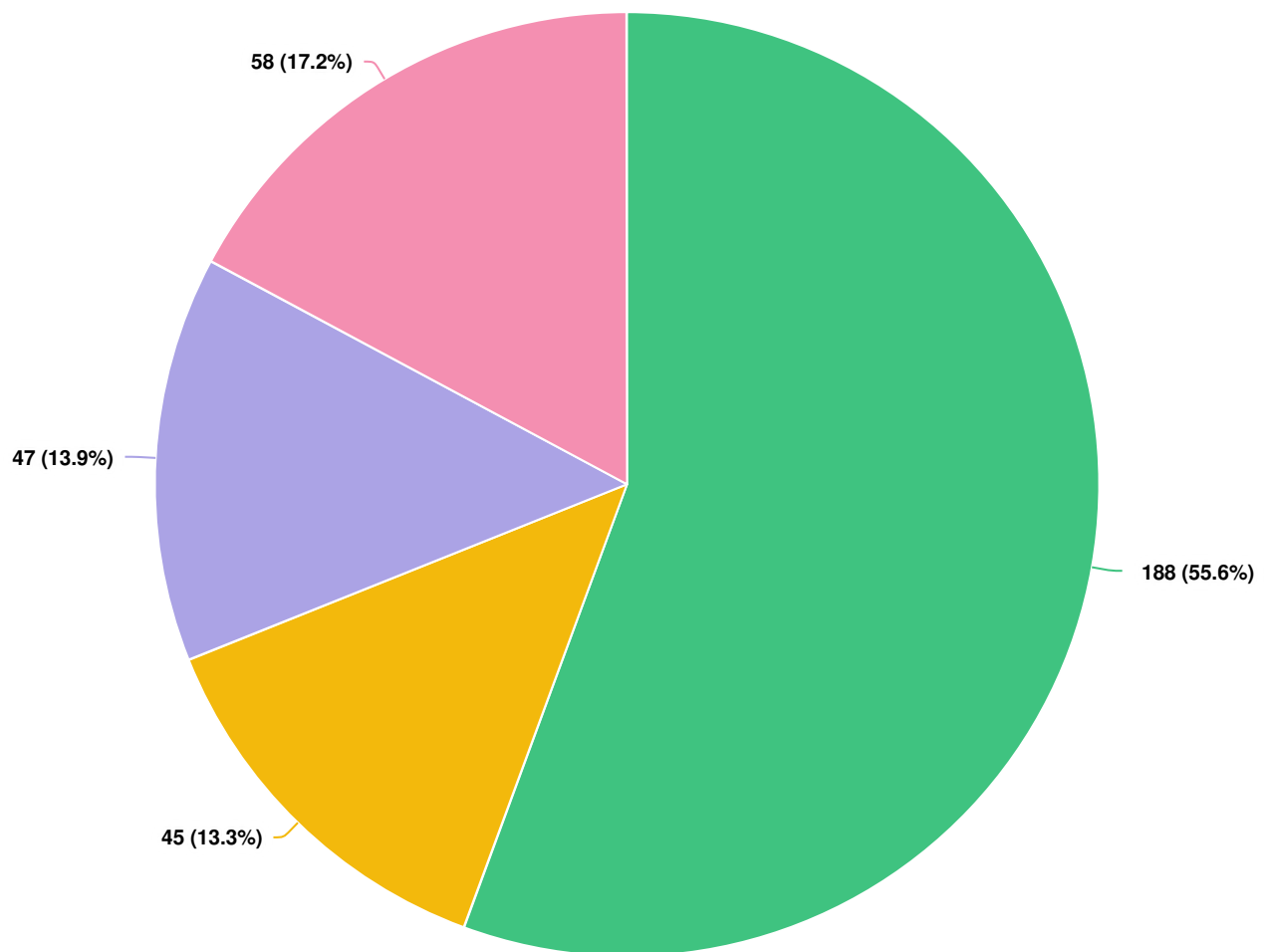
Question options

☒ Very important
 ☐ Somewhat important
 ☐ Not very important
 ☐ Not at all important

Optional question (338 response(s), 2 skipped)

Question type: Radio Button Question

Q7 Hotels are located in areas of the city (zone districts) that are intended and designed to provide support for commercial uses such as transportation and parking. Short-term rentals that operate in residential buildings or neighborhoods, are often ...



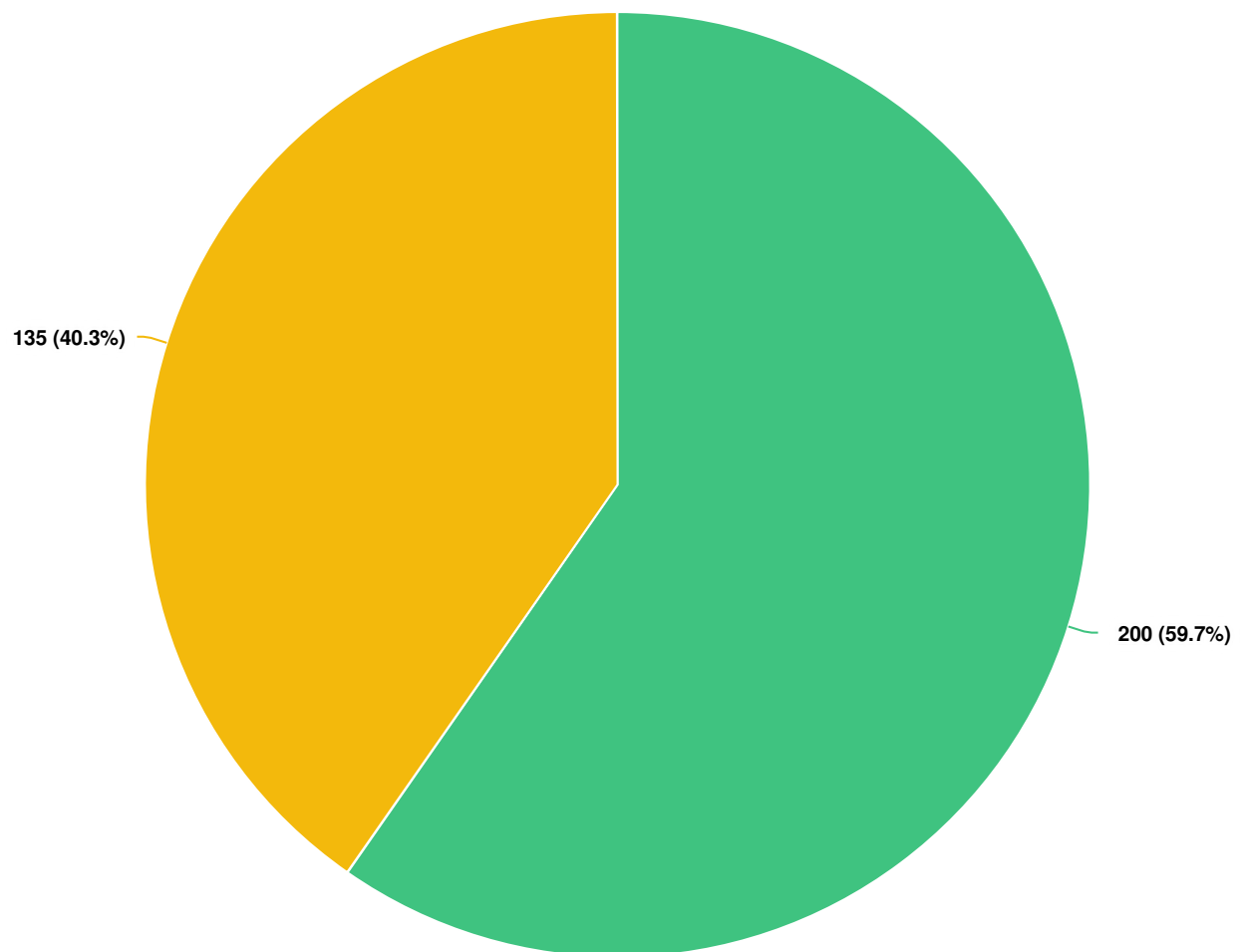
Question options

● Very important
 ● Somewhat important
 ● Not very important
 ● Not at all important

Optional question (338 response(s), 2 skipped)

Question type: Radio Button Question

Q8 Which competing priority is more important to you? (see definitions above)



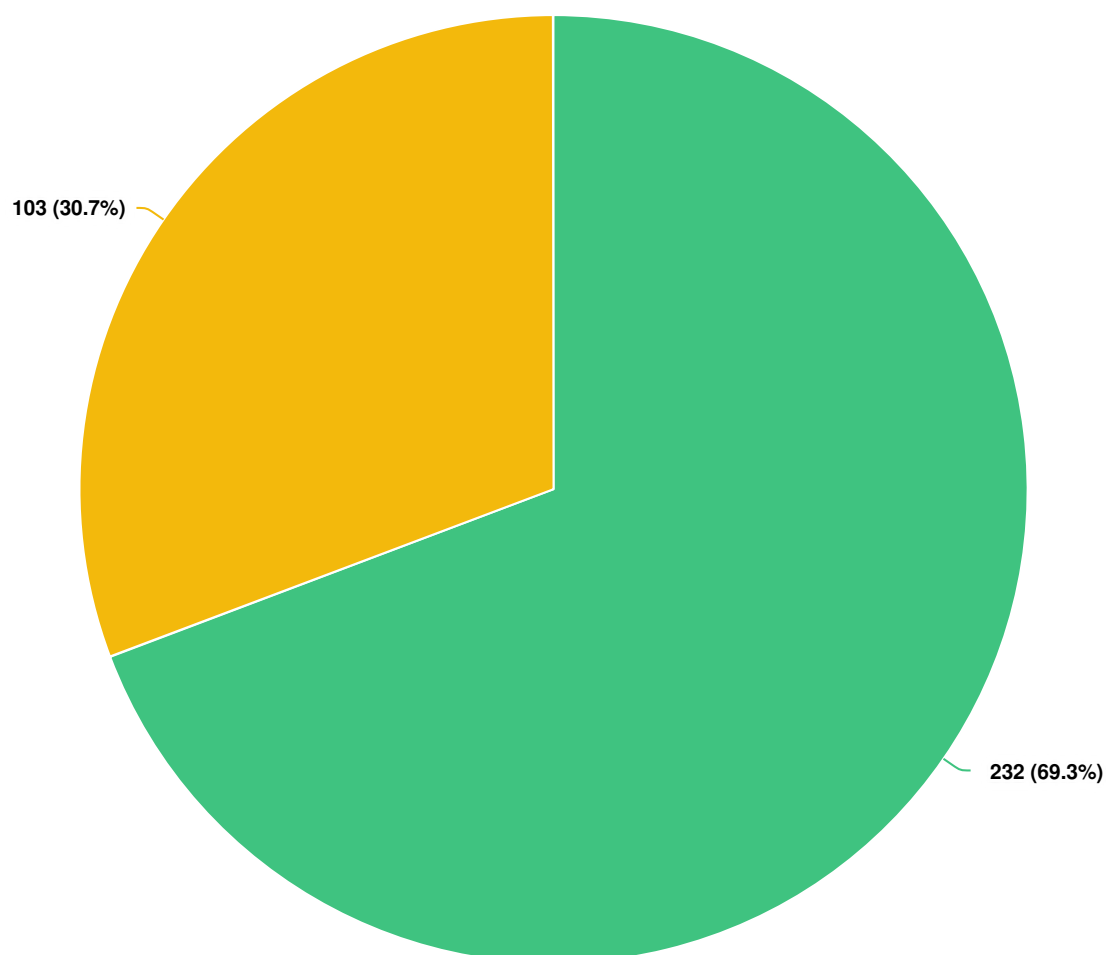
Question options

- Long-term Rental Housing Supply ● Most Efficient Use

Optional question (335 response(s), 5 skipped)

Question type: Radio Button Question

Q9 Which competing priority is more important to you? (see definitions above)

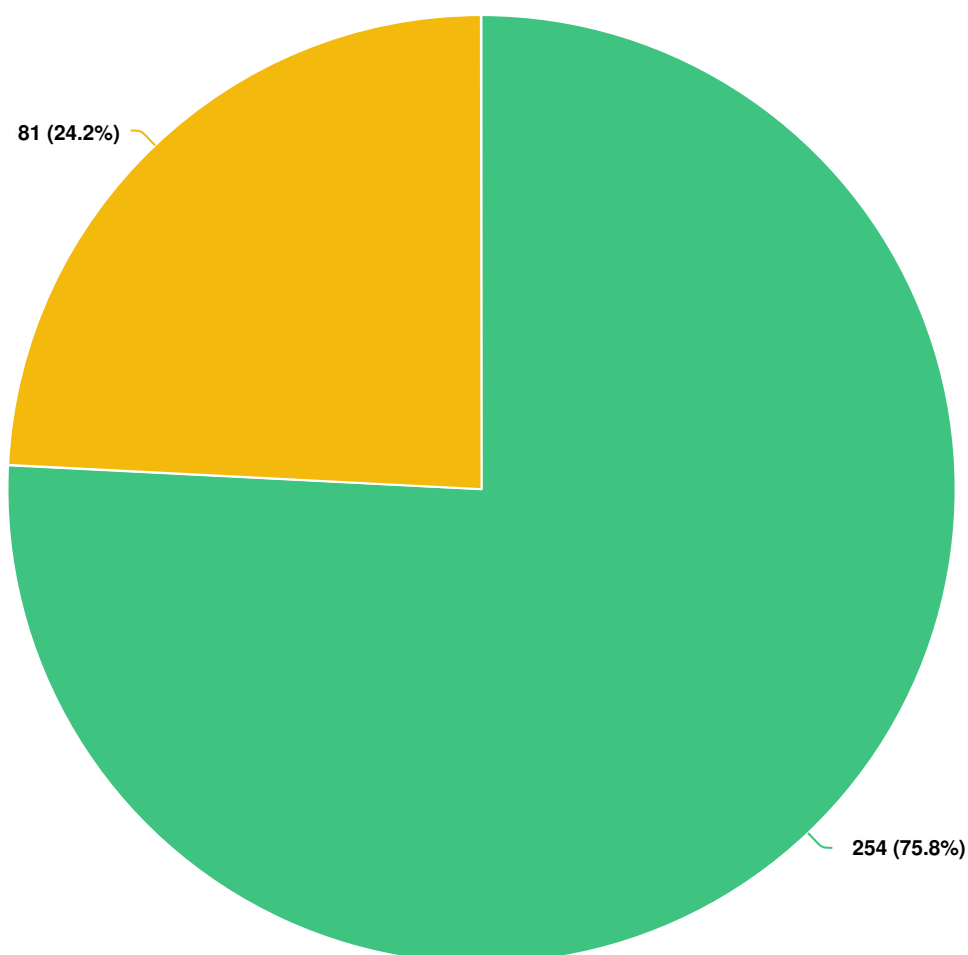


Question options

● Community Character ● Most Efficient Use

Optional question (335 response(s), 5 skipped)
Question type: Radio Button Question

Q10 Which competing is priority is more important to you? (see definitions above)

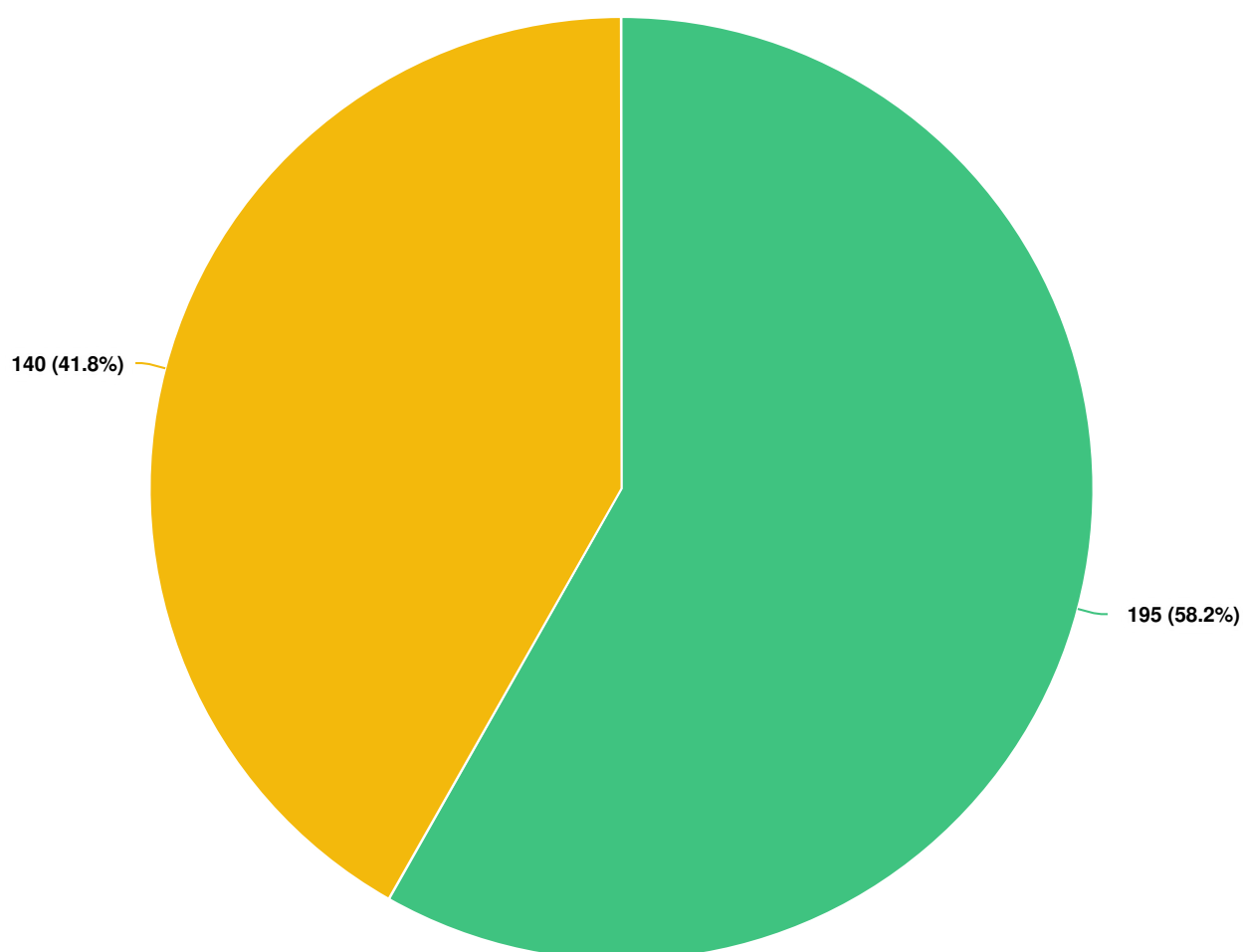


Question options

☒ Safety ☐ Most Efficient Use

*Optional question (335 response(s), 5 skipped)
Question type: Radio Button Question*

Q11 Which competing priority is more important to you? (see definitions above)

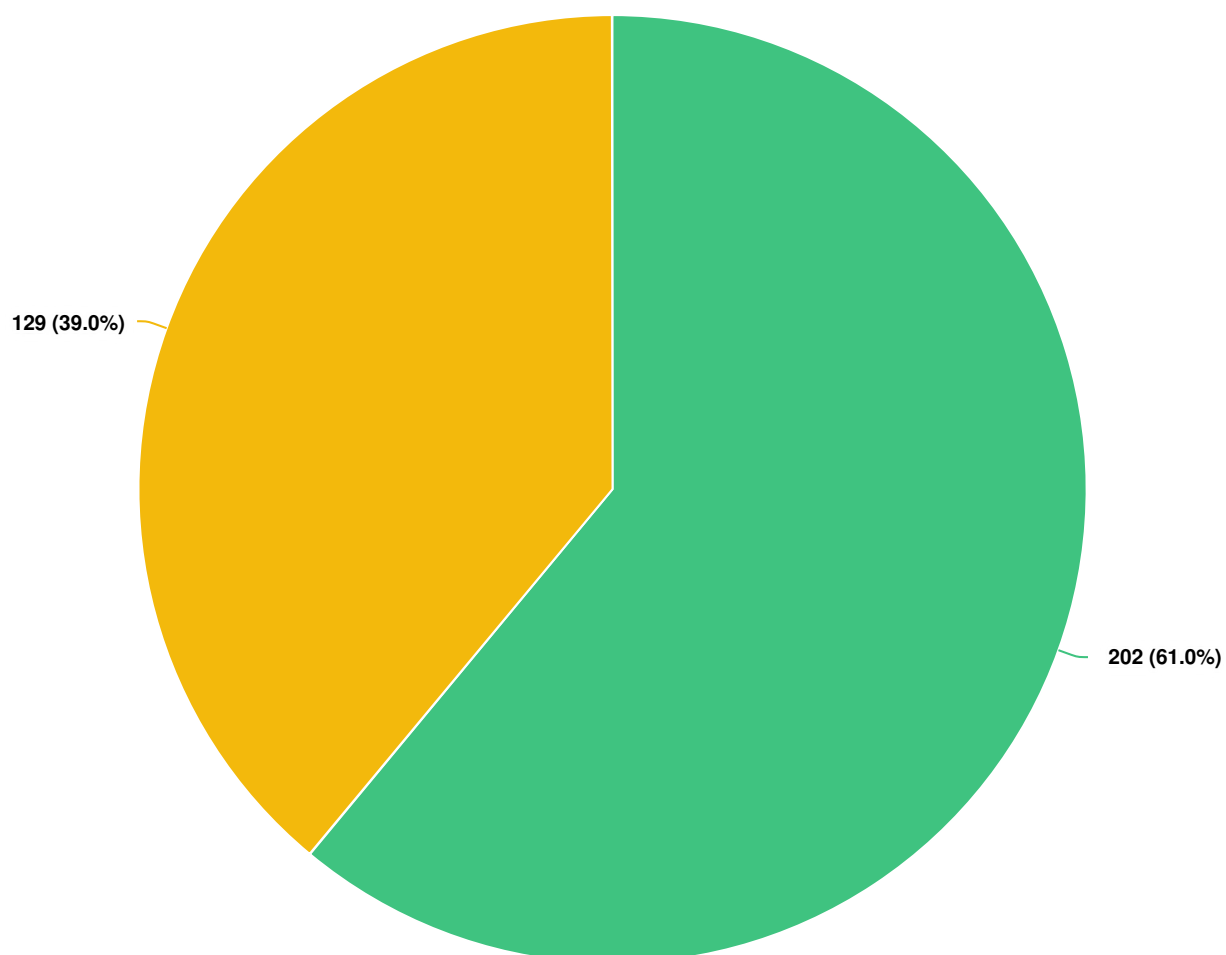


Question options

● Equity ● Most Efficient Use

Optional question (335 response(s), 5 skipped)
Question type: Radio Button Question

Q12 Which competing priority is more important to you? (see definitions above)

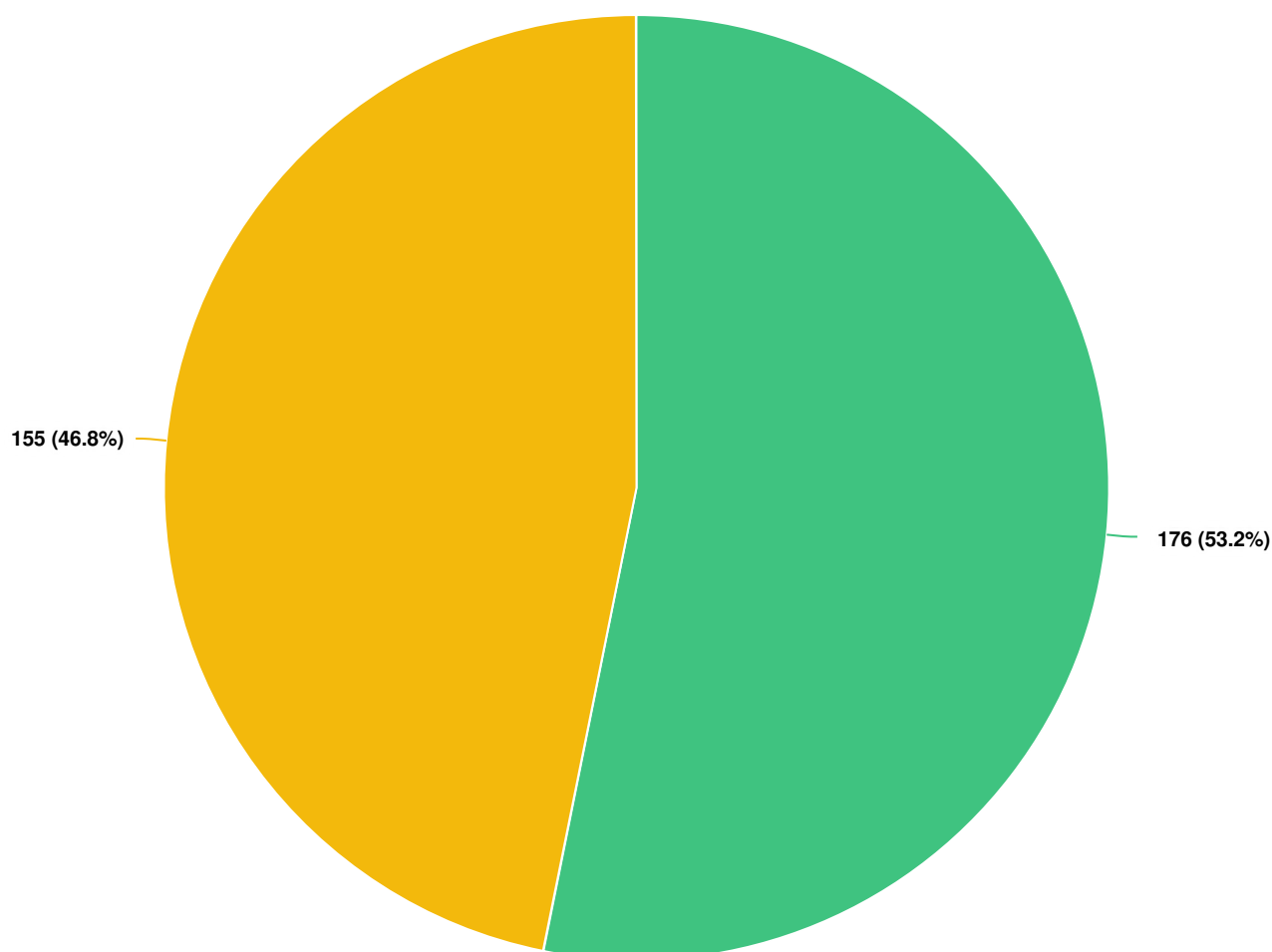


Question options

- ☒ Housing Affordability ☐ Most Efficient Use

Optional question (331 response(s), 9 skipped)
Question type: Radio Button Question

Q13 Which competing priority is more important to you? (see definitions above)

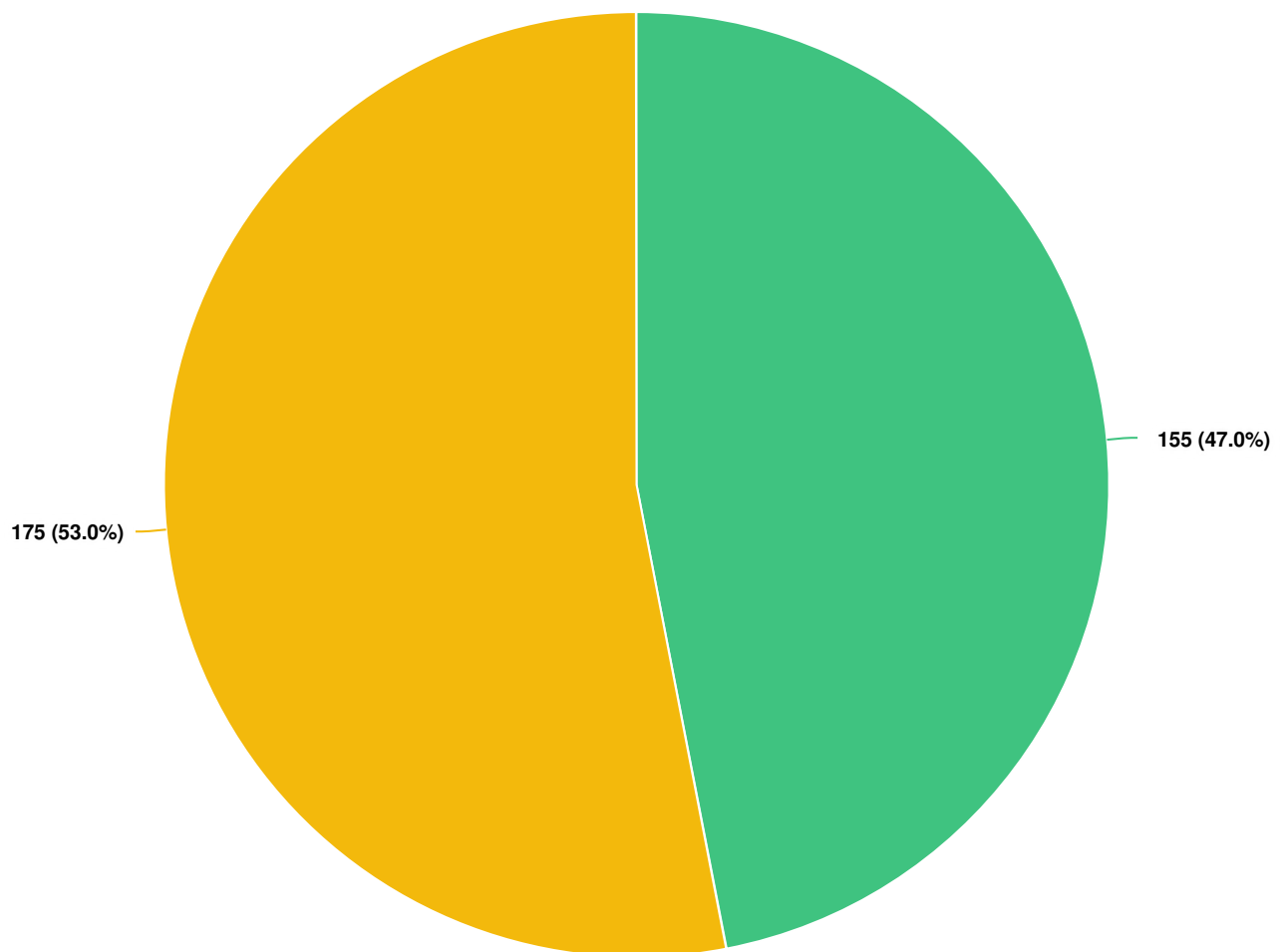


Question options

● Increased Property Value ● Equity

Optional question (331 response(s), 9 skipped)
Question type: Radio Button Question

Q14 Which competing priority is more important to you? (see definitions above)



Question options

● Increased Property Value ● Affordability

Optional question (330 response(s), 10 skipped)
Question type: Radio Button Question

Q15 | Is there anything else that you would like to share about short-term rentals that was not addressed in this survey?

Screen Name Redacted

6/16/2022 09:18 AM

I'm concerned by non-local companies, groups, or individuals limiting housing availability by buying properties for short term rentals. With no affordable housing we have no service industry workers in town who can support our residents and guests.

Screen Name Redacted

6/16/2022 02:47 PM

The combination of Charis Bible College students and STR's has made it impossible for the working people of Woodland Park to find an affordable home. That is why businesses cannot find workers. They can't afford to live up here or commute from the Springs to work here. They are better off living and working in the Springs! Consequently, business are short staffed. Woodland Park will eventually be a ghost town and everyone living here will do business in the Springs or Denver!

Screen Name Redacted

6/16/2022 03:05 PM

We have many "snow birds" in our community who fly south for the winter, leaving their home vacant for half the year, more or less. I would support Most Efficient Use in this circumstance.

Screen Name Redacted

6/16/2022 05:55 PM

No.

Screen Name Redacted

6/16/2022 07:52 PM

Short term rentals should not be allowed in residential zoned areas

Screen Name Redacted

6/16/2022 08:49 PM

They should not own more than one STR

Screen Name Redacted

6/17/2022 04:51 AM

Short term rentals are causing housing crises in area very like Woodland Park. If we're not careful we will end up like them.

Screen Name Redacted

6/17/2022 05:21 AM

Buena vista is setting a great example with this. I think short term rentals that are part of someone's primary residence should be taxed at a lower rate than those that are secondary residences or owned by LLCs.

Screen Name Redacted

6/17/2022 07:09 AM

Living outside the city is a way to have less bureaucracy and governmental overreach into our daily lives. People up here value

their freedom, and anyone who wants specific home policies can join an HOA to have a say on what their neighbors do. Otherwise, I think less restriction on homeowners is better as long as some simple safety/respect guidelines are followed

Screen Name Redacted

6/17/2022 08:14 AM

Owner occupied should be taxed different from non over occupied

Screen Name Redacted

6/17/2022 08:49 AM

STRs are our future. Mountain towns draw tourism. People that want to get away to the mountains with friends or family often want to be in a home setting rather than a hotel. If STRs are limited, then less tourism will be brought to the City and STRs will thrive just outside the city limits with no benefit to the City with the revenue STRs provide (9.79%). Good neighbor policies are a must to integrate STRs within residential neighborhoods. Many STRs also have their owners staying/living in the homes part time. I don't believe the Equity rationale should apply when owners also visit.

Screen Name Redacted

6/17/2022 09:05 AM

N/A

Screen Name Redacted

6/17/2022 04:14 PM

I feel STR should be licensed and have strong licensing requirements, and perhaps a limit on licenses granted each year. Because they are a financial boon many large investment firms/investors are purchasing homes to add stability to their portfolio's. In a community such as Woodland Park great care must be given that a portion of housing is not purchased for investment purposes. As WP has many events that cater to the concept of STR (tourism, Charis events) care must be taken to ensure the community retains it's neighborhood flavor. I know the need for affordable housing, but have to wonder how many of these units are purchased for STR.

Screen Name Redacted

6/17/2022 04:28 PM

Safety issues, and neighborhood notice for str

Screen Name Redacted

6/17/2022 04:43 PM

Since it is and has always been in the Code that they are NOT legal except in commercial zones this survey makes no sense. Who ever it is that are handing out business permits to houses in neighborhood's have always been breaking the law. Is Code Enforcement asleep? Maybe we should follow the money! Basically they are letting bars move into our quiet "family" neighborhoods. NO THANKS. Stop it...NOW.

Screen Name Redacted

6/18/2022 06:41 AM

City of WP has been issuing 'licenses' for STR operators, yet this occupancy is not allowable nor permittable within our WP residential zoning districts?! It concerns me that the City has not been supporting nor enforcing our existing ordinances and the City has allowed commercial lodging in our residential neighborhoods without due process of public hearings for changes in zoning/use. The City's actions to date have taken the 'RESIDENT' out of "RESIDENTIAL" zoning districts! In the upcoming meetings, I recommend CM Michael Lawson give a concise explanation on how non-permittable/non-allowable commercial uses have been allowed and licensed within our residential neighborhoods without public hearings for zoning changes? When did City Council change the ordinances securing residential uses within residential neighborhoods in WP? More specifically, who were the people involved in authorizing the licensing of WP STR operations within our residential zoning districts? Who wrote the licensing ordinance, when was the ordinance written, why wasn't City Council involved with this abrupt change in WP policy?

Screen Name Redacted

6/18/2022 06:13 PM

Consider members who work and live and their children, and teachers and law enforcement and fire fighters and medics who support the tourist community to afford to remain living here

Screen Name Redacted

6/19/2022 09:52 AM

Do not allow short-term rentals to proliferate in Woodland Park. Keep them out.

Screen Name Redacted

6/19/2022 02:17 PM

Noise. Vetting of clients.

Screen Name Redacted

6/20/2022 12:19 PM

Safety

Screen Name Redacted

6/20/2022 01:36 PM

Short term rentals provide more people with jobs as well as they're often better maintained.

Screen Name Redacted

6/20/2022 02:07 PM

This doesn't address the most important thing, SAFETY! I have already had issues with an AirBnb having an open fire during fire restrictions and they looked at me like I was crazy.

Screen Name Redacted

6/20/2022 03:25 PM

If landlords are terminating leases to convert to a STR they should have to give at least 4 months notice and pay all the tenant's moving costs and refund the deposit before the move out date so tenants

have a chance at securing a new home for their families.

Screen Name Redacted

6/20/2022 03:39 PM

ST rentals create a community known as drifters and vacationers. I've paid too much to be living in a community like that. Perhaps adopt a stance like Sumer County where a percentage or number of permits are administered in an effort to level everyone's needs.

Screen Name Redacted

6/20/2022 03:40 PM

In America , citizens have the right to do what they want with what they own . Taxes are high enough and affordable housing is socialism at its best !

Screen Name Redacted

6/20/2022 04:39 PM

Short term rentals are controlled by the market demand. If there gets to be way too many of them in Woodland Park, too saturated for the demand, then naturally many of them will sell and go away due to low occupancy. I think it's a win win for our property values, bringing in tourists, and there won't be too many rentals that people can't find primary residence. I think if anything, too much regulation can make this situation worse. The world seems to find a way to maintain homeostasis. Raising property taxes from 7% to 29% for these private property short term owners is going to tank an already strained housing market. People can't afford increased taxes, and my I understanding is these places already pay the city lodging taxes. If you want to lose the lodging taxes when all of these short terms close down because now they are negative cash flow thanks to your taxation, the city will lose.

Screen Name Redacted

6/20/2022 04:53 PM

I personally feel that people should be able to use their properties how they see fit. I know I wouldn't want someone telling me what I could or could not do with my own property and personally feel that less government involvement/regulation is better. There is always a trickle down effect when more regulations are put into place and more often than not has a negative impact on the community as a whole. With short term rentals being a part of our community it allows people to visit who may never have come before and the direct benefit is revenue pouring into the city that in turn benefits our local community.

Screen Name Redacted

6/20/2022 05:36 PM

Concerning a city of neighborhood care and relationship, I believe its here even with the vacation and short term rentals. I have met such great people here in the last two years of residency both locals and visitors. Students, Vacationers and those coming from afar for various reasons. The whole city benefits from these short term rentals, laundromat owners, restaurants, Walmart, library etc. I have never ran into any trouble in parking, noise or violence. If we cut our

community off at the knees and restrict to the point of shut down of local accommodation, income, livley-hood will suffer. If we were to do anything, make it easier for more vacationers to travel through our beautiful area.

Screen Name Redacted

6/20/2022 06:17 PM

Private property rights are the core of our freedoms. Stay out of our personal property rights.

Screen Name Redacted

6/20/2022 06:54 PM

Please limit the amount of short term rentals in the community so that neighborhoods can be affordable for hard working people to stay in the community and we can continue to know our neighbors and have a small town vibe. Vacationers can stay in hotels or out of town.

Screen Name Redacted

6/20/2022 06:57 PM

NA

Screen Name Redacted

6/20/2022 07:52 PM

Having a cap on the amount of str-, or a percentage like 50% of the year can be rented, would increase tourism while still not overwhelming the city.

Screen Name Redacted

6/20/2022 08:59 PM

Yes. I don't agree with your definitions so some of the selections above are problematic. For example, equity between owners in not a metric that is at all relevant. That is called competition. Seller don't always offer the same product, services and benefits. Why do we think it is important to measure this? That's not the purview of the city. Similarly, MEU depends on zoning. Right now, it is my understanding that any zone can apply for a STR permit. MEU should relate to the specific zoning and then property owners are free to pursue MEU under the guidelines of that particular zone. Otherwise, MEU will conflict with other values in the community. And finally, take care not to get too far out in the weeds in trying to dictate safety. Next we'll be seeing volunteer sign up sheets in our STR's for our Wildland Fire fighters! Kinda beyond the reach of staying overnight in WP.

Screen Name Redacted

6/21/2022 05:42 AM

Owners should be able to use their property as they see fit and let supply and demand basic economics drive the industry. Local ordinances already in place and legal avenues for neighbors to experience quiet enjoyment are already in place. I am not in favor of further STR laws, restrictions, and limits to how an owner can use their property for guest access.

Screen Name Redacted

Vacation rentals are always more attractive to me as a traveler. I

6/21/2022 05:58 AM

would rather go down to the springs or manitou to stay in a rental vs a hotel up here in WP. Much easier to attract newer visitors to experience our town with a rental.

Screen Name Redacted

6/21/2022 06:53 AM

We are beyond grateful to use our basement as a short term rental and would never rent out long term since we also use when friends and family stay. Thus, we are only adding a service to the community versus "taking away" a long term rental option. Do not punish those of us using our personal properties at our discretion and with open neighbor communication to ensure it is not negatively impacting. In fact, most of our own neighbors have used our unit for visiting out of town family themselves! Increased tourists have allowed businesses and restaurants to thrive and limiting short term rentals would have a broader, unintended consequence in other realms. It's meeting a need and the bigger issue of affordable housing is broader than how our personal homes are being used.

Screen Name Redacted

6/21/2022 07:10 AM

Most airbnbs are family owned as an investment and/or to assist with expenses of today's high costs of living. A 29% tax would remove the affordability of a single rental property. Hotels have dozens to hundreds of rooms that across the board reduce the impact of the business tax on the 'renter'. Both Airbnb and VRBO require Covid quality cleaning protocols. If they want repeat business they will do so as all guests are encouraged to rate the Property and in my experience, most do. I personally stopped staying in hotels because they are filthy. Take a black light into local hotels. You will see indication of fecal matter as bedspreads are rarely washed, carpet is not cleaned between guests. And I could elaborate for multiple paragraphs on the protocols STR follow vs hotels.

Screen Name Redacted

6/21/2022 07:09 AM

I ran a STR in Cascade for a cabin I could not use year round. I strictly controlled who rented and it didn't disrupt the neighborhood. I think a limited # of properties should be allowed for STR as many people move to CO after staying here a while. They are much more affordable and enjoyable for a family than a hotel. It's just not the same experience or affordability.

Screen Name Redacted

6/21/2022 07:48 AM

As a resident in the community, it is unfortunate, but neighbors do not know each other. I don't believe STR take away from the "Community" but the hostility of others toward STR does take away from community. Have a conversation (not a yelling match) with the homeowner. As a realtor, its not investors or STR that are increasing prices. Its was low rates, the many people moving into our state as they can now work from home, the lack of building during the

recession that left a shortage in supply. It is a supply and demand issue. As far as safety, I doubt STR has brought in a lot of criminals. As with myself, I have found homeowners and long term renters who deal drugs, have to have dogs and children removed from their home and police can do nothing are a larger issue with safety. I finally had to sell my home and move to get away from the neighbors, not the STR.

Screen Name Redacted

6/21/2022 08:15 AM

As stated above, I own both LTR and STR properties. I am selling or converting all my LTR to STR. I have had all my damage done to my properties and complaints from LTR's. Also it now it almost impossible to evict a bad tenant from a LTR. The downside risk is simply just too big now. STR's are great tenants. If they do not take care of your property they get a bad review from the property owner and then they can no longer rent other properties. I would MUCH rather live next to a STR property than a LTR. LTR properties do not need to be maintained as well and they stay rented. If an owner does not take care of a STR property it gets bad reviews and does not get rented...so they are all VERY nice inside and out. Also STR's bring in much more revenue to our town than LTR's which increase the \$ we have to spend on what our town needs. If we want to limit STR's so affordable housing does not get bought up by investors, then make that a rule in certain neighborhoods (The "Farm" in Buena Vista for example). As we develop new neighborhoods we can certainly limit the amount of STR's allowed or not allowing any in those areas.

Screen Name Redacted

6/21/2022 10:03 AM

Short term rentals have become a norm in all areas. I love having an option to stay somewhere else other than a stinky hotel. Anytime I go on vacation I stay in a VRBO. VRBOS bring people and people spend money which in turn supports out restaurants ~ stores.. Ect. Being a vacation destination is a great thing for community's.. as far as people who complain about Not being able to afford housing.. This is our new way of life now.

Screen Name Redacted

6/21/2022 12:03 PM

We moved here from Kansas not exactly a tourist spot but rentals were hard to come by as well as affordable housing. We have owned LTR's and it can be a nightmare. Renters trash the place inside and out, slum lords who let the property run down. It is very difficult to evict LTRs. People here are always complaining about not allowing pets at LTR as well, it is not their money that has been spent to make a nice rental and they do not care what their pets do because it's not their home.

Screen Name Redacted

none

6/21/2022 12:03 PM

Screen Name Redacted

6/21/2022 03:50 PM

Short-term rental landlords buy up low or modest priced residences in this community to lease out for profit. This leaves little inventory for home buyers and no housing for the disabled, poor and senior citizens. This practice creates a housing shortage that damages our citizens.

Screen Name Redacted

6/21/2022 05:41 PM

some kind neighbor policies could be highly beneficial to all property owners in the area.

Screen Name Redacted

6/21/2022 08:06 PM

I understand some of the frustrations with short term rentals, but there are also a lot of benefits from them. I highly oppose treating a short term rental the same as a hotel. A lot of short term rentals are owned by families, not investors. Families living within teller county should be able to operate rentals in a free market without the same expectations as a hotel, corporation, or larger real estate investment group.

Screen Name Redacted

6/21/2022 08:57 PM

I believe it is the property owners right to use their property as they deem best, as long as it is legal, fair, positive and within basic logic.

Screen Name Redacted

6/21/2022 10:11 PM

Feel like there should be some regulations around owners responsibility to ensure renters abide by local laws, etc

Screen Name Redacted

6/22/2022 04:56 AM

Any Government changes should address "grandfathering" those STR's that have already been licensed and paying taxes in the City {where applicable} and county. Increasing taxes or limiting the days of usage for STR's is not fair, as many people such as myself have planned our retirement income with this purpose in mind.

Screen Name Redacted

6/22/2022 06:09 AM

The city should pass significant restrictions on existing and new short term rentals in Single family zones- higher taxes, health and safety regulations, etc.It would not bother me to have all short term rentals eliminated in Woodland Park.

Screen Name Redacted

6/22/2022 11:52 AM

Managed properly and responsibly short term rentals bring income and service jobs to the city. It can not be assumed that all these would be filled by long term rentals some times places sit empty for months while waiting for a tenant, partial use it better than no use for homes and the local economy.

Screen Name Redacted

6/22/2022 12:27 PM

By allowing large amounts of STR's we are losing the community i bought and moved into. More of the following; tourists trashing our community, harassing/baiting the wildlife, opportunity for wildfires, public safety, natural resources being consumed, trash/garbage left out strewn around town, roads being degraded, infrastructure being eroded, WATER consumed. Woodland park residents will have to deal with and pay for all of these issues. Corporate entities owning and operating short term rentals will not deal with or pay the true price of these STR's.

Screen Name Redacted

6/22/2022 01:41 PM

Why are occupants of STR treated differently than any other dwelling owner? If a rule such as parking space limits are created for STRs, why wouldn't it apply to anyone. If occupants are violating nose codes, whether STR or anything else, why aren't we citing occupants AND owners? This survey seems to be very narrowly focused when it comes to options. Is it possible to add an "excise tax" to STRs that have entered the "temporary dwelling" market? Negative consequences of different courses of action have not been documented as people check answers to the survey. Most people don't invest sufficient thought into consequences of differing options. This survey doesn't help people think though their selections. This survey thus becomes more of an emotional "knee jerk reaction" vs a well thought through analyses of differing courses of action.

Screen Name Redacted

6/22/2022 02:35 PM

Not at this time.

Screen Name Redacted

6/22/2022 04:52 PM

My family purchased a 2nd home that we STR because we love the area and communities that make it up. We use our home as frequently as we can for our own purposes and STR it to help mitigate ownership costs. I want the communities to flourish and grow and maintain their unique characters as they are one of the primary reasons we decided to buy a 2nd home here. I'm concerned with the survey questions as they seemed to be more oriented as residents vs commercial STR operators and people and families in our situation are not considered.

Screen Name Redacted

6/22/2022 05:31 PM

I disagree with the above statement that STR's do not diminish property value of neighboring homes. MOST people, including myself, don't want to live next to an STR due to noise, parties, safety concerns, parking, trash that ends up in my yard, etc. Most people who purchase a home for the purpose of using it as an STR do not even live in the neighborhood and policies aren't enforced. They are

completely unaffected by all the disturbances, while the people who reside in the neighborhood are burdened by all the disturbances.

Screen Name Redacted

6/22/2022 06:31 PM

For retirees, STRs are a great way to earn additional income at home, and utilize wasted space that family no longer occupy. It can keep long term residents in place, and provide valuable interaction with guests.

Screen Name Redacted

6/22/2022 07:50 PM

I would propose that STRs in dual zoning areas such as commercial or residential would be better candidates to use as STRs. I oppose grandfathering in all current STRs that are in residential areas, but believe those in mixed use areas should be grandfathered in. The density of STRs also need to be addressed. A permit for an STR to operate should not transfer with the sale of a property.

Screen Name Redacted

6/22/2022 09:03 PM

I don't like that neighbor can just decide to make their home a STR without my approval. There needs to be a neighborhood approval application before the decision is made...it's not right

Screen Name Redacted

6/22/2022 09:48 PM

The market with any type of commodity product fluctuates and moves through the business cycle - infancy, growth, maturity, decline; or said another valley, peak, trough. So it is with the STR industry, it too will most likely move through a business cycle. The more involvement that can be received from the owners of these STRs and perhaps the establishment of some sort of self-regulatory oversight with reporting to the City of Woodland Park would encourage a more collaborative effort and the development of a "win-win-win" situation.

Screen Name Redacted

6/23/2022 06:54 AM

Most short term rentals do not impact their neighbors and there is a false belief that owners are money hungry or in it for big business. Tight regulations on Short Term Rental have the potential for severe negative impact on the community as a whole.

Screen Name Redacted

6/23/2022 08:40 AM

Less government involvement the better. We do need better guidelines for STR owners to follow. Putting a higher tax on personal homes that will just be passed onto the renter isn't going to solve anything in the community. A higher tax will do nothing to limit the number of STR options. It will just raise the nightly rate that consumers pay leaving them less money to spend at our local businesses. If we do not have STR options at all, our businesses will no longer exist. Leaving locals to drive to COS for all their needs. Not a good idea.

Screen Name Redacted

6/23/2022 08:53 AM

I own several long term rentals around Denver. STR owners bring up property values and maintain properties to a higher standard than LTR properties. Hotels are not a desirable option to guests wanting to experience local living and the surrounding community.

Screen Name Redacted

6/23/2022 09:12 AM

I am so abundantly against short-term rentals it is hard to express my hope that this city will do something to return our town to families, who contribute to the longterm fabric of the community.

Screen Name Redacted

6/23/2022 10:22 AM

I don't think it's a bad idea to only allow short term rentals every so many yards etc. Or whatever the standard is to try to limit short term rentals so you don't get entire communities made up of them.

Screen Name Redacted

6/23/2022 12:37 PM

Yes. I respect the attempt to regulate a solution. However some the questions raise more issues than solutions. For example, will long term rentals be excluded from additional tax burden? Will safety protocols be enforced for existing residents? Will "good neighbor" policies also be enforced for us regular residents? I have some great neighbors and some I don't care for. That's true anywhere and not exclusive to guests I'm in favor of a lot of these things in practice, but they sound like a tangled costly mess to enforce.

Screen Name Redacted

6/23/2022 01:04 PM

If the market wants affordable housing, there is plenty of space in Woodland Park to buy such units. Allow free enterprise to operate without government intervention.

Screen Name Redacted

6/23/2022 01:34 PM

Currently, there are numerous STRs in Woodland Park. The owners are more than likely out of state and do not care about the impact renters have on the community. In our neighborhood, there are 2 Charis flop houses. As far as I'm concerned,, that is also a short term rental. The renters park on the lawns, do not keep up the exteriors, shovel snow, and let their pets run loose. I believe there should also be a limit on how many people should be allowed to live in a home who are not related.

Screen Name Redacted

6/24/2022 08:21 AM

There is a lot of discussion about STR in my neighborhood right now because there are a couple of STR in the neighborhood. We have had no issues with the STR however, those that own properties have violated burn ban restrictions, have rubbish in their yards, and have a bunch of vehicles in their yards. So I'm trying to say is that homeowners are not respectful of their neighbors probably more than

a guest would be.

Screen Name Redacted

6/24/2022 08:30 AM

concerned about STRs within city limits not the county portion of WPK

Screen Name Redacted

6/24/2022 04:28 PM

I feel it is a property owners right to manage their property without government intervention and added restrictions and/or taxes

Screen Name Redacted

6/24/2022 06:42 PM

None

Screen Name Redacted

6/24/2022 09:55 PM

long term residents did not purchase in a commercial district, they should not have their lifestyle disrupted and their home values decreased for the benefit of out of town investors.

Screen Name Redacted

6/25/2022 05:01 AM

Good neighbor policies would be nice to ensure all STR are well kept and limit the number of guests to avoid parties. Increasing taxes on STR does not solve the problem of shortage of affordable housing. Distance rules, capping the total number of STR the city allows, etc would help manage the total number. Affordable housing (any where in the US) is more difficult to find now than ever. STRs are not the problem or solution with regard to that issue.

Screen Name Redacted

6/25/2022 12:23 PM

It seems that all the affordable houses in Woodland Park have been snapped up by investors to make these short -term rentals or are taken by Charisites. Young people who grew up in this community and want to stay can't find an affordable house thanks to these problems.

Screen Name Redacted

6/25/2022 01:57 PM

I don't want anyone creating any rules or laws that prohibit me from using my property how I want to use it (within reason, of course).

Screen Name Redacted

6/25/2022 05:09 PM

Having a 24/7 point of contact for neighbors of short-term rental properties to address issues.

Screen Name Redacted

6/25/2022 08:06 PM

We need to offer competitive options for lodging in Woodland Park. This is not a destination City. We need to offer affordable opinions to other area attractions to be competitive. If a lower cost is available through shorty term rentals then make it happen.

Screen Name Redacted

6/25/2022 08:02 PM

Communities throughout our region, our state and our nation have addressed this problem in numerous ways to control the problem, and STRs are a major problem as they move into a neighborhood. It only takes a couple of hours of internet research to find out 20 or more ways communities have controlled this problem Why has it taken almost a year for WP to address this issue with the Citizens in a systematic way after the problem was identified to the WP leadership last summer? The longer the city waits, the harder it will be to control the problem. A survey like this will lean heavily toward those with a financial interest for no controls. That should be taken into account when determining the results of the survey. That is, should my "vote" having to put up with a STR three houses down in a Coveted Neighborhood with an RV and 10 vehicles in the driveway over the weekend only count the same as an Investor Operating that STR in my neighborhood. If that's the case, this Survey is completely bogus.

Screen Name Redacted

6/26/2022 07:03 AM

It seems this survey is fairly binary with some of the categories. For example: Community Character not only addresses the community members but also the community appearance. There is virtually no regulation to ensure that properties in Woodland Park are cleaned up, look nice, and appropriately fire mitigated. The same would be true with IPV: While increased property value does impact long-term property values, it also increases the property value of every other home owner on that street. The same applies to equity: The current difference in property tax is not a local issue, it is a state issue. Additionally, it was recently reported that the local hotels did not have any issue with the difference in taxes. Why is this issue even being addressed?

Screen Name Redacted

6/26/2022 08:23 AM

I'm challenged with the survey options as it appears to be binary. There is not current City regulations that would oversee the appearance of the properties. Similarly, taxes are being addressed here. This is the State issue, I do not understand why this is being discussed at the City level?

Screen Name Redacted

6/26/2022 08:26 AM

Short term rentals can exist successfully in a community. With good neighbor rules the benefits of having the rentals outweigh the risks.

Screen Name Redacted

6/26/2022 09:42 AM

Concerned about Charis students impact on our neighborhood. A couple of homes have many student in them—not single family use

Screen Name Redacted

Long term rentals bring in more income as renters use our grocery

6/26/2022 03:08 PM

stores, schools, businesses, doctors, shopping, etc. Long term rentals make for easier "know your neighbor" instead of strangers who don't always care come and go. Short term rentals such as vrbo's bring more problems than we should have to deal with in a quiet neighborhood. We bought our homes with covenants (some neighborhoods) and then short term renters come in and not only know the regulations but don't care. We think that each neighborhood should be able to say yes or no to a house in the neighborhood becoming a vrbo. We've experienced a short term in our neighborhood and it was not a good situation and we should be able to live in our homes without strangers coming in and taking the peace away. Our town needs rentals that are long term which helps neighbors get to know neighbors for the long term, not strangers who can cause havoc. Not all short term renters are problems but one never knows until they have to deal with a situation (like involving the police who have enough to do in WP).

Screen Name Redacted

6/26/2022 06:07 PM

As everyone knows, Woodland Park has a traffic problem which is unmitigated thus far. What we DON'T want is increased traffic and attempts to park through/within neighborhoods from visitors who are not familiar with the area. There are not even sidewalks in WP (for the most part) and it's already dangerous for pedestrians and cyclists to navigate this city's streets with the present burden of motorists. This is why zoning is important.

Screen Name Redacted

6/26/2022 07:02 PM

Increase in property tax is pushing long time residents out of their properties as values go up/they are forced to sell out....STR are adding to this issue. Investment properties undermine sense of "community".... In many ways.

Screen Name Redacted

6/27/2022 03:28 PM

Residential areas should be for long-term individuals and families that are part of the Woodland Park community, not for entities from out of state or from other countries to buy up properties just to make a profit.

Screen Name Redacted

6/28/2022 12:56 PM

I feel like some kind of "limit" or "Cap" on short term rentals could be a good compromise. I think they are an asset to our community and are effective for tourism, actual property condition, and increase in property values.

Screen Name Redacted

6/28/2022 02:14 PM

I think it is important that the economic prosperity of the city as well as the freedom of legitimate business owners to generate a profit be considered. It is possible to operate STRs that preserve, honor, and

enhance communities with proper oversight and management. If V... were to suddenly begin taxing at commercial rates, particularly part time or owner occupied STRs, this would be extremely unfair, as it is unprecedented and would cripple business owners in the community. If you wouldn't surprise The Hungry Bear or Bierwerks with a 22% tax increase overnight, you shouldn't do this to other legitimate businesses that you have already awarded tax and operations licenses to. This would be bad governance and highly discriminatory.

Screen Name Redacted

6/28/2022 02:41 PM

I am not in favor of limiting or increasing taxes on short term rentals. I think given time, balance will come between long term and short term rentals and the housing shortage in general. It would be a mistake to penalize what is benefiting out community with outside \$ and business. If anything, long term rentals could be given incentives, like tax breaks, so that more people would be inclined to provide long term rentals. Think rewarding the positive rather than punishing the negative.

Screen Name Redacted

6/28/2022 04:22 PM

Many people demonize STRs for making housing less affordable, but that is an over simplification of the issue. "Affordable" housing options are in process in Woodland Park. There's a new tiny home community. Apartments are getting built. Charis wants to build dorms, as I understand it. Many people want to own a vacation home here, and they should be able to rent it out when they're not here. By the way, I support STRs, but I do not have one or want one. As long as they are not hurting others, they should be able to do what they want to do with their private property. In fact, most STR owners make improvements to the property.

Screen Name Redacted

6/28/2022 05:24 PM

STRs should be allowed with appropriate regulations, which restrict the number in a predominately residential neighborhood to prevent the residential neighborhood from being "over come" by STRs.

Screen Name Redacted

6/29/2022 12:14 PM

I had a short term rental in my subdivision about 4 years ago. After the Owner rented his house out, we started having robberies, neighbors complained about the loud music and the partying that went on all hours of the night. We had a special meeting, installed security camera coming in and out of subdivision plus we changed our covenants to disallow vacation rentals. I don't know of a single person that is happy to have a motel business next door to their primary residence. Not one single person I know is in support of these VRBO's.

Screen Name Redacted

6/29/2022 12:57 PM

I DO NOT own rental property in Woodland park, (short term or long term rentals) Yet I find the way this questionnaire is written to be very skewed and clearly is out to punish or eliminate the small investor. Very sad commentary on the City of Woodland Park.

Screen Name Redacted

6/29/2022 01:32 PM

Regulations I am all for, changing the way, the culture, and the practice of short term rentals in woodland park sounds like a good idea. However, I don't think the correct strategy is to increase taxes. Perhaps developing a "healthy" ratio of STR to LTR in woodland park thereby indicating the ideal market would be a good starting place. Then, from there, advise that when the ratio is out of balance there will be progressive and incremental restrictions and requirements on STRs

Screen Name Redacted

6/29/2022 04:18 PM

The City Code should be modified to make clear that STRs are an authorized use in any owner-occupied unit (whether during the owner's use or during times when the owner is away). When the unit is the owner's principal place of residence, the unit can be treated primarily as residential and it seems inappropriate to regulate the presence of guests on-site. The close connection of the owner (especially if on-site) would help assure mitigation of the negatives of STRs. STRs should be broadly allowed in commercial zones (but not residential zones), perhaps in a category similar to the current B&B definition in the City zoning. Please do NOT allow apartment buildings to rent out units as STRs. The zoning considerations that went into approval of apartment buildings did not consider STRs, but did consider strongly the need for a diverse housing stock in the City that would then be impaired by allowing the apartments to become STRs. Limiting regulation of STRs to units that are NOT owner-occupied (principal residence or the owner) would substantially reduce the number of units to be regulated, mean that such regulations as were implemented would be most consistent with customary regulatory practices, and reduce the political fallout of regulating STRs.

Screen Name Redacted

6/29/2022 05:08 PM

The city of Woodland Park should make a distinction in its policy regarding short term rentals of owner occupied and non owner occupied houses. Non-owner occupied houses (as defined in this questionnaire to be less than 185 days per year) are businesses that have no place in residential neighborhoods.

Screen Name Redacted

6/29/2022 05:31 PM

we have a rental property in another state. we need a business license, have strict regulations and have a hotel tax levied consistent with hotels. we still make money and have a better property because of it. it must be regulated.

Screen Name Redacted

6/29/2022 06:02 PM

like any housing the owner should determine its use which means they must ensure it is being used(occupied)responsibly.

Screen Name Redacted

6/30/2022 04:05 AM

Simply put, there are too many STR's. Lack of privacy and a loss of neighborhood feel. This is a business, and should be taxed accordingly.

Screen Name Redacted

6/30/2022 07:33 AM

1. The presence of the owner-occupant should be on, or near the premises the majority of the time. This is to discourage investment type occupants/hosts that do not have a stake in the community. 2. A particular interval of feet used to assure that an entire block does not turn into a short term rental district. 3. Reinforce normal occupancy limits and or minimum/maximum stays to discourage overwhelming numbers of transients in a neighborhood.

Screen Name Redacted

6/30/2022 07:59 AM

I believe that having a short term rental next door would decrease the value of my home. Just as the Charis boarding house next door makes our street look like a mess.

Screen Name Redacted

6/30/2022 09:27 AM

The traffic increase is directly related to the tourist season here and although it does generate more thru traffic on the major roadways, it isn't something that people find terrible. After several conversations with people in the community, we think the best way would be to allocate funds towards creating a bypass around 24 so residents can drive North towards their residences. Also, most of the STR complaints have been made by older residents who already have primary homes here, do not have any intentions of purchasing an investment property, and complain about property values going up. If anything, it is a great thing that their property values are going up. As long as we continue to cater to businesses that can withstand tourists, this will become a thriving community.

Screen Name Redacted

6/30/2022 10:25 AM

Even if a property owner makes information available regarding fire bans, noise restrictions etc. who is responsible to be sure the renters abide by this information? What is the plan if the renters cause property damage to neighboring properties, or simply cause noise disruption? Does this fall to neighbors to get involved and then can this have legal implications for a neighbor? (ie. have to defend themselves against a lawsuit, appear in court as a witness etc)

Screen Name Redacted

there are plenty of opinions of how efficient the City (currently is) as

6/30/2022 11:40 AM

far as managing existing tasks, please just stay out of the Short Term Rentals topic. you don't have the resources to interfere in one more thing. (ps - we do Not have a STR).

Screen Name Redacted

The less Government involvement the better.

6/30/2022 11:45 AM

Screen Name Redacted

I didn't buy a house in Woodland Park to have a revolving door of strangers next door. These short term rentals are not compatible with our community. I know Charis uses these houses to a great extent. They should build their own housing on their own property rather than disrupt our neighborhoods. If we do have short term rental houses, they should be required to be in a commercial zone and pay commercial taxes. They are a business and should abide by the rules regulating businesses

6/30/2022 12:35 PM

Screen Name Redacted

Perhaps city code could require a minimum length of stay for short term rentals of 7 or 14 days. This would help our local hotels because many visitors do not want to rent for a 7 or 14 day period. Hotels should be preferred by Woodland Park due to tax revenue, parking and many other reasons. Additionally, I would like to see the total number of days per year that a short term rental property can be rented to be capped at maybe 100 days. If a real estate investor owns multiple properties in Woodland Park could policy dictate they only X percentage of their units could be used for short term rental use? We love to vacation on Sanibel Island in Florida, you might want to examine their short term rental restrictions. If you rent a single family home there it is a 30 day minimum rental term and for a condo it is a minimum 7 day rental term. Realtors there inform prospective buyers looking to buy a property and use it as a short term rental on the island that there are major restrictions and limitations on using property for short term rental. I think that Woodland Park will need to have a staff member that polices short term rentals and constantly searches Air BNB, VRBO and other web sites for listings that violate city policies.

6/30/2022 03:12 PM

Screen Name Redacted

Corporate management vs sole owner/proprietor- there is a gap between an single investor and corporations that buy up properties from afar without regard to local interests. Those corporations should be held to the standards of the hotel industry.

6/30/2022 03:52 PM

Screen Name Redacted

It's hard to balance the two. Of course I don't want my neighbors run out of WP because they can't afford it but I purchased a larger house to do VRBO.

6/30/2022 04:50 PM

Screen Name Redacted 6/30/2022 05:05 PM	If a neighborhood has an HOA in place, or in the future, that rules. Otherwise, I'm a firm believer in individual private property rights.....as long as this type of use does not become a nuisance.
Screen Name Redacted 6/30/2022 07:45 PM	n/a
Screen Name Redacted 6/30/2022 07:48 PM	none
Screen Name Redacted 6/30/2022 08:27 PM	Property ownership is a constitutional right. Woodland Park City Council has no authority to overreach and dictate regulations on private property.
Screen Name Redacted 7/01/2022 07:28 AM	N/a
Screen Name Redacted 7/01/2022 08:17 AM	Density or proximity of STRs.
Screen Name Redacted 7/01/2022 09:24 AM	Charis should house their students in student housing and not try to put them in the neighborhoods.
Screen Name Redacted 7/01/2022 11:24 AM	I live next door to a short term rental . The effect on my quality of life has been severe and I have been seriously considering moving away from Woodland Park since it happened (I am a long time resident). Even though the owners have been reasonably conscientious, there are no real controls over the tenants and many of them have no desire to be responsible or considerate or safe. They are here to vacation and party and just don't care about the neighborhood. I curse whatever events led to this despicable situation.
Screen Name Redacted 7/01/2022 04:48 PM	I would be much more accepting of short term rentals where the owner lives (and is present) on site, and has no more than 1 or 2 short term rentals.
Screen Name Redacted 7/01/2022 06:06 PM	We have 3 STR within my small block. I think that is enough. Some questionable renters and some good renters. We need more long term rentals available.

Screen Name Redacted

7/02/2022 07:22 AM

My quality of life has already been compromised by short term rentals in the neighborhood.

Screen Name Redacted

7/02/2022 10:24 AM

Your questions often only give either/or options such as "are you on the side of the home owner or of the hotel?" We feel that, in some cases the issues can be worked out to benefit both. Such as restrictions on numbers of vacation rentals and economic initiatives to build non-short term rental affordable housing to address the affordable housing shortage. The community character value should include the fact that Woodland is and will always be a summer resort community and all the values associated with a vacation destination community.

Screen Name Redacted

7/02/2022 10:49 AM

WP is not a destination resort. For that reason we need to support our hotels. There are 2 different kinds of short term rentals. One is renting a unit while visiting relatives in WP or maybe their house burnt down and you're providing shelter for a short period of time. The other is students attending the Bible college for a longer period of time. While both are short term, they are completely different in usage. What are we trying to solve?

Screen Name Redacted

7/02/2022 02:06 PM

If a STR was to be active next door to me, I'd start thinking about selling my home & moving out of Teller County before my property values decline.

Screen Name Redacted

7/02/2022 03:05 PM

Fees and taxes should be broadly proportionate to cost of services (police, fire, public works, etc.), so everyone pays their fair share. This should be calculable. For all the above questions, a weighted balance of considerations is probably more reasonable than strict binary priority of concerns.

Screen Name Redacted

7/02/2022 04:45 PM

I think the best thing to do is find a middle ground. I do not believe a short term rental in a house should be charged the same tax as a hotel, but it could certainly be higher for instance.

Screen Name Redacted

7/02/2022 11:56 PM

Please do not allow them in residential areas. They are a huge burden to the people actually living in the neighborhood. This is a great small community and it's unfortunate what's happening here with the rampant use of houses for short term rentals. No one wants to live next to a transient house with strangers coming and going all the time. It really makes a person feel uneasy and unsafe in their own home. At

least decrease the number of short term rentals and regulate where they can be located, i.e. not in residential areas.

Screen Name Redacted

7/03/2022 08:22 AM

It is very clear, by the biased way this survey is written, of the intentions of Woodland Park. Why not hold Charis to the commitments they made to our community rather than hindering the local taxpayer of a local property?

Screen Name Redacted

7/03/2022 11:16 AM

Limiting str to a minimum of 7 days is less impact on neighbors than just a night or two at a time. A 30 day minimum would be even better

Screen Name Redacted

7/03/2022 12:10 PM

Get rid of non-owner occupied STR or tax and regulate just like the commercial property.

Screen Name Redacted

7/03/2022 01:06 PM

HOA liability needs to be addressed. Most HOA's have liability insurance. Those that don't have proper coverage could have to pay for their own defense in the case of a liability claim. This means special assessments being passed to the homeowners along with any sort of uncovered judgement. This potentially puts every resident in every neighborhood with an HOA at risk. Also, number of renters in a single property, be it owner occupied or not, needs to be addressed. There seems to be a trend in Woodland Park to rent homes on a room by room basis. This has happened in our neighborhood and it was a disruptive mess. Every renter had a car, so 5-6 cars were parked in front of a single family dwelling. Five-six people coming and going at all hours. Five-six people who didn't care about the neighborhood and didn't take care of the house. Single family houses are exactly that - SINGLE FAMILY. Not boarding houses.

Screen Name Redacted

7/03/2022 04:59 PM

A sense of community is a part of why I moved here. With more people and businesses purchasing properties with the intent of renting, it pushes out first time home buyers or potential buyers looking for a lower price point in housing. Not that I need to go borrow a cup of sugar from a neighbor everyday, but I do like the idea of knowing who is in my neighborhood.

Screen Name Redacted

7/04/2022 07:09 AM

The upkeep of short term rentals can be lacking.

Screen Name Redacted

7/04/2022 10:34 AM

In a residential area, an area originally zoned and designed for single family homes, these types of businesses should not be permitted; particularly non-owner-occupied homes.

Screen Name Redacted

7/04/2022 01:52 PM

Love short term rentals!

Screen Name Redacted

7/04/2022 02:29 PM

Government needs to get out of citizen's business. WP does not deserve anymore tax money from these ventures. If there are problems associated with a STR, then hold that home owner responsible, do not regulate EVERYONE. Regulation and taxation are sucking the life out of America. You also need to clarify what MEU stands for, is it Most Effective or Most Efficient use? Also, how much did tax payers have to pay for this survey?

Screen Name Redacted

7/05/2022 05:46 AM

Hotel owners/developers have many advantages over short term rental owners. 1.) generally receive incentives to build in form of tax abatements, grants, favorable SBA loan terms. 2.) as a real estate pro can take deductions for losses in year occur instead of carrying forward 3.) less upfront cost per available door due to scale of costs on a large project vs single dwelling

Screen Name Redacted

7/05/2022 07:01 AM

The homeowner should place respectable neighborhood rules and notify renters of current city/county restrictions. Short term rentals can be a great attribute to the community bringing in people who shop and spend money and time in the community.

Screen Name Redacted

7/05/2022 07:44 AM

Na

Screen Name Redacted

7/05/2022 08:31 AM

This survey and first STR board meeting I attended contains inaccurate and alarming bias towards the dislike of STR's. It will greatly harm this town (businesses and workers of STR's) if STR's are banned. I highly recommend more unbiased research. It is easy to do online and in person. STR's should not be compared to hotels or taxation. Hotels sleep hundreds of people at a time while STR's sleep 2-10 people and are owned by a sole person usually. Therefore tax and hotel comparison should not have even been a thought. That's comparing apples to oranges.

Screen Name Redacted

7/05/2022 11:08 AM

The STR by us has an out of state owner who is unknown to any in the neighborhood. I don't feel they care about our sense of a family community.

Screen Name Redacted

7/05/2022 11:28 AM

I do think they are great for the community, but we probably have enough. They are a different animal than hotels with different types of overhead. Overall, per guest and stay, short term rentals have more expenses and much more risk. Typically, it's one party per night.

Screen Name Redacted

7/05/2022 12:22 PM

I really think we need to be a city that promotes fair market policies instead of infringing on property owner rights. The tax revenue is important for the community. There are plenty of hoa options people can choose to avoid Airbnb rentals.

Screen Name Redacted

7/05/2022 01:26 PM

There should be a limit to the number of short term rentals allowed in the city. If we allow unchecked growth of short term rentals of transient people who don't care about the neighborhood and the city, then we lose the culture of the city that the long term residents want. There also needs to be oversight for short term rental owners to lose their license for not controlling transients' bad behavior. If there is not a special short term rental license, there needs to be.

Screen Name Redacted

7/05/2022 01:52 PM

They can decrease the value of other homes.

Screen Name Redacted

7/05/2022 03:20 PM

How does the inventory in WP either support/not support the demand signal for short-term rentals? Is there proof/data supporting that short-term rentals are negatively impacting local hotels? If so, what is the price point in which that is occurring. What are the rates of emergency response (e.g. fire, police) incidents in short-term rentals (occupied by renters)?

Screen Name Redacted

7/05/2022 04:12 PM

No.

Screen Name Redacted

7/05/2022 05:27 PM

A long-term renter would be more likely to invest in the community. They are more likely to volunteer and to donate to local causes. They are more likely to hold a job that is important to our community such as law enforcement, medical professional or teacher. They are more likely to enrich the quality of life in Woodland Park.

Screen Name Redacted

7/05/2022 05:31 PM

Short term rentals are likely to destroy neighborhood community's and not provide much to Woodland Park in general.

Screen Name Redacted

You want short term rentals build hotels like studio 6 or Residence

7/05/2022 08:58 PM

Inn where the rooms range from studios to one or two bedrooms w...
small kitchens. Perfect for a day or a few weeks. More tax revenue
for Woodland park!!! Big companies are buying up areas to run for a
short term rentals for a profit and are becoming slumlords. Please
don't let Woodland Park go down that road.

Screen Name Redacted

7/06/2022 06:02 AM

I think the community needs to be very careful about how many short
term rentals are allowed, they can quickly take over a town.

Screen Name Redacted

7/05/2022 09:55 PM

For some residents, this is their source of income so they can live in
WP. Making it to hard to have them may make it so some amazing
residents have to leave the city

Screen Name Redacted

7/06/2022 05:42 AM

Please regulate, tax appropriately, communicate with owners on
safety guidelines, and monitor maintenance of yards and home.

Screen Name Redacted

7/06/2022 02:06 PM

The most important principle to me is that homeowners maintain the
right to decide how to use their property. These homes are owned by
individuals, not corporations, they shouldn't be subject to the same
taxes as hotels. The homeowner should retain the right to decide
whether or not to participate in short term rentals or long term rentals.
We are not a large city with a dense population living on top of each
other. I know there are short term rentals in the neighborhood, but
can't tell which houses they are because I'm not trying to stick my
nose in anyone else's business. Live and let live. That's why I moved
here.

Screen Name Redacted

7/07/2022 10:12 AM

Based on the last open council meeting, the planning department
mentioned that the STR community makes up only 3% of the total
housing market in WP. I see a lot of uproar with people saying STR's
are the things driving up the housing prices and eliminating the LTR
market. STR's are not the driving factor when the US as a whole saw
larger-than-normal increases in property values. LTR's lose their
value add to property owners when CO state law favors the tenant
more than the property owner - this has disincentivized the LTR
owner from listing their property. Pair that with lower ROI from LTR's
based on market rent vs mortgage/overhead, the property owner for
LTR's are seeing minimal return based on the risk they're taking.

Screen Name Redacted

7/07/2022 12:45 PM

The City has been issuing licenses without consideration of the
zoning laws. Has the city put itself into jeopardy as a result. A
moratorium is essential at this point.

Screen Name Redacted

no

7/07/2022 01:41 PM

Screen Name Redacted

Should be outlawed in residential zones. STRs do not fit in residential zones - that is why we have zoning - to separate incompatible uses. They are totally unfair to the permanent residents.

7/07/2022 04:22 PM

Screen Name Redacted

I would like to see a limit to their density. As previously stated, 5 on my single block is to many!

7/07/2022 06:12 PM

Screen Name Redacted

The owner of a private rental bears the responsibility to have a safe and educated renter to the extent of the do's and don'ts of the rental. If the renter, neighbor, or private citizen breaks the law then police should be called to deal with it. We as members of the community should not try to create artificial rules to control people to our own ends. Life is change, adapt and move on. What is our motives for control? Life as it use to be? Tax revenue? Controlling the housing market? Community Character, should be kind, friendly, helpful, and generous, you get what you give. The free market will address housing needs, supply, and price. Let's create a town that people want to move to because of what it offers the resident. Choices on places to stay, eat, shop, education, and things to do. Let's get the big picture on how to serve our residents and visitors. When we choose to make to many rules on the small things, soon we find the big picture is way to burdensome.

7/08/2022 08:20 AM

Screen Name Redacted

It could only lessen neighborhood angst if the property manager was required to be near at hand to deal with issues of concern.

7/08/2022 10:17 AM

Screen Name Redacted

For private communities, I believe short-term rental effects are negative. More trash, more traffic, more people who disrespect property. I am not totally against the community short terms entirely but need to be limited to the amount of houses in that area.

7/08/2022 10:40 AM

Screen Name Redacted

I am against any short term rentals. I did not move here to be surrounded by rentals and all the problems they bring to a community.

7/08/2022 01:24 PM

Screen Name Redacted

Some regulation would be beneficial to the short term rental

7/09/2022 05:20 AM

community in order to help them better integrate into the local community. However imposing the same taxes and regulations on these small business owners as on hotels (which are major corporations) would cripple them. Short term rental owners may be your friends and neighbors. And forcing them out of business in favor of major corporations would not strengthen the local community. It would weaken and damage it. This is not a planned retirement community with parking restrictions and quiet hours. But there are many available for those who are interested. That might be an option for people who cannot live and work with a variety of people.

Screen Name Redacted

7/09/2022 06:05 AM

The housing shortage burden should NOT be put on the backs of owners (not corporations/business) that either use it as a personal vacation home, or live on the property and rent it out to make money. Each resident should not be penalized for having 1 STR. But, if you go beyond that, looks like you are creating a business. You should also survey all the small businesses. They thrive on tourism. taking STRs away from WP, or severely restricting them (til they shut down) will impact small businesses. Residents of WP should be very careful about what they are asking the council to do, as it will create other issues for the city.

Screen Name Redacted

7/09/2022 11:52 AM

The role of HOAs in this discussion.

Screen Name Redacted

7/09/2022 05:16 PM

Particularly in small communities like WP, STR's can provide critical additional income to residents. As long as owners are responsible, STR's are positive for the community.

Screen Name Redacted

7/10/2022 08:13 AM

Taxes on short term rentals should be the same as hotels!

Screen Name Redacted

7/10/2022 08:39 AM

If STR requirements are enacted, how and will Woodland Park enforce them?

Screen Name Redacted

7/10/2022 08:53 AM

If STR requirements are enacted, how and will Woodland Park enforce them?

Screen Name Redacted

7/10/2022 11:37 AM

We have a str property on our street and we see numerous vehicles parked there frequently. So many strangers walking in our neighborhood is concerning. We feel our safety is at risk especially during the winter. We had several cars w/o 4 wd end up in our yard

and they never spoke to us. They just chewed up the yard with the.. tires and ran through our fence post w/o reporting the damage. It's frustrating! And it proved they don't consider the area residents when they're here. Litter has been a problem as well.

Screen Name Redacted

7/11/2022 05:37 AM

After what the government did with long term rentals during COVID and allowing renters to not pay their rent or be evicted...no wonder there is a shortage of long term rentals.

Screen Name Redacted

7/11/2022 06:03 AM

I work in a professional job that services residents [therapy]. Before Covid, for years, it's been difficult to fully staff/retain qualified individuals here like my position, and housing is one of the biggest issues, both in cost and availability. They recently hired a licensed assistant to start this fall, who is currently having difficulty finding a place. See this with medical, school district, other key service providers. Housing is a big concern here. Thanks so much for collecting input and looking deeply at this subject.

Screen Name Redacted

7/11/2022 09:12 AM

STRs are in it for financial reasons, they should take on more financial responsibility in the community. I really believe they should be a limited number within a square block. Too many in one area have too strong of an affect within a neighborhood.

Screen Name Redacted

7/11/2022 11:33 AM

again, I do realize it's good for the homeowner to make money, but I am concerned that ALL the other contraindications are negative for the neighborhood and community. AND it takes away from the Established commercial HOTEL/Motels who deserve/need the business. let neighborhoods just be Private Neighborhoods. Period.

Screen Name Redacted

7/11/2022 01:07 PM

The greater good of short term rentals should not be overlooked. Although it is necessary to preserve the character of Woodland Park, the future trajectory of what Woodland Park is becoming should be embraced and guided properly. Attempting to stifle the growth will result in frustration for all parties.

Screen Name Redacted

7/11/2022 02:46 PM

Require owner to have some sort of contact with adjacent neighbors.

Screen Name Redacted

7/11/2022 04:30 PM

Neighbors should have a say, we did not buy our house expecting a hotel near door!

Screen Name Redacted

7/11/2022 05:28 PM

city and county code enforcement so people are safe

Screen Name Redacted

7/11/2022 06:01 PM

I think that reasonable standards for compliance with neighborhood standards, safety, etc, should be enforced and respected with STR. It is important that homeowners are allowed to use their homes in this way as long as it is done in a way that keeps the neighborhood quiet and in good repair.

Screen Name Redacted

7/11/2022 07:00 PM

Not on site property owners. The out of town, city, state etc property owner can say they will be good neighbors, will enforce str agreements but the truth is, that's impossible for them to do. My neighborhood is perfect example of that. Even property owners who live in town (realtors own quit a few), if they are not on site- the property is not managed properly. We have so many "strangers" in neighborhood now, not complying with burn bans, feeding wildlife, SPEEDING, unknown dogs etc.

Screen Name Redacted

7/11/2022 07:11 PM

STRs do not fit in residential neighborhoods, especially if the resident owner is not present The renter has no concern for the neighbors, does not adhere to covenants, and is generally a disruption to the peace of the neighborhood.

Screen Name Redacted

7/11/2022 09:16 PM

The tone of this survey suggests a negative impact has been injected into the community, but doesn't offer any positive tone that would make a suggestion that there are also benefits to str's. The language could be balanced in a way that doesn't influence one side over the other.

Screen Name Redacted

7/12/2022 07:30 AM

Is there an estimate for the number of STRs that are not licensed?

Screen Name Redacted

7/12/2022 04:43 PM

Just a repeat, short term rentals are commercial enterprises that are not appropriate in residential areas

Screen Name Redacted

7/12/2022 05:47 PM

Increased burden on utilities and trash. An example may be a 1-2 person household that becomes a short term rental will generate significantly more trash, use more water etc. May not always be the case if only another couple rent it but potentially you have families of 4-5 coming and going on a regular basis, most likely coming and going from the home causing more road use and wear.

Screen Name Redacted

7/12/2022 09:20 PM

I'm all about freedom, however there has to be a balance - my current landlord is selling the only home I've lived in because they know investors will buy it up. My family moved here to escape that ideological paradox. Now We can't afford to live here, yet have spent years building our business in this town - we are literally facing homelessness because a few months a year people want to come and enjoy this space.

Screen Name Redacted

7/12/2022 10:27 PM

Several of the ideas seem negative and overarching. Woodland Park is known for being a community, that's why we moved here. It seems this survey is interested in creating problems that don't exist and aren't likely. There are more parking issues with residents having people over than STRS having too many cars. Residents home have more safety concerns mentioned here than STRS. The ratings and expectations of guests are quite high. Families here who own STRS are investing in the community and are making Woodland Parking more beautiful. When I drive through town I know which ones are STRS based on their appearance. I live in WP and have stayed in STRS here. STRS are exceptional compared to the residents homes I have been in. More guests of STRS follow the rules outlined than residents do for a good community. And more hosts create great experiences for the neighbors and guests than residences do for each other. Please make sure there is actually a problem your trying to address and not creating a problem that don't exist. People have opinions without having skin in the game. Please make sure the thoughts of people your taking into account are looking out for Woodland Park as a whole not just themselves. I know several STR owners and they are way more involved in the community than retirees who want to have control and create rules.

Screen Name Redacted

7/13/2022 09:12 AM

The idea of having someone available to respond within 1 hours 24/7 was addressed in the recorded meeting. Unless it is an owner occupied home, that is not practical for anyone, even if the manager lived next door. To be expected to wake up in the middle of the night to any text and respond or else your license be taken away is not practical for anyone. Having a contact is not unreasonable, but at all hours of the day 365 also does not work either.

Screen Name Redacted

7/13/2022 04:34 PM

First off, this is a very biased survey. Second, as mentioned previously, the free enterprise system is established to get rid of bad business practices. It is not the responsibility of the government to tell people how to operate their businesses. If a rental is unsafe, no one will stay there and it will go out of business. Good rental owners already work with neighbors to keep them happy or they go out of business. The current system that is in place works great if the

government quits making policy after policy in an attempt to regulate something that is already working. This has proven not to work. If a rental owner provides an excellent rental, they stay in business. If they cut corners, don't pay their taxes, are rude to the neighbors or are unsafe, guests will quit coming and they will go out of business. No policies will work with this. Community neighborhoods exist for a unspecified length of time, then someone sells, a new owner arrives and the dynamics change, for better or worse. Woodland Park has new residents and residents that have lived here a long time. Totally normal. Please quit trying to regulate systems that are in place and already working well. The free enterprise system works great if you let it work. PS The wording in the last area of the survey is confusing. I believe that MEU - most effective use is very very different from MEU -most efficient use. Effective use is very well defined above. Efficient use is used in the survey and has a different meaning so the responses are inaccurate.

Screen Name Redacted

7/13/2022 10:09 PM

Brings in outside money. I've noticed woodland park people are cheap.

Screen Name Redacted

7/14/2022 08:50 AM

STR is a negative aspect to any community. I think short term should be taxed the same as a motel and long term should not.

Screen Name Redacted

7/14/2022 09:32 AM

it seems that the survey is quite biased against short term rentals.

Screen Name Redacted

7/14/2022 12:20 PM

The So Called Bible College NEEDS To Pay Comparable Property Taxes, OR Vacate Until Such Time It Has Built And Has In Place ALL Its Own Emergency Services!! NO MORE EXCEPTIONS!! NO MORE BURDENING WE THE PEOPLE!!

Screen Name Redacted

7/14/2022 12:40 PM

Short term rentals don't impact city infrastructure like hotels do, comparing the two is like comparing apples to oranges. You paint a picture as if they are the same and they definitely are NOT. You also aren't addressing alternatives for affordable housing, most of these STRs if made long term still would not be deemed affordable housing.

Screen Name Redacted

7/14/2022 12:50 PM

Short-term renters who park on the streets should be ticketed

Screen Name Redacted

7/14/2022 01:10 PM

The "business owner" of a STR property must be located nearby and available at any time necessary to "control" problematic ST renters,

i.e., to keep ST residents: aligned with the character of the city/neighborhood such as for avoiding excessive alcohol/partying/noise, parking violations, exterior appearance, trash control, wildfire control, wild animal interaction, and general safety of all.

Screen Name Redacted

7/14/2022 02:25 PM

Single family means single family. I don't like seeing multiple groups renting a single family home! Water alone is an issue!

Screen Name Redacted

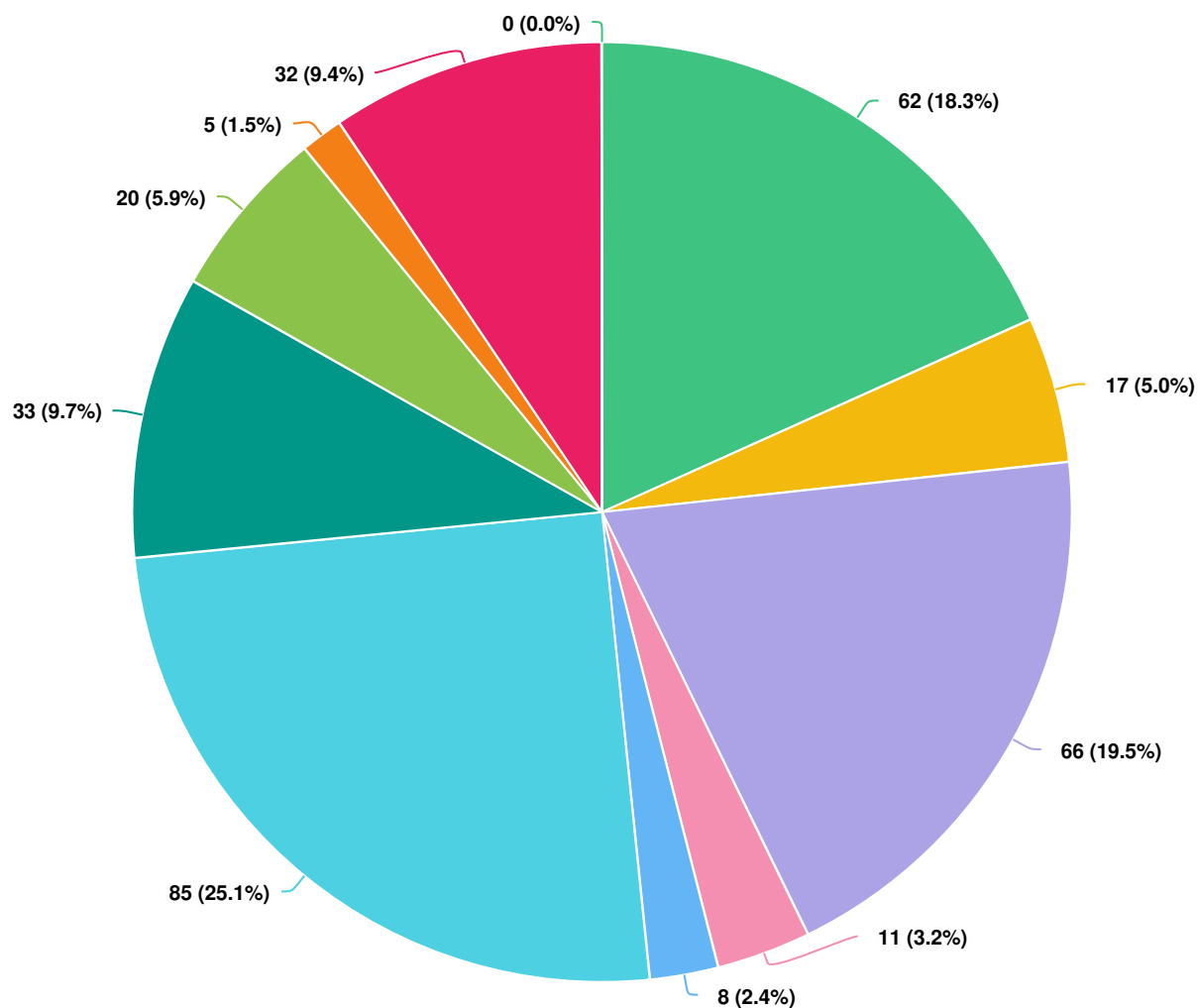
7/14/2022 04:34 PM

I believe you should be able to do what you want with your property. Ie. People should be able to rent out their property however long or short they want. However, I believe they should also care about their community and the city. I believe regulations should be put into place to ensure STR owners are educating their tenants and keeping the community safe and clean, while also protecting wildlife.

Optional question (199 response(s), 141 skipped)

Question type: Essay Question

Q16 How did you hear about this survey?



Question options

● Word of Mouth
 ● City website
 ● Facebook
 ● Nextdoor
 ● Instagram
 ● Mailer
 ● Email Newsletter
 ● Flyer
 ● City signage
 ● Other (please specify)
 ● Option 10

Optional question (339 response(s), 1 skipped)
 Question type: Radio Button Question

Community Conversations Report

Group 1

Benefits	Concerns	Impacts
Investment - ROI for homeowners	Property tax inequity (commercial vs residential rates)	Parking
Lodging & Sales Tax Revenue	STRs where owners live outside the community	Noise
Visiting tourist venues	STR not advising guests of hazards, wildfires	Enforcement
Easier to maintain condition of STR than LTR	Perception that STRs erode availability of LTRs when this may be a larger housing stock issue	law enforcement
STR's are preferred of hotels for some	STRs aren't the only reason we don't have LTRs	Reducing occupancy rates in hotels/motels
Safer, cleaner, get a feel for community than hotels	Lack of Regulation & Consistency amongst STRs	Trash Not enough hotel rooms in WP if all STRs go away, guests will go to other communities
Can prepare their own meals	STRs erode available housing stock	
Guests advocate WP as a destination	Property rights	
Owners support local businesses through maintaining their STR (so do hotels)	Inconsistency of regulation between communities (City & County)	
support other employment ie. House cleaning		

Potential Remedies to Top 3 Concerns	Concern: Lack of Regulation/Consistency	Concern: STRs Erode Available Housing Stock	Property Tax inequity (Commercial vs. Residential)
	Research other communities approaches	Work w/ Realtors Association	State law changes
	Pre-Post- regulations for STRs	Use of HOA/Bylaws Restricting STRs - City to require clauses in bylaws?	continued communication w/ County Assessor Question: What legal jeopardy is the City in when it issues a license to allow an STR in a residential zone?
	Preserve legacy STRS	Cap on available STRs based on population or % of housing stock	
	Legacy STRS do not transfer to new property owner		3rd tax category for this use
	Self governance & enforced City regulation		
	Coordinate new regulation with existing City codes		
	Work with Realtors Association		

Group 2

Benefits	Concerns
City tax revenue	Partying/noise/nuisance
Business revenue	Parking along the streets
Tourism	Allowing too many occupants
Tourists that become frequent flyers or residents	Erosion of residential area/neighborliness
Financial benefits (homeowner)	Appearance/outside maintenance
Aesthetics/cleanliness - Owners keep STRs nice to retain rentals and good standing with Airbnb/VRBO	Safety
Majority of owners care about property	Airbnb/VRBO rules requirements aren't enough
Most owners are community minded	Commercial owners/non-owner occupied STRs
Tourism dollars, boosts local economy	Zoning - business ownership of a single family home
STRs provide experience that hotels don't have	Renters don't have vested interest in the community
STRs provide amenities that hotels don't have	Communication with neighbors is bad/no point of contact
	Temporary renters prevent any real action/enforcement
	Devaluation of neighboring property
	Density of STRs in neighborhood/distance between them
	HOA/Covenants lack of communication between City & HOAs
	Depletion of housing stock for workforce

Potential Remedies to Top 3 Concerns	Concern: Density of STRs	Concern: Commercial/Business Owners	Communication w/ Neighbors	Occupancy/Nuisance/Noise
	Distance requirements - 500 ft between but existing are grandfathered in	Higher fees for commercial owners specifically non-local non-owner occupied	notification to neighbors when you apply for STR license via certified letter	Occupancy limits based on bedroom should match existing residential requirements just like long-term rentals
	Only allow a % of neighborhood housing stock	Investors or corporations (not "average joe" owner) should only be allowed to have a set amount of STR properties	Don't allow STRS in residential zones	Annual renewal of license that factors in considerations of complaints, criminal activity, etc

Standards for cap should be specific to WP

Maybe not allow them next to each other
Different density rules based on zone and walkability/proximity to Main Street
STR should have their own application process with separate fee. Fee could fund a code enforcement officer
Require annual license renewal

City working w/ HOA's/Covenants that don't allow STRS
Person has to prove they are not in HOA or that their HOA will allow

Handling nuisances: City should investigate complaints, keep records, have a probation period, and require fines for violations of any policies
Use a "3 strikes you're out" type system

Question: What are residential LTR requirements currently?

Group 3

Benefits	Concerns	Impacts
Income	Neighbors	Reduced occupancy of hotels and inns
Jobs	Partying	Community character
Tourism	Corporate Owners	Loss of community feel
Supplemental Income	Resident/non-resident	Property values
Bringing new people to the community	Zoning code/permitted uses	Over regulation could lead to a number of vacant homes or homes for sale
Experience the community differently	Loss of residential areas	Subletting rented houses
Personalized experience	Crime	
Ability to explore community before moving	Potential deterioration of homes	
	Further deviation from building code	

Group 4

Benefits	Concerns	Impacts
Added income	General courtesy to neighbors	Higher property values
People in otherwise vacant homes	"Skin in the game" for owners	On businesses higher revenues
City tax revenue	Long term residents priced out	No kids going into the schools
Business revenue	Sense of community lost	Traffic
Additional jobs	Investment group purchases	Long term rentals priced out
	Enforcement	Not enough support employees
	Potential for disruption from large groups	Services maxed out (businesses that support STRs)
	Neighborhood physical safety	
	Wildfire	
	Blade market to get around regulations	

Potential Remedies to Top 3 Concerns	Concern: General Courtesy to	Concern: Investment group purchases	Concern: Wildfire
	Owners must inform neighbors within certain radius, tie to decibel limit in city code	Minimum # of days to be occupied by owner - carve out for primary residence?	Better messaging from City/FD/County on burn bans in place
	Required point of contact, COS does this	Differentiate between private owners property rights and corporate/commercial rights	Message incongruently between Forest Service, Teller County, City Bans
	Parking regulations especially street parking, tie to property type/garage size?	Proactive stated prohibition against large corporate purchases in City ordinance, assess fee for violators	Educate on exactly what's banned
	Message to owners about good neighbor expectations, add to business license	Partner with insurance - help inform policy outcome	Chamber of Commerce help
	Distribute good neighbor guidelines, sign affidavit? Create a sense of ownership	Tax investment groups pay commercial property tax assessment rate, fee to cover increment	"Omnichannel" message to all generations
	Post good neighbor policy/guidelines in rental unit, wildfire behavior		Use traditional media AKA meteorologists
	Create positive, collaborative relationships with property mgmt companies and the City		Work with platforms, property managers, etc to list burn regulations aka "Hip Camp" app
			Post current ban levels and destinations, plus where to find info on bans
			Stores don't sell firewood
			Screen renters w/ minimum requirements (ex. 2 night minimum, 25 years old, picture, 4+ star reviews)

GROUP 5

Benefits	Concerns	Impacts
Spending money in local economy	Fire mitigation education concerns	Improves property values
Supporting local events	Interaction with wildlife	Condition of neighborhood
Supporting local tourist destinations	Parties/events	Jobs creation (Construction, housekeeping, handyman, electricians)
Diverse cultural perspectives	Higher cost STRs vs long term rentals	Renters purchase local
Attractions/different options facilities	How tax money from STRs is being spent	Lower traffic volumes/consolidated trips
Higher turnover/inspections of tenants	Commercial rent charge rate (tax rate) changes	Value

Affordable vacation

Too many

Potential Remedies to Top 3 Concerns	Concern: Fire Mitigation	Concern: Parties/Guests	Concern: How Lodging tax is being spent	Concern: Wildlife
	Require host to educate	House rules/affidavit	Regulatory oversight	Bear proof trash cans
	Affidavit House rules	City code maximum listed in house ruled	Affordable housing Enforcement officer Admin oversight activities	Include noise ordinance

Group 6

Benefits	Concerns	Impacts
Owner income	Parking/lots of cars	Traffic (tourism)
Revenue for City	Noise	People finding WP
Job creation ie. STR manager, cleaner, handman, service providers, plumber	Hot tub not fenced/safety	Charis events contribute to demand for STRs & traffic increases
Use local stores to restock walmart, city market	Trespassing	Increases city revenues that can be used to improve the City through lodging tax
WP as a destination - increased retail spending ie restaurants, coffee, theater STRs are better kept than LTRs	Occupancy limit # of guests Absentee owner No property inspection by independent party - safety Reducing available housing for local workers Trash safety/animal proof trash Guest education - animal feeding, fire safety Investor groups driving up property costs & buying large property blocks Event s@ the STR No STR regulations Changes community feel	Nuisance violations (trespass/noise)
More damage on LTRs		

Potential Remedies to Top 3 Concerns	Concern: Parking	Concern: Guest occupancy limits	Concern: Absentee Owners
	STR license - owner demonstrates # of available spaces Enforcement for exceeding # of spaces Permit special for event parking	STR license limits Tie to # of bedrooms STR operator oversight	Limit STR license to local owners local manager management standards

Group 7

Benefits	Concerns	Impacts
Supports tourism	Corporations buying STRs	Lawsuits
Supplements hotel	Over regulation	Traffic
Supports travel demand	Non locals buying STRs Data: occupancy rates, trips, lodging tax Affordable subsidized housing Less locals living here STR vs Long term Rentals Enforcement Different regulations of different types of owners	

Potential Remedies to Top 3 Concerns	Concern: Acceptable Regulations	Concern: Data quality	Concern: Different Regulations/types
	Avoiding lawsuits	GIS system/staff support	LLC Vs owner occupied
	Density (certain # per block)	Identifying business licenses for long term	Different tax for primary residents Short term owner occupied vs long term owner occupied
	Limiting # of STRs by ?? If limits, cant transfer licenses in sale, go back into pool of residents Good neighbor policy (city code)	Occupancy enforcement Biz license issuance based on occupancy, parking spaces Water usage data	

GROUP 8

Benefits	Concerns	Impacts
Economic use	Inconsistent good neighboring policies	Peaceful neighborhood
Lodging Option	Fire ban info/Fire safety and risk	Neighborhood dynamics
Jobs in Community	Parking	Neighborhood frustrated
Income	Noise - loud music	Less residential availability
Could be a supplement if lodging is full	Private rental vs Residential Lack of awareness of rules Possible background check of people staying in homes Lack of regulations Trash Not in the code as a proper zone No one to contact Animals Septic vulnerability	Lack of familiarity of neighborhoods Change to school makeup Loss of separation of different zones Fairness with lodging on taxation Corporate ownership

Potential Remedies to Top 3 Concerns	Concern: Good Neighborhood Policies	Concern: Not in the Code as a zone	Concern: Regulating/enforcement
	Quiet hours, noise meters	Update the code - do we grandfather?	Cost born by property owner

Age restrictions	Housing mix percentages & limits	Create a new biz license sign affidavit to follow the rules
No street parking & designated parking	Different reqs. By zone	
# of people/bedroom max 2 people per room	Concentration & proximity limits	
Maps & info - if backs up to forest or common area	Permit does not pass with house	
Signs & house rules & possibly link to City/County fire restrictions	Owner occupied/non owner occupied /primary residence	
Communication with neighbors	Penalty for noncompliance	

Group 9

Benefits	Concerns	Impacts
Increase Tourism	Decrease LTR availability	Cost to City
Increase Tax Revenue	Decrease availability of affordable housing	Population density
Increase Exposure	No enforcement	Infrastructure
Increase \$ for Businesses	Less businesses	Traffic
Job Creation, maintenance cleaning		Costs of enforcement
Property value		
Decreases permanent population - less strain on infrastructure		
Increased revenue for residents		
Increase outside revenue, economic development, provides residences for remote workers		

Potential Remedies to Top 3 Concerns	Concern: LTR Availability	Concern: Affordable Housing
	Incentivize LTR owners	Habitat for Humanity Style programs Co-op with the schools % cap on STRs "Expectations" Classs for STR owners Have a self-regulating organization
		Five star rating/rewards for good owners

Group 10

Benefits	Concerns	Impacts
Variety of lodging	Parking	Max ROI vs detriment to community
ROI for property owners	Mass transient population	Local hazard education
		Not the neighbors responsibility to manage your STR
Increased retail sales	Housing scarcity	
	Enforcement	
	Nuisances (noise/party)	
	Vacationers don't fit into the residential standard	
	Community Character	
	Safety	
	Housing - rent prices	
	Potential for profitability causing displacement of LTRs	

Potential Remedies to Top 3 Concerns	Concern: Community Character	Concern: Safety	Concern: Housing/Rent Prices
What do we want Woodland Park to be?	Longer minimum stay	Fines on property owner instead of just the renter	Tax
	Capacity limits	Capacity limits	License fee to balance tax discrepancy
	HOA collaboration	Occupant ID required	Longer minimum stay
	Zoning	Response contact available to neighbors	Regulate to the point that it is profitable but not grossly
	STR enforcement		
	Off street parking requirement based on # of bedrooms		
	Occupancy limit based on bedrooms/ft2		