

From: [Tammy Nagel](#)
To: [Stephanie Bibbens](#)
Subject: FW: TOV short term rental concerns
Date: Monday, April 4, 2022 3:59:49 PM
Attachments: [image007.png](#)

Tammy Nagel
Town Clerk



75 S. Frontage Road W.
Vail, Colorado 81657
970.479.2136
vailgov.com



From: Joy JS Guth <joyguth@gmail.com>
Sent: Monday, April 4, 2022 3:08 PM
To: PublicInputTownCouncil <publicinput.vailtowncouncil@vailgov.com>
Subject: TOV short term rental concerns

Dear Town of Vail,

I am writing as a concerned Vail resident about the increase in short term rental properties in residential neighborhoods of Vail. I, along with many other residents, am asking for the Town's help in establishing guidelines and more robust rules to limit the exploding short term rental market, which we all know is hurting our full time residents and seasonal workers. Rules such as:

- limiting the overall number of short term rentals allowed in residential areas of Vail
- requiring written request and approval of short term rentals by duplex home owners
- no grandfather clauses for properties currently managing short term rentals with the introduction of potential stricter policies by the Town of Vail

My husband and I have been residents of East Vail for 14 years, and homeowners for 12 years. Over the past several years, we have seen a degradation of property as the number of short term rentals in the neighborhood has escalated without regulation.

We have invested a tremendous amount of time, energy, love, and money over the past twelve years in both the interior and exterior of our home, making it a place we are proud to raise our family, and it is now valued as a multimillion dollar home. Although a separate structure, we are zoned as a duplex and share a driveway with our neighbor, and every single *improvement* we have done to our property (driveway resurfacing, new roof, new deck, painting, landscaping, rockwall redesign, driveway lights and address markers, as only a few exterior examples) has involved the approval of our duplex neighbor and TOV. So, you can imagine our disappointment when our neighbor sold his property to his son at the end of 2021, and the new owner made the decision to *deteriorate* the property by turning the house into a short term rental property without any approval or discussion with us as their "duplex" neighbor. How is this appropriate???

In the last three months, our peaceful East Vail home has drastically changed, and we presently feel as if we have no control of the experience of our home that we own. We have now turned into the welcoming committee of the "guests" of our Florida neighbor. The majority of the short term renters come banging on our front door, or try breaking in, as they believe they are at the rental property. As visitors, they pull into our shared driveway after late night partying, and are loud and disruptive to a family trying to get sleep and prepare for school and workdays. As short term renters, they are disrespectful to our property (in which we have invested greatly), urinating in the shared driveway, littering with cigarette butts all over the shared driveway and yard, and despite multiple conversations with the new homeowners, there are constant issues with guests parking cars outside of their garage and hindering access to our own home. They even have large RVs and sprinter vans come and park in the driveway. We are tired of everyday wondering if we are going to be able to get in/out of our garage to access our home or get to work on time. We are also concerned over the safety of our young children who play in the shared driveway and yard.

Our Vail family is asking for your help in reclaiming the joy and peacefulness of being a Vail homeowner by placing restrictions on short term rentals in residential areas. Please do not drive away the core of this community by ignoring this growing problem.

With gratitude,
Joy Guth

From: [Tammy Nagel](#)
To: [Stephanie Bibbens](#)
Subject: FW: Letter from the Vail Board of REALTORS
Date: Monday, April 4, 2022 12:53:35 PM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image014.png](#)

Tammy Nagel
Town Clerk



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From: Amy Reid <areid@vbr.net>
Sent: Monday, April 4, 2022 12:50 PM
To: PublicInputTownCouncil <publicinput.vailtowncouncil@vailgov.com>
Subject: Letter from the Vail Board of REALTORS



April 4, 2022

Vail Town Council
75 S Frontage Road West
Vail, CO 81657

VIA EMAIL

Dear Council Members:

The Vail Board of REALTORS absolutely agrees and supports the efforts, including the most recent study conducted by the Town of Vail and its consultants, to help identify potential solutions to our housing challenges. However, we are eager to find solutions that do not infringe upon or change the private property rights of our community's current or future homeowners.

To be clear, the current discussion around regulations, fines and limiting registrations for short-term rentals in our market as a solution is nothing more than an infringement on private property rights. The proposed solutions are highly speculative and unproven in other communities around the country. If implemented, the most likely result is simply more strain on the local housing market. Simply put, short-term rentals are not the cause of our problems.

We believe further discussion around this issue is necessary for our business and community leaders along with elected officials to find creative solutions to increase the supply of diverse housing for our growing market. We do not have a short-term rental problem; we have a housing supply problem.

A healthier housing market is only going to be developed by creating and implementing innovative solutions that increase the supply of diverse housing products. We have a great example of a creative solution in the Miller Ranch Development.

Our problem has been and remains the lack of a diverse range of housing supply. While the supply shortage is overwhelming in its scale and overall impact on our community, we know that it will not correct itself in traditional real estate cycles and, the longer we sit back and do nothing, the deeper the damage to our economy.

There are a wide range of additional solutions to our affordability/accessibility needs that must be explored and collectively, can help us achieve positive, long-term results and maintain the integrity of the entire community. Those solutions may include but are not limited to appropriate and targeted homeowner incentives, re-evaluating fees and licensing structures, and the easing of trade, labor, finance and land-use issues.

Vail REALTORS® and those we represent are eager to be a part of the conversations and solutions to our housing challenges as we work collaboratively to find the answers to our community's housing makeup. It is critical we change the outlook from financial and social

instability to economic growth built upon a solid foundation in the decades ahead.

Sincerely,

Vail Board of REALTORS



Amy Reid

Association Executive
Vail Board of REALTORS®
Vail Multi-List Service, Inc.
Vail Board of REALTORS® Foundation

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From: [Tammy Nagel](#)
To: [Stephanie Bibbens](#)
Subject: Fwd: Input in Regard to Short Term Rentals for Vail Town Council Meeting.
Date: Sunday, April 3, 2022 7:00:30 PM

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From: Todd Guth <toddguth@gmail.com>
Sent: Sunday, April 3, 2022 1:26:12 PM
To: PublicInputTownCouncil <publicinput.vailtowncouncil@vailgov.com>
Cc: Joy Guth <joyguth@gmail.com>
Subject: Input in Regard to Short Term Rentals for Vail Town Council Meeting.

Hello Vail Town Council,

My name is Todd Guth, I am an East Vail resident and registered voter who has lived and owned a home in Vail for more than ten years. I am writing to advocate to support the elimination or significant restrictions of short term rentals in residential parts of Vail.

Specifically, I would advocate for:

- the elimination of short term rentals in residential neighborhoods in Vail.
- the requirement of written permissions regarding short term rentals from both owners for any homes zoned as duplexes. Specifically, if a duplex owner does not want rental on the other half of a duplex, then short term rental should not be allowed.
- the placement of deed restrictions for short term rentals retroactively on any properties requested by owners.
- the absence of any grandfather clauses for prior short term rental properties for new restrictions passed by Vail Town Council.

Town Council Members, ask yourself this question, how would you feel if a short term rental opened in the unit or duplex right next to you where you are trying to work and live? I can't imagine anyone wishing for this.

All the best,
Todd and Joy Guth
4551 Streamside Circle East
Vail, CO 81657

If interested, here has been my personal experience with a short term rental since January 2022.

My family and I have had the enjoyment of our home in East Vail directly negatively impacted since the beginning of the year. The duplex home next to us was sold in January and immediately began short term rentals. We did not even know that the duplex next to us was on the rental market until we started noticing outdoor lights left on at all hours of the day. When I called the former owners they mentioned that the house was sold to someone out of state who was going to start short term rentals. Since January, we have interacted with each weekly renter because of one reason or another. Examples include asking renters to not

urinate in the driveway, watching renters throw cigarette butts in the yard, outdoor lights being left on continuously, and renters trying to push in our home's front door not realizing that they are at the wrong half of the duplex. We have needed to ask renters to move cars or adjust the parking of their multiple cars in the driveway so we can exit our garage and use the driveway. There are other inconveniences that are regular experiences such as renters coming home late at night, talking in our driveway and turning on lights so as to wake us up when we have to go to work early the next morning. Needless to say, it's been a major annoyance to have a duplex full of renters each week living next to my family.

I would strongly support restrictions that limit short term rentals in residential neighbors with full time residents. I would think that the Town Council would like to support residents of Vail who are trying to live and work in this community. I interact with visitors every time I go out in town; I don't want to interact with them while I'm trying to enjoy my own home. I can't paint my garage door without approval from my neighbor and TOV but no one asked me if it's OK to turn the duplex next door to me into a poorly run hotel. Very disappointing. All this makes me want to leave Vail.

-- Todd Guth

From: [Tammy Nagel](#)
To: [Stephanie Bibbens](#)
Subject: FW: Short term rentals
Date: Thursday, March 31, 2022 2:27:17 PM
Attachments: [image007.png](#)

Tammy Nagel
Town Clerk



75 S. Frontage Road W.
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From: heather g <heathergilman1@gmail.com>
Sent: Thursday, March 31, 2022 2:22 PM
To: PublicInputTownCouncil <publicinput.vailtowncouncil@vailgov.com>
Subject: Short term rentals

Dear Council,

Thank you for weighing the views on this difficult community problem - short term rentals. As someone who lives and works in this community, I am frustrated by the increasing number of short term rentals. The disruptions with noise, trash, and negative changes to the community are personally frustrating. The lack of available housing is impacting our community. Our hospital, restaurants, and businesses are struggling to find employees who can secure affordable housing.

The townhome next to mine was purchased just over a year ago and has experienced a barrage of people coming and going. I have tried appealing to the new owners, but the unit was purchased as an "investment" as so many transactions have been over the past few years. While I understand this is something to discuss with my HOA, I would respectfully ask the town to limit short term rentals, incentivize owners to rent long term to people who are contributing to our community, and

incentivize purchases by people who live in our community. A larger tax on short term rentals would be in favor as well.

I would like to retain our lovely community and attract employees to Vail who are interested in contributing to Vail. The short term rental are frustrating to those who are adjacent to the rental and are negatively impacting our community as a whole.

Thank you,
Heather Gilman
4708 Meadow Dr, A4
Vail, CO 81657