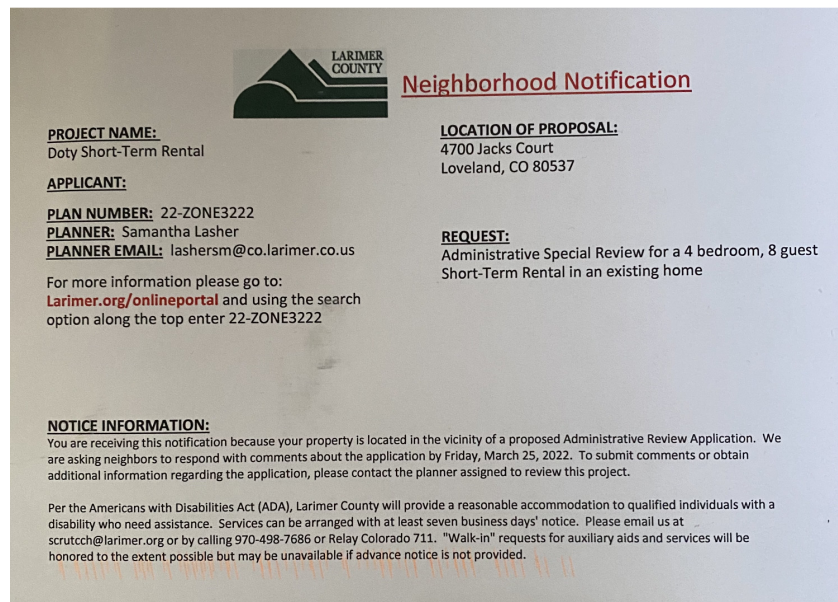


April 1, 2022

Dear Colony Ridge Home Owners:

It's been brought to our attention that a property owner in the community has applied for Larimer County approval to rent the house located at 4700 Jacks Court as a short-term rental listed on platforms such as AirBNB, VRBO, Ebook, and Urbanize. We have heard that many in the community have strong concerns and opposition about this proposal and the precedence it may set for our community. We've also heard that some in the community were unaware of the scope of the application being for nightly rentals, as well as lack of awareness by some community owners that such an application was filed at all.

The county sent everyone in the neighborhood the following notice requesting comments or concerns about the short-term rental application:



The notice from the county requested comments to be submitted by March 25, 2022. However following discussion with Samantha Lasher at the county office, we wanted to let you know that the comment period remains open through April 15<sup>th</sup>, 2022 for you to submit your comments to the county for consideration.

Through discussion with the county we understand that applications for short-term rental are reviewed by the county and other agencies against multiple criteria<sup>1</sup> before a decision is reached (details can be found at the footnote below). Many of those criteria are objective, such as compliance with codes and ordinances. Additionally, **YOUR COMMENTS MATTER** and are considered before a decision is reached. All comments are reviewed by the Community Development Director to aid in a decision, and we understand that significant community

<sup>1</sup> [https://www.larimer.org/sites/default/files/uploads/2022/larimer\\_luc\\_phase\\_2\\_adoption\\_draft\\_final\\_2.pdf](https://www.larimer.org/sites/default/files/uploads/2022/larimer_luc_phase_2_adoption_draft_final_2.pdf)

concerns and perspective may either create cause for denial of the application or escalation of the application to the county Board of Commissioners for further review.

We strongly encourage you to take the time to provide your feedback, concerns, and comments by email to the county via Samantha Lasher at [lashersm@co.larimer.co.us](mailto:lashersm@co.larimer.co.us). Substantive comments that identify specific areas of concern and impact to your property and our community are most impactful and influential, such as concerns about noise, increased crime risk, fire hazards, road conditions, lack of city services/street lighting/sidewalks/plowing, etc. However general comments and opinions also help the county officials in hearing our voice and reaching a decision on the application.

Allowing short-term rentals in the community is something that will have broad and long-term impacts on our neighborhood and its many residents, including potentially negative impacts on property values as well as our Homeowners Association which is not positioned to manage the challenges of short-term rental properties and tenants. A strong collective voice is needed to influence the outcomes of this application to the benefit of our community.

Sincerely,