

**From:** [randigraham30](#)  
**To:** [Development Review Comments](#)  
**Subject:** [EXTERNAL] Pro Responsible STR- Please Consider All Benefits  
**Date:** Wednesday, May 14, 2025 9:09:51 PM

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Dear Fort Collins City Officials,

I have been an employee at a Fort Collins vacation property management company since June of 2023. I am also an undergraduate student of Elementary Education at the University of Northern Colorado.

My position as a housekeeper with the aforementioned property management company has made it possible for me to work flexible hours with reasonable pay while continuing to attend UNC. Additionally, this local company has provided the means for my husband and I to buy our first home last December.

Pursuit of higher education and home ownership would not have been possible without my employment at this company. The benefits of working for this local business have surpassed my expectations personally and professionally.

I am proud to work for a company that takes pride in investing in local businesses while also prioritizing the wellbeing and success of its employees.

I urge you to consider all aspects of the benefits STR provide to the residents of Fort Collins and the community.

Thank you for your time and careful deliberation.

Randi Sladek

Sent from my T-Mobile 5G Device

## **Preserve Non-Primary Short-Term Rental Zoning in Old Town North**

### **To the Planning & Zoning Commission:**

This letter serves as a direct and data-backed request to reject the proposed zoning change that would eliminate Non-Primary Short-Term Rentals (short-term rentals) in Old Town North. This change is unnecessary, inconsistent with City goals, legally questionable under the Land Use Code, and contrary to the majority of community input.

### **1. Violates the 2024 City of Fort Collins Strategic Plan**

- Neighborhood Livability Goal 1: Short-term rentals increase housing type, choice, and affordability.
- Neighborhood Livability Goal 4: Short-term rentals activate neighborhoods and support walkability.
- Economic Health Goal 1: Short-term rentals support small businesses and local economic growth.
- Culture and Recreation Goal 1: Short-term rentals enhance cultural and recreational access.
- High Performing Government Goal 2: This rushed change erodes public trust and transparency.

Eliminating short-term rentals does not support affordability or neighborhood vibrancy—it removes flexibility and housing variety.

### **2. Bypasses Proper Land Use Code Process**

- This is not a minor text amendment; it is a zoning change with broad policy impact.
- No formal area or subarea plan update has been conducted.
- A single postcard meeting does not meet Land Use Code requirements for stakeholder engagement.
- There has been no robust data analysis or legal justification for removing these rights.

### **3. Old Town North is Still Developing – Do Not Change the Rules Midstream**

Old Town North is an active, mixed-use neighborhood still under construction. Homes were purchased with the clear understanding that short-term rentals were permitted. Altering this entitlement undermines fairness and predictability.

### **4. Majority of Public Feedback Opposes the Change**

- Email records and community feedback favor keeping current zoning.
- Residents value short-term rentals for flexibility, income, and responsible use.
- Claims about unkempt yards and noise are often unrelated to short-term rentals—photos and data show most problem yards belong to owner-occupied or long-term rental properties.

## **5. Additional Concerns – Based on Feelings, Not Facts**

- The City tallied responses supporting the change but failed to account for the full volume of opposition emails. This selective reporting undermines the integrity of the process.
- There is no data showing that short-term rentals are creating noise, parking, or safety problems. No citations, code violations, or police records have been presented.
- Where concerns exist, they often reflect general enforcement issues—not zoning failures. STRs are already licensed, inspected, and taxed.
- This proposed change contradicts adopted planning documents that promote housing flexibility, small-scale infill, and economic diversity.
- The City already has multiple departments and systems in place to address these concerns, including the Neighborhood Resources department, Fort Collins Police Services, Code Enforcement, and Homeowners Association (HOA) guidelines. These existing mechanisms are designed to respond to the very types of complaints discussed at the informal City meeting.

## **Recommendation**

Uphold the current zoning in Old Town North. Reject the proposed removal of Non-Primary Short-Term Rentals.

Any changes to short-term rental policy should follow a citywide or subarea planning process and align with the Strategic Plan and Land Use Code—not be based on anecdotal complaints or informal discussions.

**Respectfully submitted,**

Jennifer Kelly, Realtor & Owner in OTN



Investor



Owner



STR



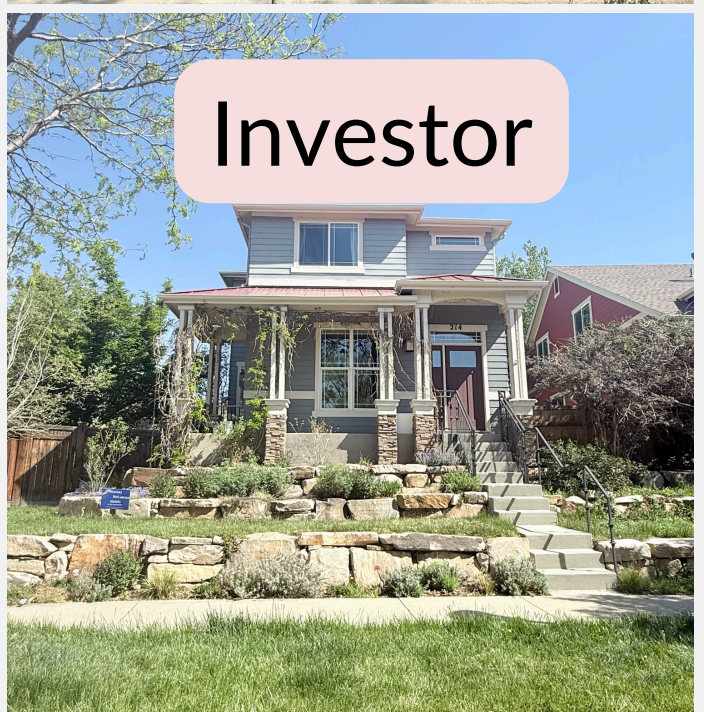
Owner



Owner

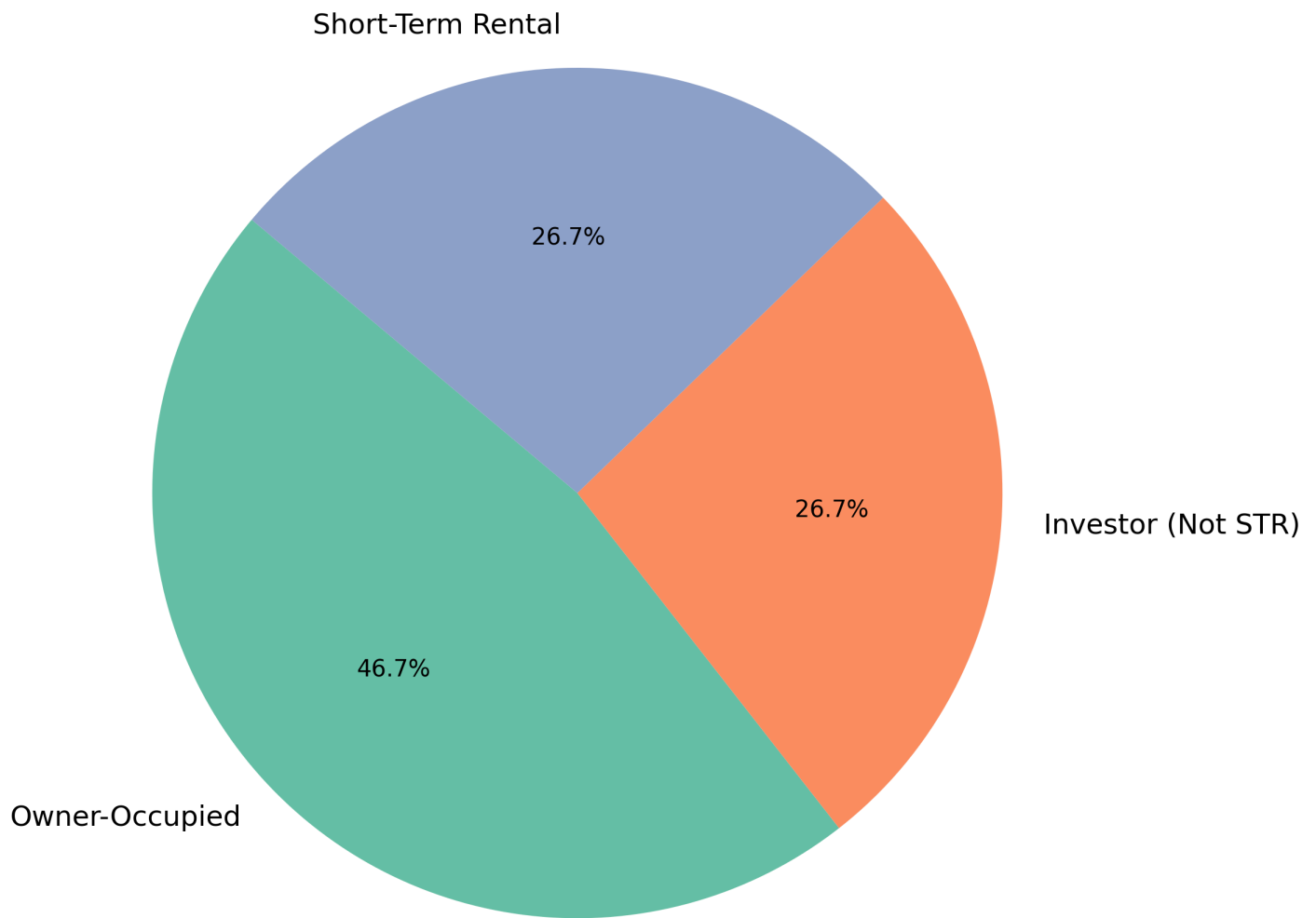


Investor





# Who owns the Unkept Yards in OTN?



17 Yards identified by driving around on 5/12/2025

## 1. Most unkept properties are *not* STRs.

Of the 15 properties noted for unkept yards in Old Town North:

- 7 are owner-occupied
- 4 are owned by non-STR investors
- Only 4 are STRs

👉 This means **over 73%** of the unkept properties are **not** short-term rentals.

## 2. STRs are being unfairly scapegoated.

The data clearly shows that STRs are **not the primary contributors** to property neglect. In fact, STRs often require higher standards for curb appeal and upkeep to remain competitive on rental platforms like Airbnb or VRBO.

### 3. The issue is not zoning — it's code enforcement.

Yard maintenance is a matter of Code Enforcement or an HOA violation, **not land use**. Targeting STR zoning will do **nothing** to solve maintenance concerns if the root cause is a lack of enforcement for all property types.



**From:** [Noah Beals](#)  
**To:** [Development Review Comments](#)  
**Subject:** FW: [EXTERNAL] Re: STR  
**Date:** Friday, May 23, 2025 10:01:54 AM

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**From:** Sue McFaddin <sue@7genllc.com>  
**Sent:** Wednesday, May 21, 2025 7:56 PM  
**To:** Sylvia Tatman-Burruss <statman-burruss@fcgov.com>  
**Cc:** Emily Francis <efrancis@fcgov.com>; Rupa Venkatesh <rvenkatesh@fcgov.com>; Ginny Sawyer <GSawyer@fcgov.com>; Noah Beals <nbeals@fcgov.com>  
**Subject:** [EXTERNAL] Re: STR

Hi All

I think the reason Revive and Old Town North are incompatible with STR is the New Urbanism Design. No parking, dense housing and are designed to create community with front porches and a neighborhood feel. Not a Motel 6 commercial zone. It's not compatible with bikes and children.

I'd be surprised that we only have 6 STR's (10%) given the number of critical incidents we have had. Our HOA President has been run over by a STR. We have had SWAT Teams on a STR. Parking is crazy. People are entering other peoples homes thinking they are a STR. STR dogs using other peoples lawns. People packing into studio units. **At what point is it considered a critical situation where we convert it to primary owners only? 20%? 30?**

Since you are doing this for Old Town North, it seems like it would be most efficient to include Revive into this ordinance. We have used Access Fort Collins and what ever the previous system was. No responses other than call animal control. It's the major topic of conversation in the neighborhood but our covenants are written with too high of a percentage of participation to change the covenants. I've asked our state reps for relief by taxing STR as commercial properties.

Please consider including us in the change so that we don't have to keep having critical incidents and our residents can live in a new urbanism neighborhood and have good neighbors.

Sue McFaddin  
[sue@7genllc.com](mailto:sue@7genllc.com)  
970.420.0000

On May 19, 2025, at 4:29 PM, Sylvia Tatman-Burruss <[statman-burruss@fcgov.com](mailto:statman-burruss@fcgov.com)> wrote:

Apologies for my delayed response –

Sue, it sounds like you may have already checked in with Noah on this, so this may be information you already have, and please stay in communication on current and future issues with existing STRs in your neighborhood. In talking with Planning, Revive was considered for inclusion in the Short Term Rental (STR) primary consideration. When staff looked into it, there were only 6 STR licenses in the Revive neighborhood, less of a saturation than in the Old Town North neighborhood. In addition, the Revive area is zoned “Service Commercial,” which is also present in other areas of town. In that case, a code change would be more complex than in Old Town North. I know this does not solve the issue for your neighborhood – for specific code and safety violations, please utilize Access Fort Collins. Also, please stay in contact with us on existing and future issues and we can work with different departments to try to resolve them.

Thank you,

Sylvia

**Sylvia Tatman-Burruss, AICP | Senior Policy & Project Manager**

City Manager's Office, City of Fort Collins  
(970) 416.2354 | [statman-burruss@fcgov.com](mailto:statman-burruss@fcgov.com)

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**From:** Sylvia Tatman-Burruss

**Sent:** Tuesday, May 6, 2025 1:35 PM

**To:** Emily Francis <[efrancis@fcgov.com](mailto:efrancis@fcgov.com)>; Susan McFaddin <[sue@7genllc.com](mailto:sue@7genllc.com)>

**Cc:** Rupa Venkatesh <[rvenkatesh@fcgov.com](mailto:rvenkatesh@fcgov.com)>

**Subject:** RE: [EXTERNAL] STR

Hi Sue – and thank you, Emily –

I will connect with staff working on this and get back to you with more information!

Sylvia

**Sylvia Tatman-Burruss, AICP | Senior Policy & Project Manager**

City Manager's Office, City of Fort Collins  
(970) 416.2354 | [statman-burruss@fcgov.com](mailto:statman-burruss@fcgov.com)

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**From:** Emily Francis <[efrancis@fcgov.com](mailto:efrancis@fcgov.com)>

**Sent:** Tuesday, May 6, 2025 1:06 PM

**To:** Susan McFaddin <[sue@7genllc.com](mailto:sue@7genllc.com)>; Sylvia Tatman-Burruss <[statman-burruss@fcgov.com](mailto:statman-burruss@fcgov.com)>



[burruss@fcgov.com](mailto:burruss@fcgov.com)>

**Cc:** Rupa Venkatesh <[rvenkatesh@fcgov.com](mailto:rvenkatesh@fcgov.com)>

**Subject:** Re: [EXTERNAL] STR

Forwarding to Sylvia as it looks like Ginny is out of office.

Emily Francis

District 6 Councilmember/Mayor Pro Tem

970-556-4748

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With limited exceptions, emails and any files transmitted with them are subject to public disclosure under the Colorado Open Records Act (CORA).

To promote transparency, emails will be visible in an online archive, unless the sender puts #PRIVATE in the subject line of the email. However, the City of Fort Collins can't guarantee that any email to or from Council will remain private.

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**From:** Emily Francis <[efrancis@fcgov.com](mailto:efrancis@fcgov.com)>

**Sent:** Tuesday, May 6, 2025 1:05 PM

**To:** Susan McFaddin <[sue@7genllc.com](mailto:sue@7genllc.com)>; Ginny Sawyer <[GSawyer@fcgov.com](mailto:GSawyer@fcgov.com)>

**Subject:** Re: [EXTERNAL] STR

Hi Sue,

Thanks for reaching out. I'm copying Ginny Sawyer who has been the lead on the STR updates.

Ginny- can you provide any additional information?

Thank you,

Emily Francis

District 6 Councilmember/Mayor Pro Tem

970-556-4748

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To promote transparency, emails will be visible in an online archive, unless

the sender puts #PRIVATE in the subject line of the email. However, the City of Fort Collins can't guarantee that any email to or from Council will remain private.

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**From:** Sue McFaddin <[sue@7genllc.com](mailto:sue@7genllc.com)>

**Sent:** Tuesday, May 6, 2025 12:56:17 PM

**To:** Emily Francis <[efrancis@fcgov.com](mailto:efrancis@fcgov.com)>

**Subject:** [EXTERNAL] STR

Emily

There is a proposal to limit STR to only primary use in North College. It is only for Old Town North. Can you expand this to include Revive? We have so many problems with STR. Our board President has been run over by a STR occupant. We have had a tough time getting owners to vote and meet our high % to change the rules to primary. We would really appreciate the city including us in this resolution.

Sue McFaddin

970.420.0000



**From:** [Noah Beals](#)  
**To:** [Development Review Comments](#)  
**Subject:** FW: [EXTERNAL] Re: June 17 Meeting\_NP-STR comments  
**Date:** Tuesday, May 27, 2025 8:48:27 AM

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**From:** Ginny Sawyer <GSawyer@fcgov.com>  
**Sent:** Tuesday, May 27, 2025 8:16 AM  
**To:** Noreen Linke <noreenlinke@gmail.com>; City Leaders <CityLeaders@fcgov.com>; City Clerk Office <cityclerk@fcgov.com>  
**Cc:** Noah Beals <nbeals@fcgov.com>  
**Subject:** RE: [EXTERNAL] Re: June 17 Meeting\_NP-STR comments

Hi Noreen,

Thank you for your email to City Leaders. Your email has been received by each member of City Council.

City Council and City Manager Kelly DiMartino appreciate you sharing your thoughts. Due to the high volume of emails received by City Council, you may not receive an additional response, but if Councilmembers have personal thoughts or additional requests based on your email, you may hear from them directly.

Thanks again for writing.

ginny

**Ginny Sawyer**  
Project and Policy Manager  
City Manager's Office  
[City of Fort Collins](#)  
300 LaPorte Ave  
970-224-6094 office  
[gsawyer@fcgov.com](mailto:gsawyer@fcgov.com)

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**From:** Noreen Linke <[noreenlinke@gmail.com](mailto:noreenlinke@gmail.com)>  
**Sent:** Monday, May 26, 2025 10:48 PM  
**To:** City Leaders <[CityLeaders@fcgov.com](mailto:CityLeaders@fcgov.com)>; City Clerk Office <[cityclerk@fcgov.com](mailto:cityclerk@fcgov.com)>  
**Subject:** [EXTERNAL] Re: June 17 Meeting\_NP-STR comments

To the members of Fort Collins City Council:

This is a follow-up to an email I sent on Thursday, May 22 which you will find at the bottom of this email for your reference.

My husband and I were unable to attend the Planning and Zoning meeting that took place on May 15, and we are unable to attend your upcoming meeting. I listened yesterday to a large portion of the video from the Planning and Zoning meeting and it has generated a few more comments that I would like to make on behalf of myself and my husband.

1) It was stated several times that to change the Land Use Code now would be "manifestly unfair" to those owners (i.e. changing the rules on them) who have heavily invested financially in our OTN neighborhood for the purpose of their NP-STR enterprises generating their income/profit, and that the rest of us, the residential owners, need to just accept the disproportionate number of NP-STR's as being part of the package of living here. I would like to point out that in this lengthy video it was brought to my attention that the use of our OTN neighborhood was CHANGED in 2017 to ALLOW NP-STR licenses. **We purchased our home in 2013** with the expectation that we were purchasing our retirement home in a neighborhood where we could have a community of people, of true neighbors. We were unaware of that change that took place in 2017. No one asked us how we felt about it, or how it would impact us. WE did not sign up to live in a commercial zone with a huge number of NP-STR's and all the problems that creates, and we certainly did not sign up to live in a neighborhood with absolutely no limits on how many can exist here. The change that took place in 2017 was patently unfair to those of us who invested in this neighborhood early on with the expectation of it being a residential neighborhood community. No one cared about changing the rules on us at that time, but we (and our large financial investment here in our retirement residence) certainly have to suffer the consequences that the 2017 CHANGE created for us. We never would have chosen to purchase our retirement home in this neighborhood had we known what was going to take place here. We are not here to try to generate income or profits from our investment. We are here for what started out as a high quality of life in a great neighborhood. This was taken away from us by the changes made by the city in 2017, and I do not think that it is unreasonable for the City Council to now take all these factors into consideration and acknowledge the huge negative impact that 2017 decision has resulted in our small OTN neighborhood and dial back the trajectory in favor of residential owners. NP-STR renters are not neighbors. We would like to see some consideration given to have our neighborhood back so that we can truly have a community and know our neighbors. We want our neighborhood to be family friendly again.

2) We want the same controls and density of STR's that other residential neighborhoods in Fort Collins are afforded. The tight spaces, narrow streets, close together houses and density of our neighborhood make the impact of STR's even greater for us in OTN than other Fort Collins neighborhoods. So not only are we the only ones with NO controls, our quarter-section is far too small for this explosion of commercial ventures and the influx of such great numbers of transient people.



3) From the video it became abundantly apparent that the city has few true mechanisms for tracking complaints and addressing problems created by NP-STR's. This only adds to the burden carried by the residential owner who is forced to deal with that negative environment.

Thank you for your attention to our additional concerns.

Sincerely,  
Noreen & Scott Linke  
251 Cajetan St.  
Fort Collins

On Thu, May 22, 2025 at 4:38 PM Noreen Linke <[noreenlinke@gmail.com](mailto:noreenlinke@gmail.com)> wrote:

To the members of Fort Collins City Council:

We have been informed that there will be a first hearing on the Old Town North (OTN) Non-Primary Short-Term Rentals (NP-STR) topic held at the City Council meeting on June 17. Unfortunately, we will be unable to attend this meeting, and hope that this email will serve as our public comments. We have sent several emails in the past to various city contacts covering the basic aspects of this topic as it impacts us personally.

We appreciate that the city is considering limiting NP-STR's in our OTN neighborhood. Thank you for listening to our concerns. We hope that these changes will be expedited to prevent further uncontrolled growth of NP-STR's in OTN, and that steps will be taken soon to reduce the existing ones to the same level as other residential neighborhoods in the city. Our small residential neighborhood is currently burdened with 20% of all the STR's in the city, **a majority of those being Non-Primary**, which cause the biggest impact. It has come to our attention that the reason the number of NP-STR's has grown so much in our neighborhood is mainly due to the restrictions the city placed on them in other residential parts of the city, but not in ours. The larger presence of these non-owner occupied "AirBnb's", has **negatively impacted our quality of life** with excessive noise, trespassing, crowded and improper parking on our narrow streets, trash, property damage, etc. It has also definitely taken away the feeling of community for us having such a large and growing transient presence. **It is patently unfair to our small neighborhood to not use the same NP-STR restrictions/limits here at OTN that apply to the rest of Fort Collins.**

To recap our personal concerns:

**We are not against NP-STR wholesale, but against a lack of limits**, creating a situation that what was intended to be a residential neighborhood instead becomes a commercial zone. We purchased our home here in 2013 when the subdivision was still burdened by the original developer's bankruptcy. The neighborhood consisted of some townhomes and a dozen or so single-family residences. Once

the bankruptcy was worked through, vacant lots were sold and development took off with the majority of these vacant lots having single family residences built on them. We were excited to have an end to vacant lots / home construction, and we were looking forward to the start of living in a community of single-family residences, one where you could have a reasonable expectation of getting to know your neighbors and having a true community. But the economics of Fort Collins real estate quickly converted the neighborhood to a region of multiple-family long term rentals (many unrelated people living in the same house) and non-owner occupied short-term rental properties. Getting acquainted with neighbors became virtually impossible.

**The home behind ours is a persistent (permanent) short-term rental property and is not owner occupied.** The distance between our parking pad and their driveway is a very narrow single lane alley. Short-term renters are seeking convenience and comfort and can be indifferent to private property. We have experienced short term renters using our parking pad for recreational sports (and our garage as a backstop for basketball, baseball, cycling, etc.), and also using the narrow alleyway for the same, obstructing the way in / out. Our driveway is often considered an extension of the rental property and used for turn-about maneuvers instead of keeping vehicles on the alley roadbed. Short-term renters have relocated our trash bins on trash collection day away from the alley and up against our home where our trash will not be collected for that week. Although on our own property, the bins were apparently “in the way” for “easier access” to the rental’s limited parking. The STR tenants also do not care about trash dates or trash cans being left out, tipped over, or overflowing. **The ultimate infringement involved our vehicle being struck by a renter** who crossed the narrow alley and drove well onto our parking pad. In this case, the renter was forthcoming and notified us and provided insurance information. Alternatively, we could have been subject to a hit-run by an unknown tenant in a random rental vehicle. Landlords can avoid liability for their renter’s behavior which **places owner-occupied properties in an adversarial role of property surveillance and protection.** **This STR directly behind us is a frequent cause of worry**, especially after this incident where our vehicle was backed into. We especially worry every time we see a large vehicle parked there directly across from ours, wondering if they will negotiate backing up without spilling onto our property and into our vehicle. **Very recently one of the renters would have hit our vehicle again if I had not insisted on moving it before they backed up. They didn’t even try to stay in the alley and used a generous part of our parking pad to back out and still almost hit our vehicle, even with me sitting in it!** Along with that, many of us have no idea who owns the NP-STR property that affects us or how to contact them when we experience these issues. We have no one at the city to report these issues and have them tracked to monitor bad actors. This further erodes the original zoning contract with single-family owner-occupied residents.

At some point, NP-STR’s gain their profit at the expense of residential owners by devaluing our properties. Residential owners don’t usually want to live in a saturated, transient, commercial community. This is coupled with the fact that there is already an effort by an owner adjacent to us to build a non-conforming structure

whose only purpose is NP-STR. It lacks the features required of a home that would be permanently occupied. It does not conform to the requirements that every other house around it had to comply with, and yet it obtained a building permit by the City of Fort Collins. Quite perplexing. An independent broker analysis has concluded that this will definitely devalue all the homes in the near vicinity of this "new build."

NP-STR gains, owner-occupied house loses. Our homes are investments also, deserving protection. It is poor policy to breach the explicit use of an area zoned as single family residential and allow it to become a commercial zone without any of the regulations pursuant to a commercial zone. Despite the auspices of increasing housing density and championing affordable housing, the practices of short-term rentals have turned neighborhoods into commercial zones. Unlimited (U+any) renter density is equally commercial. Property that is used for commercial purposes is valued according to the revenue (rents) that can be acquired. The goal of affordable housing will remain a myth as long as investors can achieve long or short-term rental revenue in excess of mortgage+tax+insurance costs. Multiple family rental and short-term rentals invariably draw from higher income demographics who can afford increasing rents. **City policy should not encourage commercialization that turns once affordable residential owner-occupied properties into commercial properties with ever increasing valuations. Invariably, affordable property values will rise and become unaffordable.** Every neighborhood is prone to the trend and **once initiated, the commercial interests of rental use will compete if not oppose and overcome the interests of owner-occupied properties within the intended residential zone.** The end result is unaffordable housing and **a breach of intent against single family residential use** in favor of commercial use by commercial investors. **This devalues the quality of life for us owners who live here and erodes our own investments in our homes.**

Our neighborhood is dense, with residences close to each other and streets narrower than other residential neighborhoods. Most garages are in the back along very narrow alleyways. Too many cars in areas too small creates issues. As a result, the impact of this high number of NP-STR's is much larger and a much greater nuisance to many of us who live here full time. Primary STR's have not tended to be an issue because the owner is present and the number of people is much less. Commercial endeavors are always seeking higher returns and short-term rental practices are a means of even greater revenue. Whereas long-term rentals afford less stability than owner-occupied, short-term rentals afford no stability. **A continuous rotation of tenants creates a churn of people and vehicles in the neighborhood.** Our proximity to a NP-STR has caused us to have personally sustained property damage (mentioned in an above paragraph) which caused a good amount of resources and time to repair. Again, we have experienced lack of respect, parking issues, trash issues, and trespassing on our property by short-term renters.

We would like to see an immediate moratorium on NEW NP-STR licenses.

We would like to see the city prevent existing licenses from being moved/sold to



other addresses.

We would like a fair process to reduce the existing number of NP-STR's to a level that is consistent with other residential neighborhoods in the city. OTN is the only neighborhood in all of Fort Collins to have a NP-STR free-for-all. This is very disheartening and frankly encourages us to want to move away as it definitely impacts the quality of our life.

NP-STR licenses should be reviewed at least annually. There should be a place where a residential owner, or neighbors in general, can register complaints against bad actors and that should be considered before the renewal of any annual license. There should be a public registry and contact information available of who owns or manages the NP-STR so they can be contacted by an affected neighbor to try to resolve issues in a friendly manner. Commercial businesses have to publicize contact information, so should the NP-STR owner / manager.

Once again, we would like to thank you for your attention and consideration of our concerns.

Sincerely,

Scott & Noreen Linke

251 Cajetan St.

Fort Collins, CO 80524

**From:** [Noah Beals](#)  
**To:** [Development Review Comments](#)  
**Subject:** FW: [EXTERNAL] Will you help save our neighborhood?  
**Date:** Wednesday, May 28, 2025 3:39:23 PM

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**From:** Walter Abercrombie <walt.abercrombie@gmail.com>  
**Sent:** Wednesday, May 28, 2025 3:08 PM  
**To:** City Leaders <CityLeaders@fcgov.com>; Noah Beals <nbeals@fcgov.com>; Ginny Sawyer <GSawyer@fcgov.com>  
**Cc:** Linda Abercrombie <abercrombie.lindakay@gmail.com>  
**Subject:** [EXTERNAL] Will you help save our neighborhood?

I honestly never would have thought that we would have had to write this letter four years after moving to Fort Collins. We were looking for a City that valued neighborhoods and the vitality that comes with them. We loved the dream of living close to the wonderful downtown, and many of the other amenities we like to go to on foot, or on our bicycles. Fort Collins and the Old Town North neighborhood ticked off those boxes for us. We spent a good amount of our retirement funds to move here and build our dream home in OTN.

Three years have passed, and there has been a big change in our neighborhood. Real Estate investors have since swept in, and converted many family homes into these non-primary Short-term rentals. It was not something we were aware could happen in a town like Fort Collins, especially reading about the changes that were made in 2017 to protect neighborhoods from this. It seems that the investors found a weak point in the regulations and took full advantage of that given the restrictions that were put in place in other areas.

Now, the local newspaper (The Coloradoan) has made this issue more public and the nuisances that residents face living in such an environment. We are at the point where the uncertain fate of these "AirBnb's" is causing big doubts on those considering this neighborhood as a residence. Homes are being put up "For Sale" by those no longer willing to live in such a transient environment. These homes have been bought up by more investors wanting to "cash in" on the STR market. It is everything that we thought would never happen..

My wife and I participated in the recent Planning & Zoning session to review the proposed recommendation of City staff to amend the Land Use code for our neighborhood. We were very pleased to hear that the city was bringing this proposal

forward. However, it did disheartened us to hear discussion by some P&Z board members on the economic importance of these STR's to the city, and less importance on community. It seemed that the importance of having vibrant residential neighborhoods suddenly vanished. Luckily some of the board members fought hard against that notion, and the measure narrowly passed. It still was a "wake up call" to us, and our decision to pick Fort Collins as a place to "plant roots". Is there a shift away from neighborhoods to economics by the city?

What is missed in this discussion is that all of us full-time residents have made big financial investments buying our properties, as well as choosing to buy and live full-time in Fort Collins. No, we don't generate income from this, but we are seeking returns in the form of quality of life, and being part of a community. We spend our money locally year round, especially in this northern part of the city that needs that badly. Many contribute further in public service roles, or acting as volunteers to make the broader community better. Please don't have the economic "bean counters" negate that contribution.

Thank you, and we hope that you accept your staff's recommendation to prevent our neighborhood from drowning even further by these non-primary STR's.

Kind regards,

Walter & Linda Abercrombie  
239 Pascal St  
Fort Collins, CO

**From:** [Mark Lobodzinski](#)  
**To:** [Development Review Comments](#)  
**Subject:** [EXTERNAL] Re: Making a Public Comment at Planning and Zoning Commission  
**Date:** Wednesday, May 14, 2025 5:09:20 PM

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Hello! This is in response to the call for comments about the future of non-primary short-term rentals in the Old Town North neighborhood.

I have owned a home in OTN since 2015 and our family has lived there full-time. We have lived on Osiander St and Pascal St, and have seen the increase in the number of NPSTRs. We have made many friends among our homeowner neighbors as well as many long-term renters, and have also experienced many, if not all of the disadvantages of living among so many STRs.

We fervently hope that our lovely neighborhood can enjoy the same consideration and treatment as the vast majority of other, equally lovely Fort Collins neighborhoods, by restricting the number of future and/or current STR licenses.

Thank you for this opportunity to comment and for all of your patience and hard work!

Mark Lobodzinski  
238 Pascal St

On Mon, May 12, 2025, 11:51 AM Development Review Comments  
<[devreviewcomments@fcgov.com](mailto:devreviewcomments@fcgov.com)> wrote:

Hello,

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Respectfully,

Em Myler

Neighborhood Development Liaison



**From:** [Suzanne Lobodzinski](#)  
**To:** [Development Review Comments](#)  
**Subject:** [EXTERNAL] Re: Making a Public Comment at Planning and Zoning Commission  
**Date:** Wednesday, May 14, 2025 4:08:24 PM

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## **Comment for Thursday, May 15, 2025, P&Z Mtg re NP-STRs on Old Town North**

Below is a list of issues with NP-STRs we've encountered over the past ten years living in Old Town North.

-Noise: Parties -- bachelor & bachelorette parties, corporate housed renters having weekend parties, wedding guests coming back and partying, Dungeons & Dragons parties, corporate retreat parties, graduation parties, Tour de Fat parties, college football parties, etc. Loud music, party or not. Yelling across the street from house to car while unpacking (so many do this). Walking around the alley loudly, drunkenly arguing and swearing while on the phone. Drunken groups walking home being loud and obnoxious -- one of our neighbors noted he woke up to vomit on his front walk. Dogs left in the yards while the renters go out for the day or evening, which then bark the whole day or evening because they're in an unfamiliar place.

-Parking: Parking in the garage entrance so the car extends into the alley (the alleys, like our streets, are very narrow) which then blocks the alley, parking in the alley while unpacking, or just literally parked in the alley leaving the car unattended. Pascal is a narrow street with parking allowed on only one side and we've several no parking signs on the no parking side, yet they still park right in front of the signs on the wrong side, which then blocks us from driving down the street. Overcrowded parking: Too many cars for one unit/house. We've limited parking if we have guests over as we don't have driveways to park in, and if the STRs have several groups then our guests or we can't park near our own home. We have only one car and 99.8% of the time it's parked in the garage, but on weekends when you'd like to clean out or rearrange the garage, or you need to make a quick stop at the house, or our daughter visits from Denver, there's no parking available on our street because of cars with out-of-state or rental plates. Also, a college sports team's large chartered bus was parked on the street in front of the NP-STR while the team was staying here. The bus driver sat in the bus with the engine on for hours on the last day of their stay.

-Disrespect for Property: Both the homeowners and the renters. Weeds grow tall. Snow isn't not shoveled from sidewalks. Trashcans are overflowing or left out all week against HOA rules. Five rental scooters we're left parked in the front yard of a home after the renters left. Frequently, rental bikes are left blocking the sidewalk in front of the rentals or in the yards after the renters have left.

-Rudeness: When we ask them to please repark their cars or ask them to turn down the music they're so rude. We no longer try to address noise or parking ourselves and call the non-emergency line, which is a waste of city resources.

-Property Damage: Our neighbors have had over \$2000 in property damage caused by a NP-STR renter backing into their car and house.

-Loss of Good Neighbors: We know of several people who have moved out of Old Town North because of the issues with NP-STRs.

-Loss of Property Value: If NP-STRs continue to increase in our neighborhood, no one will want to purchase a home to live here, which will drive down our property values.

-Invasion of Privacy: We've had people come up onto our porch thinking they're at their STR. A few times it's been a drunken group walking home. We've video of people in the street yelling at the person on our porch at 2am that they're at the wrong house.

-Renter Trying To Enter Our Home: On Feb 04 this year, during the night, a man came up onto our porch with his roller bag (car parked directly in front of the no parking sign, on the wrong side of the street) and was looking for the access code on his phone when my husband, Mark, noticed him. Mark opened the door and the man indignantly said, "But this is my rental!" Nope! We actually live here -- this is our home. He was then very apologetic. Nonetheless.

My husband is out of town about once a week, and if I'm home alone at night and get a notification that an unknown male is trying to enter my house in the middle of the night -- considering the issues Old Town North has with the transient population -- I'm calling 911 and possibly unlocking the handgun. Not allowing absentee-owner STRs in our neighborhood should solve this issue, along the majority of those listed above.

We appreciate owners of STRs posting rules on noise, trash, and parking, but their renters don't abide by them.

We would sincerely appreciate the City changing the land use code to no longer allow NP-STRs in our neighborhood.

NP-STRs are a burden on those of us who actually live here and want to create a cohesive, positive, and safe environment for our families and our neighbors.

Many thanks,  
Suzanne Lobodzinski  
238 Pascal St

On Mon, May 12, 2025, 11:51 AM Development Review Comments  
<[devreviewcomments@fcgov.com](mailto:devreviewcomments@fcgov.com)> wrote:

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I apologize for the long email. Hopefully it is helpful. Please let me know if you have any questions!

Respectfully,

Em Myler  
Neighborhood Development Liaison

**From:** [Matt V](#)  
**To:** [Development Review Comments](#); [Noah Beals](#); [City Leaders](#); [Ginny Sawyer](#); [Krista Kidwell](#); [Em Myler](#)  
**Subject:** [EXTERNAL] Re: Making a Public Comment at Planning and Zoning Commission  
**Date:** Wednesday, May 14, 2025 4:45:55 PM

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Hello Em Myler and Fort Collins Planning Committee,

I appreciate the communication and opportunity to speak to you all tomorrow evening. I'll keep it short as the city has received lots of comments since posting.

- 1) I've owned 503 Cajetan since 2017 initially as a STR and most recently lived in it as a primary residence for the last 5 years.
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I respectfully urge the Commission to vote **no** on this proposal. This is an extreme solution to a small problem.

Best,

Matt Veghte  
503 Cajetan St  
Fort Collins CO

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Respectfully,

Em Myler  
Neighborhood Development Liaison

Planning and Zoning Commission,

Thank you for your continued service to the community and striving to make Fort Collins a great place for everyone to live.

My name is Kyle Keeler, and I have been a resident of Fort Collins for over 20 years. In 2015, I designed and, with the help of my brother and sister in-law, built the home my wife and I lived in up until a few weeks ago in Old Town North. I'm also the vice president and longest-serving director of the Old Town North HOA. I write to you both as a long-time and involved community member and on behalf of my parents, Jack and Gail Keeler, who are hopefully future residents of the neighborhood and at a critical point in their housing journey and retirement planning.

When my wife and I purchased our property in Old Town North a decade ago, we did so with the clear intention of operating a short-term rental (STR). At that time, STRs were largely unregulated, and Old Town North, with its Community Commercial North (CCN) zoning, appeared uniquely suited for this kind of use. We designed and built our home specifically intending for it to be a full-time STR. We operated our property responsibly for years, living in the 500 sqft rear unit while hosting guests in the front. We would also rent the rear unit when we ourselves went on vacation.

We've seen both the benefits and the challenges STRs bring to a neighborhood. While we've always prioritized being good neighbors and thoughtful hosts, we've also witnessed the rise of absentee STR owners and commercial management companies that have negatively affected the neighborhood dynamic. In response to these changes, and in fear that if we don't use our property as a non-primary STR we will lose the right to do so, we recently made the difficult decision to move out of our home and convert our rear unit into a second full-time STR. Thus converting two primary STR units to two non-primary STR units.

We loved living in Old Town North but could only afford it because we used the majority of our property as an STR. If we stayed and continued to use our property as two primary STR's this proposal would essentially trap us into living there as we could not afford to move, if we could not use the property as two non-primary STR's when we moved out. This is a great example of how housing flexibility and less zoning use restrictions have a significant and direct impact on

housing affordability. Which is in direct alignment with the suggestion to relax restrictions in the Land Use Code in the City of Fort Collins Housing Strategic Plan which aims to increase affordable housing.

Ironically, this proposal's attempt to create more affordable housing in Fort Collins would make our housing options less affordable and is contributing to displacing us from the home we love and built with our own hands. We would like to eventually move back into the neighborhood but will not be able to do so with a ban on new non-primary STRs.

Now, my parents find themselves in a similarly complex situation. They purchased a lot at 232 Pascal Street with the dream of building a small two-unit home: one to live in, and the other to operate as a short-term rental to help support themselves during retirement. They also hoped to retain the flexibility to use both units as non-primary STRs in the future if they ever needed assisted living or faced unexpected expenses in old age.

However, under this proposed text amendment to the zoning use restrictions, they may not be eligible for a non-primary STR license simply because construction has not yet been completed. This timing technicality creates an unnecessary and deeply concerning financial gap at a time when stability is most important for them.

Their case is indeed unique, and likely not representative of most property owners in Old Town North. But it illustrates the kind of personal impact that broad policy changes can have on real people, especially older residents with limited options. They understand and respect the concerns of full-time residents and are themselves planning to be part of the neighborhood. They hope to contribute positively, not only through their presence but through their thoughtful, modest housing project.

What's particularly troubling is that these proposed changes would create a two-tiered system: current STR owners would be grandfathered in, while new owners, like my parents, would be excluded based solely on timing. This would grant permanent privileges to some while denying the same opportunity to others, based on little more than whether a project was completed by an arbitrary deadline. That's fundamentally unfair, and it contradicts the City of Fort Collins commitment to equity.

I see three potential directions the City of Fort Collins could go:

1. **No further regulation** – This could be a viable option. STR growth in Old Town North has slowed, and the neighborhood may already be reaching its natural cap based on financial feasibility for investors. Furthermore a change now could be financially devastating for some as illustrated by my parents' case.
2. **Grandfather existing non-primary STRs and ban new ones** – This is, in my view, the most problematic. It would entrench inequalities, inflate existing STR property values, and devalue others, like my parents', before they've even had the chance to participate.
3. **Ban all non-primary STRs city wide with no grandfathering** – This would be the most equitable approach, and because of that, while I don't like it because it negatively affects me and my parents financially, I would support it. If the Planning and Zoning Commission determines that non-primary STRs are a problem, this should be addressed across Fort Collins, not just in Old Town North.

What must be avoided is a patchwork policy that singles out specific neighborhoods like ours simply because they have visible concentrations of STRs or because a few voices have been louder than others. Fort Collins needs consistent, equitable policies, not special text amendment carve-outs or reactive rule-making.

If the Planning and Zoning Commission endorses the proposed use restriction to non-primary STRs in Old Town North with the Grandfathering exception, I respectfully urge you to include a provision allowing property owners a grace period after receiving a certificate of occupancy to apply for a non-primary STR license. This would offer a fair and reasonable path forward for families like mine, who are not seeking to exploit the system but to live and age in our community with dignity and support while aligning with Fort Collins' goal for everyone to have healthy, stable housing they can afford.

Sincerely,  
Kyle Keeler

**From:** [Matt V](#)  
**To:** [Development Review Comments](#); [Noah Beals](#); [City Leaders](#); [Ginny Sawyer](#); [Krista Kidwell](#); [Em Myler](#)  
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Respectfully,

Em Myler  
Neighborhood Development Liaison

Planning and Zoning Commission,

Thank You for your service to Fort Collins!

I am writing regarding our property at 232 Pascal Street in the Old Town North neighborhood. My wife, Gail, and I purchased this lot in 2016 with the intent of building a two-unit home: one unit for our primary residence and the other as a short-term rental (STR) to supplement our retirement income. Now in our mid-70s, we rely on Social Security and have planned this project as a means of securing financial stability in our retirement years.

After the purchase, we began designing the home, gathering bids, and compiling documents to apply for a building permit. However, the COVID-19 pandemic in early 2020 caused construction costs to surge, forcing us to pause and redesign the project to make it more affordable.

In 2022, we resumed work, but serious health challenges delayed us again. In April 2023, we were struck by a drunk driver and sustained significant injuries. I spent 18 months in rehabilitation due to a broken neck and concussion. Gail also suffered multiple broken bones and was unable to work on the project for over a year.

Given these unforeseen setbacks and our current physical limitations, we redesigned the home again—this time smaller and single-story, to avoid stairs. Our plan remains to live in one unit and use the other as an STR to generate necessary income. To date, we've invested more than \$70,000 in architectural and engineering services, over \$40,000 in property taxes, and \$10,000 in contractor services and permitting fees.

We are also aware that, as we age, we may eventually need to relocate to an assisted living facility. In that case, we had hoped to rent out both units of the home as non-primary STRs to help cover those future expenses.

Unfortunately, we've been informed that the City may only "grandfather in" existing non-primary STRs under new regulations. Since our home is not yet built, we are currently ineligible to apply for a non-primary STR license. This puts our retirement plan at serious risk.

We understand that our situation is unusual and may not have been considered in the broader policy discussions around STRs in Old Town North. We empathize with both sides of the debate—as future residents and responsible STR owners—and we believe our project offers a respectful balance of both perspectives.

We respectfully request that the City consider including a provision allowing newly constructed homes a reasonable period following the issuance of a Certificate of Occupancy to apply for a

non-primary STR license. We have invested heavily in this project, both financially and emotionally, and we are simply seeking the chance to complete what we started with some assurance that our retirement plan can move forward.

Thank you for your time and thoughtful consideration. I can be reached at 303-710-9900 or [jackleekeeler@gmail.com](mailto:jackleekeeler@gmail.com).

Sincerely,  
Jack Keeler

**From:** [Nancy Derderian](#)  
**To:** [Development Review Comments](#)  
**Subject:** [EXTERNAL] Comments for Planning & Zoning Commission May 15  
**Date:** Tuesday, May 13, 2025 12:59:14 PM

---

Hi Ms. Myler,

I live at 508 Osiander St, in Old Town North (OTN). I am in favor of the Planning and Zoning Commission recommending to City Council a zoning change disallowing non-primary Short Term Rentals (NP-STR) in OTN. I've summarized here some of my previously written comments to City Councilmembers.

My husband and I moved to our single-family home in OTN 3 years ago. We were attracted to its location - proximity both to Downtown and North College businesses and entertainment, the Foothills view, and walkability. We were enticed by its unique contemporary architecture, the blend of single and multi-family homes, a small neighborhood with small yards and generational diversity. We have found community here - neighbors who watch out for each other and help each other.

Along with the availability of licenses, these attributes make our neighborhood attractive to investors seeking NP-STR's. Already burdened with over 20% of all STR's in the city, we suffer an unfair concentration of problems associated with NP-STR's, including noise, late parties, trash, extra traffic on narrow streets and alleys, illegal parking. When these problems arise, the damage is done and repeated complaints seemingly have to work their way through a system.

OTN may have been initially developed as part of a commercial-residential transition area, but it has emerged as predominantly residential, struggling to maintain its distinct character and sense of community as more NP-STR's move in.

Best regards,  
Nancy Derderian

Nancy Derderian  
508 Osiander St.  
Fort Collins, CO 80524  
ph 970-692-3700  
[nancy.derderian@gmail.com](mailto:nancy.derderian@gmail.com)

**From:** [Jim Brown](#)  
**To:** [Development Review Comments](#)  
**Subject:** [EXTERNAL] Concerns About Zoning Change Process in Old Town North  
**Date:** Sunday, May 11, 2025 8:12:11 PM

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Dear City Council and Planning & Zoning Commissioners,

I'm writing as a concerned resident regarding the proposed zoning change in Old Town North. From what I've gathered, this major shift began with an informal meeting back in February, followed by an internal memo — and now it's already on the Planning & Zoning agenda.

What I haven't seen is meaningful neighborhood outreach, clear notice to affected residents, or the kind of data analysis and public input the Land Use Code requires.

No matter where someone stands on short-term rentals, this process feels rushed and far from transparent. Fort Collins deserves thoughtful, inclusive policymaking — not major decisions that seem to stem from backroom discussions and quick memos.

I urge you to pause this proposal and make sure the proper process is followed, giving residents a real chance to be heard.

Sincerely,  
**Jim Brown**

**From:** [Matt Olson](#)  
**To:** [Krista Kidwell](#); [Development Review Comments](#); [Noah Beals](#); [City Leaders](#); [Ginny Sawyer](#); [Em Myler](#)  
**Subject:** [EXTERNAL] Equal and Fair rights  
**Date:** Monday, May 5, 2025 5:26:13 PM

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Dear Members of City Council and the Planning & Zoning Commission,

I am writing to respectfully request a more thoughtful and transparent approach to the proposed zoning changes concerning Non-Primary Short-Term Rentals in Old Town North.

This is not a minor issue—it affects homeowners, property values, tourism, and the overall vitality of our neighborhood. While I understand there have been concerns raised about parking, noise, trash, and property maintenance, these matters can and should be addressed through existing ordinances and effective enforcement, rather than through sweeping zoning changes.

Equally concerning is the lack of a robust and democratic public process. A zoning change of this scale warrants comprehensive community engagement, clear public notice, and decisions grounded in data and open discussion. As it stands, the process appears to be a rushed response to limited feedback, which is troubling. We all deserve a voice in this debate.

I urge you to allow more time for residents, local business owners, and other stakeholders to participate meaningfully in this conversation. A well-balanced solution is possible—but only through a fair, inclusive, and deliberate process.

Sincerely,

**Matt Olson**  
**Boxwood Photos**  
Owner  
(818)357-0726

Check the schedule, or book your next shoot with the "Book Now" Tab on our website: [www.BoxwoodPhotos.com](http://www.BoxwoodPhotos.com)



**From:** [Linda Nichols](#)  
**To:** [Krista Kidwell](#); [Development Review Comments](#); [Noah Beals](#); [City Leaders](#); [Ginny Sawyer](#); [Em Myler](#)  
**Subject:** [EXTERNAL] Let's Slow Down and Reevaluate the STR Zoning Change in OTN  
**Date:** Thursday, May 8, 2025 1:18:42 PM

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Dear Members of City Council and Planning & Zoning,

I'm writing to urge you to take a more thoughtful & transparent approach to the proposed zoning change affecting Old Town North's Non-Primary Short Term Rentals.

This issue involves more than just a few complaints — it impacts homeowners, property values, tourism, and neighborhood vitality. I've reviewed the concerns, and most of them (parking, noise, trash, maintenance) can and should be addressed by the Old Town North Home Owner Association via existing city ordinances & enforcement already in place, not through a zoning change.

In addition to Old Town North HOA management, Police Services, Code Enforcement, and the Neighborhood Services Department agencies are fully equipped to respond to complaints & ensure neighborhood standards are upheld, whether the property in question is a short-term rental, a long-term rental, or owner-occupied.

I'm also troubled by the lack of democratic public process. A zoning change of this magnitude deserves full community engagement, proper notification, and data-driven discussion. Right now, it feels like a hasty reaction to limited feedback and it is very concerning.

Please allow more time for Old Town North residents to manage OTN challenges through the OTN HOA. Please also allow more time for business owners & stakeholders to weigh in. A balanced solution is possible — but not without the proper process.

Thank you for your time & leadership,  
Linda Nichols  
Fort Collins Resident

**From:** [Deanna Robertson](#)  
**To:** [Krista Kidwell](#); [Development Review Comments](#)  
**Subject:** [EXTERNAL] May 15 Zoning and Planning Agenda item STR  
**Date:** Friday, May 2, 2025 2:22:16 PM

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Hello,

As a concerned citizen of these United States and a local resident, I am VERY aware that partisanship is dangerous to the democratic process. I have recently become aware of a **proposed change in the zoning district of OTN**. I must be clear, I do not own property in this subdivision yet, but I am interested and have been interested in purchasing a property for use as a STR in Fort Collins for some time now. Every time I find a property that seems like it would work for me, I find out that Zoning has changed and STRs are no longer available in that neighborhood. As I understand it, in 2017-2018, Fort Collins, like many cities and towns along the Front Range, began restricting STRs in primary and non-primary homes due to factors such as noise, trash, and a vagrant population.

I am copying from your agenda for the upcoming meeting as I am disabled and attending will not be possible. STRs are one of the ONLY ways that a person like me might be able to earn an income in this hostile-takeover Trump administration, and I implore you to NOT limit zoning more than you already have.

From your agenda:

As the City has issued STR licenses, there has been a high concentration of licenses in the Old Town North Neighborhood (OTN). **This is because you have limited STRs in other areas of the City with a promise that OTN would be able to have a mix.** The City averages 375-400 total STR licenses every year. I would like to see this data. At least a third of the total has been issued in OTN. **One third equals 124-132, the following sentences indicate that there are a TOTAL of 75 STRs in OTN (7 primary and 68 non-primary) - your math does not "math" correctly, to put it mildly.** Among these licenses, there are seven primary STRs and sixty-eight non-primary STRs. **(That's 75 total)** There are approximately 300 dwellings **(there are 255 with another 20 or so coming from what I can tell from public records - I sincerely hope that the Zoning and Planning board does not make decisions based on inaccurate numbers)** built in this neighborhood and more have been approved for construction. Approximately 25% **(if you are correct on the number of licenses [75] and the public records is correct regarding the number of current dwellings, then this number is 29% currently, not including the homes that are still under construction or proposed)** of the dwellings in OTN are licensed for STR.

Comparing OTN to other parts of the city, we found that the number of licenses in OTN is high. **Your data is skewed. OF COURSE, the number of STRs in OTN is high because YOU previously limited where STRs could be located and DESIGNATED OTN as a STR area in previous Zoning meetings.** This is an illogical argument. If you build two ponds and one of them is going to hold bass and the other trout, you can't THEN say, "Hey! Look at all the bass in THAT pond, that's not fair!" When you set it up that way in previous zoning meetings, did you think we weren't paying attention? We looked at a neighborhood close to downtown, comprised of 500 single-unit dwellings. In this neighborhood, there are 19 total STR licenses. **Because YOU limited the number of licenses.** This part of town does not allow non-primary. However, three of the 19 licenses are non-primary and considered non-conforming. **Perhaps you should focus on regulating that neighborhood instead of going after the neighborhood that you designated for STRs.** Additionally, the City has a total of 49 non-

primary licenses that are non-conforming. Again, enforcement seems to be an issue here.

Since 2017, the City has received complaints about STRs in the OTN. It would be good to see if the police reports on these complaints involved the City's vagrant population rather than owners of or guests of the STRs. Due to the proximity of shelters in that area, I suspect that there has been high vagrant traffic and "camping" due to OTN being under construction since 2017. Having worked with this population over these years, 2017-2020, I can tell you that new construction zones are high target areas for unhoused people. Data matters. You cannot just claim a fact based on a couple of complaints from curmudgeonly neighbors. There has to be a democratic process based on facts. Over the years, different city departments have investigated and responded. These interactions have often frustrated the complaining party as the City

**could not produce enough evidence to revoke any license.** I feel like this is **HIGHLY** important, without facts, we only have CLAIMS, and this is exactly the reason why our Nation is in the trouble it is in with the Trump Administration making unsubstantiated claims. This lack of evidence was usually related to the time of day the offense occurred, after normal business hours. Police may have responded, but no report or correction action was documented. Could it be because it wasn't the guests of the STRs causing the trouble??

Earlier this year, the City conducted an open neighborhood house where the OTN residents and owners were invited to speak with City staff about STRs. Over 50 people came, and 47 signed in. This seems a small number given the number of homes in that area that are said to be of concern. 50 people are only 20% of the current number of households, and did you also include an invitation to the builders who are currently building in that area? A summary of the feedback

received that night and additional emails sent after the meeting have been attached to this report. There are mixed opinions on the issues and approaches to address concerns.

The City is presenting an option to remove non-primary STRs from the CCN zone district. THIS is the part that bothers me the most as a concerned citizen. Why would the City present an option to remove non-primary STRs or change zoning in ANY way based on the MIXED feedback from about 20% of any population?? Are we a democratic city or not? Because 20% seems more like an Oligarchy to me and we already have that problem at the National level, I don't want it in my town. This change does not prohibit the sixty-eight non-primary STR licenses from continuing to operate and renew their licenses. This change will prohibit any new licenses from being issued. If the Council does vote to approve this option, City staff will continue to work with the neighborhood to explore other mitigation options that OTN residents and owners have shared.

Frankly, I am disappointed in how this is being handled. There is not much we can do when billionaires get involved in controlling our federal government, but I had really hoped that Fort Collins was a different place; a place that listened to concerns of the MAJORITY, not the minority.

As I stated, I do not have a stake in this, yet, but someday I hope to be able to afford a home in Fort Collins Old Town North and when I do, I would like to have it be a STR for the sake of my own income and retirement. In this economy, people have to do whatever they can to survive and you folks coming in and just pulling the rug out from under people this way is very undemocratic.

I will be watching to see how you vote on this issue.

Sincerely,  
Deanna Robertson

**From:** [Aundrelyn Knott](#)  
**To:** [Krista Kidwell](#); [Development Review Comments](#); [Noah Beals](#); [City Leaders](#); [Ginny Sawyer](#); [Em Myler](#)  
**Subject:** [EXTERNAL] North Fort Collins STR Zoning Changes  
**Date:** Monday, May 5, 2025 2:28:07 PM

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Dear Members of the Planning and Zoning Commission,

I am writing to express my strong opposition to the proposed zoning amendment that would restrict short-term rentals (STRs) in our area to owner-occupied properties only. As a responsible owner of a non-owner-occupied STR in Fort Collins, I am deeply concerned about the potential negative impacts this change would have on property owners, the local economy, and the broader community.

### **Community Cohesion and Neighborhood Dynamics**

It has been suggested that non-owner-occupied STRs disrupt neighborhood cohesion due to the transient nature of guests. However, in my experience, short-term guests often have minimal impact on the neighborhood. They are typically respectful, spend most of their time exploring the city, and contribute to the local economy by patronizing nearby businesses. Moreover, as a property owner, I ensure that my rental is well-maintained and that guests adhere to community standards.

Conversely, long-term rentals can sometimes lead to challenges in property upkeep and neighborhood relations. Long-term tenants may not have the same incentive to maintain the property or adhere to community guidelines, potentially leading to issues that affect neighborhood harmony.

### **Economic Contributions**

Short-term rentals play a significant role in supporting Fort Collins' economy. They provide accommodations for tourists and visitors, which in turn boosts revenue for local businesses such as restaurants, shops, and entertainment venues. Restricting STRs to owner-occupied properties could reduce the availability of lodging options, potentially deterring visitors and impacting local commerce.

### **Property Rights and Fairness**

Implementing a zoning change that effectively prohibits non-owner-occupied STRs raises concerns about property rights. Many owners have invested in properties with the understanding that they could operate them as STRs under existing regulations. Changing the rules now would not only affect current operations but also devalue these investments.

### **Recommendations**

Rather than imposing an outright ban on non-owner-occupied STRs, I urge the commission to consider alternative measures that address community concerns while preserving the benefits of STRs. These could include:

- Implementing a system for monitoring all STRs to ensure compliance with safety and community standards.

- Establishing clear guidelines and penalties for noise, parking, and occupancy violations to STR owners who do not operate their business appropriately.
- Encouraging open communication between STR owners and neighborhood associations to foster mutual understanding and cooperation.

By adopting a balanced approach, Fort Collins can continue to enjoy the economic and cultural benefits of STRs while maintaining the integrity and cohesion of its neighborhoods.

Unfortunately I will not be in town on the date of the 15th meeting, so it was important for me to have my voice heard here. Thank you for considering my perspective on this important issue.

Sincerely,



**Aundrelyn Knott**

Founder, Peterson & Plum

970.460.6514 | [petersonandplum.com](http://petersonandplum.com)

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**From:** [Rhondda Wells](#)  
**To:** [Krista Kidwell](#); [Development Review Comments](#); [Noah Beals](#); [City Leaders](#); [Ginny Sawyer](#); [Em Myler](#)  
**Cc:** [Stan Wells](#)  
**Subject:** [EXTERNAL] Old Town North STR"s  
**Date:** Monday, May 12, 2025 7:07:44 PM

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Hello City of Fort Collins Staff,

We are very distressed that you might revoke our right to offer our home in Old Town North as a non-primary STR. We have followed all the city rules and regulations, have invested a lot of our hard earned retirement monies, and have operated our STR in a thoughtful manner that respects our neighbors.

It would be financially devastating to us to have our license revoked. **Please consider "grandfathering in"** those owners who have, in good faith, followed all the rules and regulations. Also, owners who inherit the properties and new owners should be grandfathered in if they wish continue using the property as an STR.

I am not sure what the recommendations will be but, if it is to revoke everyone's licenses immediately then the market would be flooded with houses for sale which would distort the real estate market and would be very unfair to those owners. We should have at least five to ten years notice of license revocation, in order to spread out the pain and not cause current STR owners to lose a huge amount of money.

Thank you for taking the time to read this email, and we hope you will be considerate of our concerns.

Stan and Rhondda Wells  
399 Osiander  
303-740-7441

**From:** [James Cech](#)  
**To:** [Development Review Comments](#)  
**Subject:** [EXTERNAL] opposition to changes in the STR zoning for Old Town North  
**Date:** Tuesday, May 13, 2025 7:31:49 PM

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Hello

James Cech here. I am the owner and resident of 262 Cajetan Street, in Old Town North, Fort Collins. I also have an STR license for the home we live in, as we travel some 6 months a year and rent out our property to offset the costs of ownership.

I am unable to attend the 15 may meeting as I will be traveling

I want to state my opposition to any changes to the zoning for old town north. I understand that there has been a vocal segment of the community arguing for change, but I do not believe that represents a majority of the owners in OTN. In any event, even if there was a majority (which I do not believe to be the case) I would argue that any change such as this could have a very large financial impact on owners such as us should be addressed in a more logical, thoughtful, and less hasty manner.

I would argue that it is inherently unfair to change these rules mid stream, after people like us have invested in the community, to satisfy a small number of vocal residents who I guess regret having moved into a neighborhood that—when they moved in—was already zoned and approved for STRs.

Again. I strongly oppose this zoning change. I also strongly oppose the mechanism by which this got to council. How did an ‘informative’ community meeting earlier this year somehow become a recommendation to make such a dramatic change which will have very serious implications to (speaking for ourselves) our largest single retirement asset. This is a big deal to us. I would think the least city staff could do would be to hold a legit referendum of some kind in OTN to obtain a more realistic assessment of what the community actually wants on this important issue before placing this on an agenda for an up or down vote

Sincerely

James Cech  
262 Cajetan st  
Fort Collins CO 80524



**From:** [Brent Nations](#)  
**To:** [Krista Kidwell](#); [Development Review Comments](#); [Noah Beals](#); [City Leaders](#); [Ginny Sawyer](#); [Em Myler](#)  
**Subject:** [EXTERNAL] Opposition to Proposed Ban on Short-Term Rentals in Old Town North  
**Date:** Monday, May 5, 2025 3:21:25 PM

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Dear Members of the Planning & Zoning Commission et al.,

I am writing to express my strong opposition to the proposed changes that would eliminate short-term rentals in our neighborhood. This measure is not only unnecessary but would also have far-reaching negative consequences for our community.

First and foremost, the governing covenants of our Homeowners Association *explicitly permit* short-term rentals. Any attempt to override these provisions would represent a direct infringement on property owners' rights and an overreach of municipal authority. Our HOA documents were carefully crafted and agreed upon by residents, and they should not be undermined by a reactionary policy shift.

Second, our HOA documents also include a clearly defined mechanism for amending this right through a community vote. The group pushing for this change simply does not have the support or the necessary votes to revoke this right through the proper channel, and are now attempting to circumvent the legitimate, democratic process by appealing to the Planning & Zoning Commission.

Moreover, enacting a ban on short-term rentals would deal a significant blow to property values in our area. Investors and potential homeowners alike value flexibility, and the ability to rent on a short-term basis increases the desirability—and therefore the worth—of our homes.

In addition, visitors using short-term rentals contribute meaningfully to our local economy. Restaurants, shops, entertainment venues, and service providers all benefit from the increased foot traffic and spending. Tourism is a critical economic engine, and this city benefits directly from the taxes and revenue generated by these guests—revenue that would disappear if this misguided ban goes into effect.

I urge you to reconsider this proposal. It is short-sighted, not representative of our community's majority, and will harm both individual property owners and the city as a whole.

Sincerely,

Brent Nations  
538 Cajetan

**From:** [Josh Tinker](#)  
**To:** [Krista Kidwell](#); [Development Review Comments](#); [Noah Beals](#); [City Leaders](#); [Ginny Sawyer](#); [Em Myler](#)  
**Subject:** [EXTERNAL] Opposition to Revising STR Land Use in Old Town North / CCN  
**Date:** Wednesday, May 14, 2025 12:36:07 PM  
**Attachments:** [SnailMail Announcement Planning and Zoning Commission, STR, 2025may01.pdf](#)

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Hello city staff, the Planning and Zoning Commission, and City Council,

Please do not change the land use for short-term-rentals (STRs) in Old Town North (OTN).

The current proposal is an extreme response to a localized problem.

The majority of STRs in OTN are well run; guests are good neighbors. The majority complaints come from a few poorly-run properties.

**The proposal ignores the broader economic impact** of the 70+ STRs in the OTN neighborhood.

- Downtown hotels are not a viable option for the visitors served by these STRs.
- Reducing or eliminating STRs within walkable distance to Old Town will push guests to accommodations away from downtown.
- Non-primary STRs have many more nights available for visitors than Primary STRs
- Guests may drive to downtown for a single visit, but limiting or reducing STRs will move their spending away from the city.

**The proposal punishes *all* owners in OTN.**

- Properties in Old Town North command upwards of a ten percent (10%) premium compared to similar properties nearby.
- Even if not intending to use a property as an STR, many buyers pay this so they can have the option to do so in the future.
- Many owners want the future option to use their property as a NP STR. This proposal removes that option.
- Over the long term, this proposed land use change (LUC) will decrease property values by upwards of 10%, a significant hardship for people who purchased properties in the last few years.

**The proposal severely punishes non-primary STR (NP STR) owners who operate STRs as good neighbors, in good faith.**

- The CCN uses unique zoning. Today's owners purchased their properties knowing that Old Town North is a mixed-use residential and commercial community.
- My wife and I are **not** nameless out of state investors. After graduating from CSU, we chose to stay. We put all four of our children through PSD. Even though we reside in SE Fort Collins, I volunteer with the OTN HOA.
- In 2020, we bought a townhome in OTN and converted it to a NP STR.

We redirected a significant portion of our retirement funds here because my wife and I believe our city is a wonderful place and we wanted to share it with respectful visitors.

- We chose Old Town North as it was the only viable option at the time to offer walkable accommodations to downtown visitors.
- In good faith, I followed all rules and regulations required by the city.
- I hired Northern Colorado's market-leading management company who runs the property as good neighbor, without complaints from the community.
- Changing the LUC feels like a betrayal.
- Any city regulation that stops my wife and I from running our property as an STR will severely punish us. If I can't sell it with the ability to run as a NP STR, I will lose 10% of my property value. Converting it to any other use won't cover our costs.

**There's been zero dialogue about how this proposal solves the majority of community feedback.**

- In the short term, this proposal allows all the existing STRs to operate.
- There's nothing about shifting a poorly run STR to be a good neighbor.
- There's nothing discussed about enforcing existing rules and regulations.
- During February's open house feedback gathering session, more than one resident complained about a specific property on Pascal St. At the time, this owner was not allowing guests to use the garage, in violation of the city's STR regulations for off-street parking. If the city enforced the off-street-parking requirement, guests at this property would be much less of a nuisance to neighbors.
- Why does this proposal ignore enforcing existing regulations, or ways to improve enforcement?

**This proposal was hurried. We ALL need more time to develop real solutions to real problems.**

- May 1st's version of the city's proposal was to simply stop new NP STRs in OTN, not change the LUC!
  - See the attached, that was mailed to me on May 1st
- Not allowing new STR is one thing, but forever blocking existing NP STR status is a completely different thing!
- If the city is serious about not allowing new NP STRs in OTN, there are many other viable solutions. City staff need to explore solutions that minimize the negative impacts to existing owners and minimize the negative economic impacts

This proposal is an extreme solution to a small problem.

For tomorrow's meeting, please:

1. **Recommend Denial** of proposed LUC change and support a Council decision to **retain** the ability to issue new licenses for Non-Primary STRs in the CCN zone district.
2. Ask the city staff to engage with the Old Town North community. Start with the HOA Board, who can facilitate collaborative sessions by all parties.

Thank you,

Josh Tinker  
827 Heschel St, Unit B, Old Town North

**From:** [Taylor Scott](#)  
**To:** [Development Review Comments](#)  
**Subject:** [EXTERNAL] Planning and Zoning Commission May 15th Hearing - OTN STR Written Comments  
**Date:** Monday, May 12, 2025 8:52:05 AM

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Hello,

My name is Taylor Scott and I live at 368 Cajetan St. in the Old Town North neighborhood. I have lived in this home for over 6 years and love the location, feel, and people in the neighborhood. When my partner and I moved in, we had wonderful neighbors, including a family next door that we became quite close with. A couple years ago, they sold their home and it unfortunately was purchased by an investor who owns many STRs in the neighborhood. Over the past couple years, we have seen the home two doors down, the home behind us, and the home 4 doors down transition to non primary STRs.

The community remains strong in the neighborhood, but holes are showing with so many of these STRs taking over. We miss having a community of people that actually live in their homes. We have watched dozens of random people check into the STRs on Thursday and check out on Sunday, leaving it vacant for weeks at times. We have had guests of the STRs try to enter our home numerous times (FC Police visited once for this) because they cannot find the correct house, we have had fireworks go off in the alley behind our house from guests, we have had many parking and other nuisance issues. Those items bother me, but the worst part is the dying community feel in our neighborhood and the feeling that we live inside a large commercial hotel.

Over 30% of the Old Town North neighborhood is now effectively hotels as non primary STRs. We are the only neighborhood in Fort Collins zoned to allow this many non primary STRs and we are feeling the burden of dealing with this zoning choice. I support the proposal to restrict any future non-primary STRs and I feel that they should not be transferable when someone new buys a home that was registered. I also urge the Planning and Zoning Commission to consider reducing the amount of non primary STRs in Old Town North by removing existing licenses down to a smaller percentage of the neighborhood. This will help bring the community feel back to the neighborhood and support the top City Council priority of having more housing availability.

Thank you for your consideration and looking into the big problem.  
Taylor Scott

**From:** [Mikayla Molitor](#)  
**To:** [Krista Kidwell](#); [Development Review Comments](#); [Noah Beals](#); [City Leaders](#); [Ginny Sawyer](#); [Em Myler](#)  
**Subject:** [EXTERNAL] Please Support Fair and Balanced STR Policies  
**Date:** Wednesday, May 7, 2025 1:05:30 PM

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Dear Planning & Zoning Commission,

I'm writing as a local resident who works closely with short-term rental homeowners and guests here in Fort Collins. The proposed restrictions on STRs would not only violate property owner rights, but also put local jobs and livelihoods at risk. Many families rely on STR income to pay their mortgage and support their households while they navigate life transitions.

I fully support smart, proactive regulation that ensures STRs are safe, respectful, and beneficial to our community. But sweeping limitations would have serious unintended consequences for residents and small businesses alike.

Please consider a balanced path forward that protects neighborhoods and the people who live and work in them.

Mikayla Molitor

**From:** [harry derderian](#)  
**To:** [Development Review Comments](#)  
**Cc:** [nancy.derderian@gmail.com](#); [harry derderian](#)  
**Subject:** [EXTERNAL] Re: Making a Public Comment at Planning and Zoning Commission  
**Date:** Tuesday, May 13, 2025 8:22:34 PM

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Development Review Comments, May 15, 2025,

Please, Planning and Zoning Commission, read this before the May 15 hearing.

My wife, Nancy Derderian, and I, own and live in our Old Town North home, on 508 Osiander Street.

We respectfully ask that you, the Planning and Zoning Commission, RECOMMEND to the city council A CHANGE IN THE ZONING OF OLD TOWN NORTH TO NOT ALLOW NON-PRIMARTY SHORT Term Rentals.

We already are literally surrounded by non-primary short term rentals.

This is clearly unfair and I suspect, unintended; hence, this meeting, and the wise initiative for change by our Planning and Zoning Commission. Without urgent action by our City Council, the percentage of Non-Primary Short Term Rentals in Old Town North could become even more inequitable relative to other neighborhoods in Fort Collins.

This non alignment of Old Town North with the rest of the City of Fort Collins, negatively impacts the quality of life in our progressive city. We recognize the importance of neighborhood community building in any one singular neighborhood as being inseparable with the health and well being of Fort Collins as a whole.

With many houses on Osiander Street near completion, and more lots surrounding us on Emmaus and Osiander to be built out, we are at risk of being even further inundated by Short Term Rentals. This in turn undermines the City of Fort Collins efforts to build our fledgling neighborhood directly adjacent to our crown jewel, Old Town. The current landscape of Old Town North is already strapped with a disproportionate number of “tourists” occupying residences that should be homes.

My wife and I and our kind neighbors are repeatedly subjected to loud noise, sometimes in the middle of the night, illegal parking, excessive trash, littering, police calls, and irresponsible pet owners, all emanating from nearby houses rented to strangers by strangers, short term. It has unfortunately become routine for ten “guests” pulling up in, at times, five or more large vehicles, to occupy houses a stone's throw from our home, usually on weekends.

Short term renters and their hosts, for the most part, are very nice, responsible, people, not unlike you and me. The problem is inherent in their roles as non-primary hosts and guests. In my experience, there is very little overlap with those roles in comparison with what we all recognize as a good neighbor. The role of a good neighbor is integral to thriving neighborhoods, and thriving neighborhoods are integral to a safe, friendly, fun, Fort Collins. The Choice City deserves the moniker because of those of us who choose to be good neighbors, not because of an overly high concentration of non-primary short term rental properties available in Old Town North.

In the event of a disaster, neighbors help neighbors. Are you going to count on anonymous remotely located hosts to lend a helping hand? How about unknown out of towners short term rental guests?

It's no secret that non-primary short term rentals increase the frequency of problems including crime. Current Fort Collins policy puts our Old Town North at exceptional risk. Why? Because our neighborhood is a collection of new and relatively new dwellings, sometimes filled with short term renters or vacant short term rental units, not neighbors watching out for other neighbors.

Speaking of safety, the street behind my home, Emmaus, is extremely narrow, potentially limiting access to emergency vehicles. I fear, without urgent action by our City Council, many of the homes nearing completion or to be built on this street may become Short Term Rentals. The ensuing vehicular congestion caused by an excess of weekend short term renters might prevent our first responders from doing their critical work in a timely manner.

I'm asking you and our City Council to put the interests of those of us, your neighbors and friends, who live in one of Fort Collins newest and most vulnerable neighborhoods, Old Town North, the "next door neighbor" of Old Town, ahead of those who seek to further commodify our neighborhood for their own maximum monetary self gain.

Harry Derderian, M.D.

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**From:** [Erik Haagenson](#)  
**To:** [Development Review Comments](#)  
**Subject:** [EXTERNAL] Re: Making a Public Comment at Planning and Zoning Commission  
**Date:** Tuesday, May 13, 2025 4:37:50 PM

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Hey Em!

Thanks for your email. My official comment opposing the proposal to limit non-primary short-term rentals in Old Town North is below:

Dear Planning & Zoning Commissioners,

I strongly oppose the proposed changes to the Non-Primary Short Term Rental overlay in Old Town North.

I moved to this neighborhood 16 years ago with the intention of building in a community that embraced thoughtful, well-managed STRs. The ability to operate a non-primary STR was a key factor in my decision to invest in Old Town North and was the driving factor in my decision to move to and build in the neighborhood.

Moreover, I currently have an active building permit for my lot at 556 Cajetan St. Over the past several years, I've worked closely with the City to secure a Major Amendment and bring this project into compliance with all zoning and development requirements — investing about \$100k in the process. If this proposed zoning change is approved, I would be unable to apply for a non-primary STR license in time to be grandfathered in. That would mean a total loss of the value I've built into this property, despite having followed every step of the City's process in good faith.

The impact of this decision would go far beyond policy. It would erase years of planning, significant financial investment, and trust in the City's stated vision for Old Town North. I'm deeply concerned about how the City is handling the proposed zoning change in Old Town North. From what I understand, this major policy shift began with an informal meeting back in February, then moved forward through an internal memo, and now it's suddenly on the Planning & Zoning agenda. We need a thoughtful approach that uses data and input from more than one group and one agenda.

Please don't let this rushed proposal undo years of thoughtful development and personal investment. When managed responsibly, STRs bring vitality, tourism, and tax revenue to the city. If there are concerns, let's address them with better enforcement, not by stripping away options that homeowners and developers have relied on in good faith.

Thanks for taking the time to make a thoughtful decision that best supports all the different interests of this vibrant community and not just a vocal minority.

Sincerely,

Erik Haagenson

On Mon, May 12, 2025 at 11:51 AM Development Review Comments

<[devreviewcomments@fcgov.com](mailto:devreviewcomments@fcgov.com)> wrote:

Hello,

You are receiving this email because you have previously reached out to the City regarding the topic of Short Term Rentals in the Old Town North neighborhood. Hopefully you have heard that we will be bringing this topic to the Planning and Zoning Commission on May 15. The hearing begins at 6 pm and this is the first item on the discussion agenda so it will begin shortly after 6. We invite anyone interested to join us either in person at City Hall - 300 Laporte Ave., or on Zoom at <https://fcgov.zoom.us/j/97548330954>. If you do not plan to make a comment, you can also tune into the live broadcast by [Watching the live stream](#) or tuning into cable channels 14 and 881 or Channel 14 on Connexion .

The agenda item will begin with City staff presenting the proposal. Then the Commission will have some time to ask any clarifying questions they have. After that, public comment will open and stay open until everyone who wants to speak has done so. Commenters can begin lining up at the podium, or raise their hand on Zoom to get in the queue. After public comment closes, the Commission will deliberate and vote.

**The decision they are making is whether or not they want to recommend a change in the zoning of Old Town North to not allow non-primary Short Term Rentals to City Council.**

I've had some questions about public comment, so I wanted to proactively reach out with some answers:

1. You do NOT have to sign up ahead of time to comment at P&Z. If you are in the room there will be a sign in sheet at the podium, and we ask that you start your comment by stating your name and address for the record whether you are online or in person.
2. Comment time is limited to 3 minutes per person. The Commission also has the ability to shorten that time if they want to. There is a handy timer on the podium which you can use to keep time.
3. You can donate your time to someone else. One person may use up to 9 donations to comment for up to 30 minutes. **If you plan to do this you must contact me before the hearing as I will need a list of donors so I can make sure they are all in the room. You cannot donate time to someone and then not attend the hearing. The Commission will not accept time donations unless we receive a list of donors ahead of time and check each one off as they arrive at the hearing.**
4. Anyone who wants to comment has the right to do so. The Commission will be considering the content of each comment as testimony to aid in their decision

making. They are not going to be counting how many commenters are in support or against the proposal.

Also, please note that we do expect this hearing to go late into the evening. Public comment will stay open until everyone who wants to has the chance to speak, and based on the number of written comments we have already received we are expecting many commenters. I understand that many people are unable to spend all night at a public hearing. I want to encourage people to join on Zoom or to send a written comment to me if you are unable to join us in person. All comments will be weighted the same, regardless of how we receive them.

To send a written comment, feel free to just respond to this email. At 6 pm on May 14 I will compile all the comments we get and send them to the Commission to read before the hearing. We will not accept written comments after that time.

Next steps: Regardless of the Commission's recommendation, this proposal will go next to City Council. It is tentatively scheduled for June 17. I will make sure that all written and spoken comments from the P&Z hearing are provided to Council, but you are also welcome to comment again. The hearing will be very similar to the P&Z hearing, except that you DO need to sign up to make a spoken comment. You learn more by visiting <https://www.fcgov.com/council/councilcomments>.

I apologize for the long email. Hopefully it is helpful. Please let me know if you have any questions!

Respectfully,

Em Myler  
Neighborhood Development Liaison

--

Erik Haagenson  
303.532.6634

**From:** [Gail Wheat](#)  
**To:** [Development Review Comments](#)  
**Subject:** [EXTERNAL] Re: Making a Public Comment at Planning and Zoning Commission  
**Date:** Tuesday, May 13, 2025 4:43:49 PM

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Hello.

Thank you for the updated information on the public hearing. I am a resident in the noted area and wanted to respond to the email with written comments as I won't be able to attend the meeting. I am opposed to having short term rentals in the noted area (in which I reside). I feel that the additional traffic and use of public services (e.g. trash, recycling, water) will significantly affect the quality of the neighborhood. Similarly, while not all short term renters will be invasion, the insertion of large parties using homes in the noted area also causes noise concerns as well. This is a residential neighborhood and is not a mixed use neighborhood, nor is it intended to have commercial uses, and the allowance of short term rentals of residences is in opposition to the concept of a neighborhood of personal and family residences. Accordingly I support regulations that would prohibit such uses of the homes in the noted area.

Thank you for your consideration,

Gail S. Wheat  
826 Blondel St. #103, Fort Collins, CO 80524  
Phone: 469-939-4361  
Email: minnwgwen@yahoo.com

On Monday, May 12, 2025 at 11:51:43 AM MDT, Development Review Comments  
<devreviewcomments@fcgov.com> wrote:

Hello,

You are receiving this email because you have previously reached out to the City regarding the topic of Short Term Rentals in the Old Town North neighborhood. Hopefully you have heard that we will be bringing this topic to the Planning and Zoning Commission on May 15. The hearing begins at 6 pm and this is the first item on the discussion agenda so it will begin shortly after 6. We invite anyone interested to join us either in person at City Hall - 300 Laporte Ave., or on Zoom at <https://fcgov.zoom.us/j/97548330954>. If you do not plan to make a comment, you can also tune into the live broadcast by [Watching the live stream](#) or tuning into cable channels 14 and 881 or Channel 14 on Connexion .

The agenda item will begin with City staff presenting the proposal. Then the Commission will have some time to ask any clarifying questions they have. After that, public comment will open and stay open until everyone who wants to speak has done so. Commenters can begin lining up at the podium, or raise their hand on Zoom to get in the queue. After public comment closes, the Commission will deliberate and vote. **The decision they are making is whether or not they want to recommend a change in the zoning of Old Town North to not allow non-primary Short Term Rentals to City**

## Council.

I've had some questions about public comment, so I wanted to proactively reach out with some answers:

1. You do NOT have to sign up ahead of time to comment at P&Z. If you are in the room there will be a sign in sheet at the podium, and we ask that you start your comment by stating your name and address for the record whether you are online or in person.
2. Comment time is limited to 3 minutes per person. The Commission also has the ability to shorten that time if they want to. There is a handy timer on the podium which you can use to keep time.
3. You can donate your time to someone else. One person may use up to 9 donations to comment for up to 30 minutes. If you plan to do this you **must** contact me before the hearing as I will need a list of donors so I can make sure they are all in the room. You cannot donate time to someone and then not attend the hearing. The Commission will not accept time donations unless we receive a list of donors ahead of time and check each one off as they arrive at the hearing.
4. Anyone who wants to comment has the right to do so. The Commission will be considering the content of each comment as testimony to aid in their decision making. They are not going to be counting how many commenters are in support or against the proposal.

Also, please note that we do expect this hearing to go late into the evening. Public comment will stay open until everyone who wants to has the chance to speak, and based on the number of written comments we have already received we are expecting many commenters. I understand that many people are unable to spend all night at a public hearing. I want to encourage people to join on Zoom or to send a written comment to me if you are unable to join us in person. All comments will be weighted the same, regardless of how we receive them.

To send a written comment, feel free to just respond to this email. At 6 pm on May 14 I will compile all the comments we get and send them to the Commission to read before the hearing. We will not accept written comments after that time.

Next steps: Regardless of the Commission's recommendation, this proposal will go next to City Council. It is tentatively scheduled for June 17. I will make sure that all written and spoken comments from the P&Z hearing are provided to Council, but you are also welcome to comment again. The hearing will be very similar to the P&Z hearing, except that you DO need to sign up to make a spoken comment. You learn more by visiting

<https://www.fcgov.com/council/councilcomments>.

I apologize for the long email. Hopefully it is helpful. Please let me know if you have any questions!

Respectfully,

Em Myler

Neighborhood Development Liaison

**From:** [bangle4@comcast.net](mailto:bangle4@comcast.net)  
**To:** [Rupa Venkatesh](#)  
**Cc:** [Krista Kidwell](#); [Development Review Comments](#); [Noah Beals](#); [City Leaders](#); [Ginny Sawyer](#); [Em Myler](#)  
**Subject:** [EXTERNAL] RE: OTN Homeowner: I Support STRs in Our Community  
**Date:** Wednesday, May 7, 2025 4:28:10 PM  
**Attachments:** [image001.png](#)

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Hello Rupa,

Yes, “staff” recently hosted an open house at the library where some OTN citizens put a bunch of posted notes on a board which lead to the city council making a snap decision to change the Land Use Code with no further community interaction/feedback. Where was the comprehensive neighborhood outreach? The proper notice? The data analysis and public comment opportunities required by the Land Use Code? Regardless of one’s opinion of STRs, this process seems rushed and lacking transparency. Fort Collins deserves better governance than policy changes initiated by sticky notes.

Please pause this proposal until the appropriate procedures are followed and all residents have a chance to participate in the conversation. I will be attending the May 15<sup>th</sup> meeting.

Sincerely,  
Frances Bangle

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**From:** Rupa Venkatesh <rvenkatesh@fcgov.com>  
**Sent:** Wednesday, May 7, 2025 1:42 PM  
**To:** [bangle4@comcast.net](mailto:bangle4@comcast.net)  
**Cc:** [Krista Kidwell <kkidwell@fcgov.com>](mailto:kkidwell@fcgov.com); [Development Review Comments <devreviewcomments@fcgov.com>](#); [Noah Beals <nbeals@fcgov.com>](mailto:nbeals@fcgov.com); [City Leaders <CityLeaders@fcgov.com>](#); [Ginny Sawyer <GSawyer@fcgov.com>](mailto:GSawyer@fcgov.com); [Em Myler <emyler@fcgov.com>](mailto:emyler@fcgov.com)  
**Subject:** FW: OTN Homeowner: I Support STRs in Our Community

Good afternoon, Frances:

City Council and City Manager Kelly DiMartino appreciate you sharing your thoughts. Due to the high volume of emails received by City Council, you may not receive an additional response, but if Councilmembers have personal thoughts or additional requests based on your email, you may hear from them directly.

As you may know, staff recently hosted an open house to hear directly from residents in Old Town North. We are taking that information and sharing with Council as we work to develop possible options to help address these issues and your perspective is very important to us. As soon as we have a time frame and options developed, we will share with the neighborhood.

The [Planning and Zoning Commission](#) will have a hearing on this topic at their May 15<sup>th</sup> meeting. You are welcome to join us at the hearing, either in person at 300 Laporte Ave., or virtually on Zoom

by using this link: <https://fcgov.zoom.us/j/97548330954>. The hearing starts at 6 p.m. You can make an additional comment by speaking either in-person or virtually at the hearing.

Thanks in advance,

Rupa

**Rupa Venkatesh**

Assistant City Manager  
City of Fort Collins, CO  
970.221.6684 office  
561.289.6176 cell



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**From:** [bangle4@comcast.net](mailto:bangle4@comcast.net) <[bangle4@comcast.net](mailto:bangle4@comcast.net)>

**Sent:** Wednesday, May 7, 2025 7:38 AM

**To:** Krista Kidwell <[kkidwell@fcgov.com](mailto:kkidwell@fcgov.com)>; Development Review Comments <[devreviewcomments@fcgov.com](mailto:devreviewcomments@fcgov.com)>; Noah Beals <[nbeals@fcgov.com](mailto:nbeals@fcgov.com)>; City Leaders <[CityLeaders@fcgov.com](mailto:CityLeaders@fcgov.com)>; Ginny Sawyer <[GSawyer@fcgov.com](mailto:GSawyer@fcgov.com)>; Em Myler <[emyler@fcgov.com](mailto:emyler@fcgov.com)>

**Subject:** [EXTERNAL] OTN Homeowner: I Support STRs in Our Community

Dear Members of City Council and Planning & Zoning,

As a homeowner of a primary STR in Old Town North (OTN), I am reaching out today to express my support for the continued allowance of Non-Primary Short Term Rentals (STR) in our neighborhood.

For me personally, I left corporate America in January 2024. Being without the security of a paycheck, it is up to me to generate income. One of the ways I accomplish this is thru my STR. I'm sure the situation is quite similar for the other owners of primary and non-primary STRs in OTN. STRs are a revenue stream, not only for owners, but for local businesses as well.

The city's intention of banning non-primary STRs came to my attention when I was accidentally sent a letter from the group "Homes not Hotels" (letter and charter attached). As a result of one meeting in January, where these folks stuck posted notes on a board, it appears the city is ready to change the Land Use Code. Where was the comprehensive neighborhood outreach? The proper notice? The data analysis and public comment opportunities required by the Land Use Code? Regardless of one's opinion of STRs, this process seems rushed and lacking transparency. Fort Collins deserves better governance than policy changes initiated by sticky notes.

Please pause this proposal until the appropriate procedures are followed and all residents have a



chance to participate in the conversation.

Sincerely,  
Frances Bangle  
Fort Collins Resident

**From:** [david.cordova](#)  
**To:** [Ginny Sawyer](#)  
**Cc:** [City Leaders](#); [Noah Beals](#); [Michelle Coe](#); [Krista Kidwell](#); [Development Review Comments](#); [Em Myler](#)  
**Subject:** [EXTERNAL] Re:  
**Date:** Tuesday, May 6, 2025 3:43:10 PM

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Hello Ginny, I wanted to reach out as I see on the agenda for the May 15 meeting that the first item of business is "to remove non-primary short-term rental from the Community Commercial-North College (CCN) Zone District". This is very different than your email reply that reference "NEW" non-primary STRs.

This seems like a pretty dramatic move on an issue that doesn't seem like has received much honest vetting. As I indicated in my previous email, we think there is a very valid time and place for STRs. Deciding to make a change so quickly in these uncertain economic times, particularly based on presumably complaints from a limited number of people, seems like at a minimum more study is needed. Is this really an enforcement issue than a policy issue? And has anyone studied whether issues and concerns in the neighborhood are attributable to STRs rather than homeowners who don't take proper care of their property? Are there even alternative goals here - for instance, is this a limited group of people looking to have an opportunity to buy up property at distressed prices? Again, it seems like this process has been preordained, rushed, and without consideration of varied interests in the community - as you said yourself, there was a high volume of interest, so why "railroad" a change in policy?

*For everyone's reference here's my original email:*

*Dear Mayor, Councilmembers, and Planning Staff,*

*I'm writing to express my strong opposition to the proposed zoning change that would eliminate non-primary short-term rentals in the Old Town North neighborhood.*

*As a homeowner who has invested a significant portion of my retirement savings into my property—and who has fully complied with all STR regulations and HOA covenants—I am deeply concerned about the potential impact of this change. I purchased and operate my STR in good faith, under a clear set of rules that the City put in place. Changing the zoning now undermines that trust and creates financial uncertainty for responsible homeowners like myself.*

*We have gone out of our way to enhance the quality of the property, including regular lawn maintenance, spending significant dollars to improve on the look and feel of the property, and hiring the best available property managers that are respectful and knowledgeable about Old Town North. We also regularly spend time at our property, which was purchased not with the intent of making money, but rather as a placeholder for us in Fort Collins, where my brother in law is a very active member of the community and where we hope to get my in-laws to move from Arizona. Ultimately we may decide to retire in Fort Collins, although should this change take place, it is unfortunate that we'll have to reconsider whether we can continue to hold this property and our connection to the city.*

*It's important to note that a new board has been elected for the Old Town North HOA and is actively engaged in addressing the concerns raised by a small but vocal group of neighbors. A Special STR Committee has also been formed to tackle key issues like noise, trash, and*

*parking. This group will be working on solutions so that issues can be resolved quickly and directly within the community.*

*Blanket zoning changes are a disproportionate response that punish compliant property owners rather than addressing individual bad actors. We ask that the City support the collaborative efforts already underway in our community before taking such a sweeping and potentially damaging action.*

*Additionally, the City Council is scheduled to discuss STRs in Old Town North at the May 15 meeting. Many residents feel this process has been rushed and lacked proper outreach to ensure all homeowner voices were heard. We respectfully request that the City pause any decisions until a more inclusive, transparent process can take place.*

*Thank you for your time and consideration. I urge you to work with the STR Committee and our HOA to find a more balanced, neighbor-driven approach.*

*Sincerely,*

*--*

*David*

Thank you for your time and attention in reviewing my response.

I can be reached at 206 369 4637 if you'd like to discuss over the phone.

Thanks, David

On Mon, Apr 14, 2025 at 9:44 AM Ginny Sawyer <[GSawyer@fcgov.com](mailto:GSawyer@fcgov.com)> wrote:

Hi David,

Thank you for your email to City Leaders. Your email has been received by each member of City Council.

City Council and City Manager Kelly DiMartino appreciate you sharing your thoughts. Due to the high volume of emails received by City Council, you may not receive an additional response, but if Councilmembers have personal thoughts or additional requests based on your email, you may hear from them directly.

The [Planning and Zoning Commission](#) will be considering not allowing any NEW non-primary STRs at their hearing on May 15, 2025 (not Council.)

Thanks again for writing.

ginny

**Ginny Sawyer**  
Project and Policy Manager  
City Manager's Office

[City of Fort Collins](#)  
300 LaPorte Ave  
970-224-6094 office

[gsawyer@fcgov.com](mailto:gsawyer@fcgov.com)

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**From:** david cordova <[dcordova63@gmail.com](mailto:dcordova63@gmail.com)>  
**Sent:** Saturday, April 12, 2025 6:18 AM  
**To:** City Leaders <[CityLeaders@fcgov.com](mailto:CityLeaders@fcgov.com)>  
**Cc:** Noah Beals <[nbeals@fcgov.com](mailto:nbeals@fcgov.com)>  
**Subject:** [EXTERNAL]

Dear Mayor, Councilmembers, and Planning Staff,

I'm writing to express my strong opposition to the proposed zoning change that would eliminate non-primary short-term rentals in the Old Town North neighborhood.

As a homeowner who has invested a significant portion of my retirement savings into my property—and who has fully complied with all STR regulations and HOA covenants—I am deeply concerned about the potential impact of this change. I purchased and operate my STR in good faith, under a clear set of rules that the City put in place. Changing the zoning now undermines that trust and creates financial uncertainty for responsible homeowners like myself.

We have gone out of our way to enhance the quality of the property, including regular lawn maintenance, spending significant dollars to improve on the look and feel of the property, and hiring the best available property managers that are respectful and knowledgeable about Old Town North. We also regularly spend time at our property, which was purchased not with the intent of making money, but rather as a placeholder for us in Fort Collins, where my brother in law is a very active member of the community and where we hope to get my in-laws to move from Arizona. Ultimately we may decide to retire in Fort Collins, although should this change take place, it is unfortunate that we'll have to reconsider whether we can continue to hold this property and our connection to the city.

It's important to note that a new board has been elected for the Old Town North HOA and is actively engaged in addressing the concerns raised by a small but vocal group of neighbors. A Special STR Committee has also been formed to tackle key issues like noise, trash, and parking. This group will be working on solutions so that issues can be resolved quickly and

directly within the community.

Blanket zoning changes are a disproportionate response that punish compliant property owners rather than addressing individual bad actors. We ask that the City support the collaborative efforts already underway in our community before taking such a sweeping and potentially damaging action.

Additionally, the City Council is scheduled to discuss STRs in Old Town North at the May 15 meeting. Many residents feel this process has been rushed and lacked proper outreach to ensure all homeowner voices were heard. We respectfully request that the City pause any decisions until a more inclusive, transparent process can take place.

Thank you for your time and consideration. I urge you to work with the STR Committee and our HOA to find a more balanced, neighbor-driven approach.

Sincerely,

--

David

--

David

**From:** [Emma Cech](#)  
**To:** [Development Review Comments](#)  
**Subject:** [EXTERNAL] short term rentals in the old town north neighborhood  
**Date:** Tuesday, May 13, 2025 11:02:40 AM

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To whom it may concern,

I oppose the proposal to not allow any new STR's in Old Town North. I own a house on Cajetan Street (which I live in part time and Airbnb part time). This is a quiet neighborhood and I have never been impacted by any noise, parking, or traffic issues relating to other AirBnbs in the area.

I travel about 6 months of the year and I stay only at AirBnbs. While traveling I support the local economy, as I believe Airbnb guests support the Fort Collins economy. If the city does not allow Airbnbs, I tend to not visit.

A lot of our guests are families with dogs. We provide bicycles, city maps, restaurant and coffee shop recommendations for them during their stay. Fort Collins has very few hotels - and very few campgrounds. If the AirBnbs did not exist - I believe that many of the families would choose not to visit Fort Collins. As the cost of 2 or 3 hotel rooms would be prohibitive and they would also have to board their pets. I believe this would have a negative impact on the revenue brought into Fort Collins by the tourist industry.

I believe that the current Airbnb Policy Fort Collins is very effective. AirBnbs are limited to one area - which is close to downtown. This provides an area for tourists to stay - without impacting the majority of the city. Residents who are desiring to change the policy - bought into the neighborhood knowing that STRs were allowed in the neighborhood. This is like purchasing a house next to an airport and then demanding the airport close because of the noise. If they did not want to live in an Airbnb neighborhood - there are plenty of neighborhoods in Fort Collins where it is prohibited to Airbnb - they should have purchased in one of those areas.

Please vote no to changing the current policy.

Best,

Emma Cech  
262 Cajetan Street

**From:** [Cassandra Yoder](#)  
**To:** [Development Review Comments](#)  
**Subject:** [EXTERNAL] STR Restrictions  
**Date:** Tuesday, May 13, 2025 3:00:54 PM

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To Whom It May Concern,

My husband and I are permanent residents and homeowners in Old Town North. We are writing in response to the multiple emails and letters regarding short-term rentals (STRs) in our area.

As long-term residents of our home, we wanted to express our support for the presence of STRs in the neighborhood. When we purchased our home, we were fully aware of the STRs surrounding us. In fact, both houses adjacent to ours are STRs. We have found that these rentals do not present significant issues, such as noise concerns. On the contrary, we appreciate the transient nature of our neighborhood, as it contributes positively to local businesses and the broader community in Old Town.

We are opposed to any measures that would restrict STRs in our neighborhood. Prior to moving to Fort Collins, we also enjoyed staying in STRs while exploring the area, and we feel strongly that others should have the same opportunity.

Thank you for your time and consideration on this matter.

Cassandra Yoder, MD, FACOG (941) 782- 7960

**From:** [Kay Osentowski](#)  
**To:** [Development Review Comments](#)  
**Subject:** [EXTERNAL] STRs in OTN  
**Date:** Monday, May 5, 2025 5:13:30 PM

---

Hi,

As an owner of short term rentals in old Town North, I am very concerned as to what is happening. Can you please share with me what the proposal is that is going to be presented?

Many STR owners work diligently to maintain beautiful homes. Many of us have our entire retirement portfolios invested here. If you could share the proposal I would love a chance to review it before the meeting. Thank you very much.

Kay Osentowski  
NCREB  
160 Fairway Lane  
Fort Collins, CO 80525

970-420-9005



**From:** [Sara Horner](#)  
**To:** [Krista Kidwell](#); [Development Review Comments](#); [Noah Beals](#); [City Leaders](#); [Ginny Sawyer](#); [Em Myler](#)  
**Subject:** [EXTERNAL] Support for Non Primary Short Term Rentals in Old Town North  
**Date:** Monday, May 5, 2025 12:53:43 PM

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Dear City Leaders,

I am writing to express my support for the continued allowance of Non-Primary Short Term Rentals in Old Town North.

These rentals provide tourism, diversity, and are good for our local economy.

I have had several clients who were moving to the area who have stayed in these wonderful rental properties. Clients appreciate the ability to stay in a home setting rather than a hotel.

As part of the real estate purchase process, potential buyers are given access to the Home Owner Association documents to review (unless the Buyers have waived this right) as part of their due diligence process.

My husband and I own a couple of Short Term Rentals and our property management company is professional, timely, and on-top-of-things to make the experience terrific for guests and to be good neighbors.

Next, I think it's important to note that if City Council starts regulating Home Owner Association issues, this feels like over-reach and like a precedent that could quickly get out of hand.

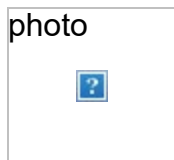
Finally, **thank you** for ALL your time, effort & energy you put into making our community great. I am grateful to live in, be invested in, volunteer in, and work in the City of Fort Collins.



photo



photo



**Sara Horner**

**Broker Associate/Partner**  
**The Group Real Estate**

☐ [970-443-8556](tel:970-443-8556)

☐ [shorner@thegroupinc.com](mailto:shorner@thegroupinc.com) ☐ [SaraKHorne.com](http://SaraKHorne.com)

☐ [www.instagram.com/sarahornerthegrouprealestate/](https://www.instagram.com/sarahornerthegrouprealestate/)

**Leave a Review**

☐ <https://g.page/r/CbJCUZRws9cMEBM/review>

☐ [401 W Mulberry St, Fort Collins CO 80521](#)



**From:** [Tim Cogil](#)  
**To:** [Development Review Comments](#)  
**Subject:** [EXTERNAL] Support for STRs in Old Town North  
**Date:** Thursday, May 8, 2025 10:25:30 AM

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Dear City Leader,

I'm writing to express my **support for the continued allowance of Non-Primary Short-Term Rentals** in Old Town North. These rentals serve an essential role in providing accommodations for visitors, particularly as **hotel options in Fort Collins remain limited**.

Rather than creating disturbances, STRs have **enriched our neighborhood** by bringing diverse guests who actively **support local businesses, enjoy our green spaces, and engage with the community**. Their presence strengthens—not diminishes—Old Town North's vibrancy.

Additionally, STR homeowners maintain their properties with care, ensuring these rentals remain a **positive presence** in our area. I personally have experienced no parking or noise issues related to STRs, reinforcing that they are **an asset, not a nuisance**. Any concern that is being voiced can be addressed through enforcement of current ordinances.

I urge city leaders to continue supporting this **mutually beneficial** arrangement that serves visitors, residents, and Fort Collins as a whole.

Thank you for your consideration.

Best regards,

Tim Cogil

381 Osiander St

**From:** [Caley Follmer](#)  
**To:** [Development Review Comments](#)  
**Subject:** [EXTERNAL] Written Support for STR Changes in Old Town North  
**Date:** Friday, May 9, 2025 12:39:39 PM

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Hello, I'm writing to provide written comments in advance of the Planning and Zoning Commission Hearing on 5/15.

I'd like to express my strong support for the proposal to restrict future non-primary STR licenses in Old Town North. I'm even hopeful that the team works to enact further restrictions but am very pleased with this start and appreciate the City's hard work and consideration of the matter.

Those who are against this measure are sharing that the city should focus on enforcement not restriction of licenses. While I agree that enforcement of existing STR's should be improved, a perfect STR is still a STR. The main issue with our neighborhood currently is the lack of community. I've lived here for 6 years now (368 Cajetan St.) and have watched as every year one of the properties near me turns from a friendly neighbor into a hotel. Who can I turn to if I need to borrow a cup of milk or sugar? Who can I ask to check if I have packages on my front porch or to keep an eye out on my home while on vacation? With a new family, bachelorette party, or sports team checking in every week, I miss out on the point of a neighborhood - Community.

No amount of enforcement can bring community. Only limiting STRs can change that.

I look forward to sharing verbal comments at the meeting on May 15th.

Thank You,

Caley Follmer

**From:** [Noah Beals](#)  
**To:** [Development Review Comments](#)  
**Subject:** FW: [EXTERNAL] Old Town North Short Term Rental Concerns  
**Date:** Wednesday, May 7, 2025 2:15:18 PM

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**From:** Nancy Derderian <nancy.derderian@gmail.com>  
**Sent:** Monday, May 5, 2025 11:06 AM  
**To:** City Leaders <CityLeaders@fcgov.com>  
**Cc:** Noah Beals <nbeals@fcgov.com>; Ginny Sawyer <GSawyer@fcgov.com>  
**Subject:** [EXTERNAL] Old Town North Short Term Rental Concerns

Dear Mayor Arndt, City Manager DiMartino and Councilmembers,

As a resident of Old Town North (OTN), I'm so pleased to hear that the City Manager's office has recommended ending new licenses for non-primary Short Term Rentals (NP-STR) in our neighborhood.

My husband and I, now in Fort Collins for 11 years, moved to our modern, newly constructed single-family home in OTN 3 years ago. We were attracted to its location - the Foothills view, walkable and bikeable to the River, breweries, Atzlan Community Center, Downtown and other stores, restaurants and venues along North College, such as Jax and The Lyric. We were captivated by its unique contemporary architecture, the preponderance of front porches and rooftop patios, the blend of single and multi-family homes, a small neighborhood with small yards and generational diversity. We quickly discovered a community - neighbors who watch out for each other and help each other with things like monitoring homes while the neighbor is away, shoveling snow and picking up trash.

Along with the availability of licenses, these attributes make our neighborhood attractive to investors seeking NP-STR's. I have been approached by individuals outside of my home, or at my front door, who desire to buy properties in the neighborhood. Already burdened with 20% of all STR's in the city, we suffer an unfair concentration of problems associated with NP-STR's, including noise, late parties, trash, extra traffic on narrow streets and alleys, illegal parking. NP-STR owners and their renters do not have a personal stake in keeping our neighborhood clean, quiet and safe. The more NP-STR's we have, the more our residents are isolated from neighbors.

OTN may have been initially developed as part of a commercial-residential transition area, but its predominant residential focus has evolved organically as more people have chosen to establish lives in our nontraditional neighborhood that is distinct in character and engenders mutual support. Please help us to continue on that trajectory by permanently blocking new licenses for NP-STR's, forbidding transference of existing licenses to other addresses, and finding ways to gradually reduce the current high concentration of NP-STR's in OTN.

I am looking forward to the May 15th Planning and Zoning session at City Hall.

Best regards to all,  
Nancy Derderian

Nancy Derderian  
508 Osiander Street  
Fort Collins, CO 80524

ph 970-692-3700

[nancy.derderian@gmail.com](mailto:nancy.derderian@gmail.com)

**From:** [Noah Beals](#)  
**To:** [Development Review Comments](#)  
**Subject:** FW: [EXTERNAL] Old Town North Short-Term Rental Regulation  
**Date:** Wednesday, May 7, 2025 10:57:33 AM

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**From:** Kyle Keeler <kylekeeler@gmail.com>  
**Sent:** Tuesday, May 6, 2025 10:40 PM  
**To:** Noah Beals <nbeals@fcgov.com>; Ginny Sawyer <GSawyer@fcgov.com>; City Leaders <CityLeaders@fcgov.com>  
**Subject:** [EXTERNAL] Old Town North Short-Term Rental Regulation

City Leaders,

My name is Kyle Keeler, and I have been a resident of Fort Collins for over 20 years. In 2015, I designed and, with the help of my brother, built the home my wife and I live in today in Old Town North. I'm also the vice president and longest-serving director of the Old Town North HOA. I write to you both as a long-time and involved community member and on behalf of my parents, Jack and Gail Keeler, who are at a critical point in their housing journey and retirement planning.

When my wife and I purchased our property in Old Town North a decade ago, we did so with the clear intention of operating a short-term rental (STR). At the time, STRs were largely unregulated, and Old Town North, with its Community Commercial North (CCN) zoning, appeared uniquely suited for this kind of use. We designed and built our home with STR functionality in mind and have operated our property responsibly for years, living in the rear unit while hosting guests in the front.

We've seen both the benefits and the challenges STRs bring to a neighborhood. While we've always prioritized being good neighbors and thoughtful hosts, we've also witnessed the rise of absentee STR owners and commercial management companies that have affected the neighborhood dynamic. In response to these changes, and in fear that if we don't use our property as a non-primary STR we will lose the right to do so, we recently made the difficult decision to move out and convert our rear unit into a second full-time STR. Ironically, the very thing we tried to manage responsibly ultimately contributed to our decision to leave. We would like to eventually move back into the neighborhood but will not be able to do so if the city follows through on its proposed plan to grandfather in existing and ban new STRs.

Now, my parents find themselves in a similarly complex situation. They purchased a lot at 232 Pascal Street with the dream of building a modest two-unit home: one to live in, and the other to operate as a short-term rental to help support themselves during retirement. They also hoped to retain the flexibility to use both units as STRs in the future if they ever needed assisted living or faced unexpected expenses in old age.

However, under the city's current STR policy proposals, they may not be eligible for a non-primary STR license simply because construction has not yet been completed. This timing technicality creates an unnecessary and deeply concerning financial gap at a time when

stability is most important for them.

Their case is indeed unique, and likely not representative of most property owners in Old Town North. But it illustrates the kind of personal impact that broad policy changes can have on real people, especially older residents with limited options. They understand and respect the concerns of full-time residents and are themselves planning to be part of the neighborhood. They hope to contribute positively, not only through their presence but through their thoughtful, modest housing project.

What's particularly troubling is that these proposed changes would create a two-tiered system: current STR owners would be grandfathered in, while new owners, like my parents, would be excluded based solely on timing. This would grant permanent privileges to some while denying the same opportunity to others, based on little more than whether a project was completed by an arbitrary deadline. That's fundamentally unfair, and it contradicts the city's commitment to equity and community support.

I see three potential directions the city could take:

- 1.
- 2.
3. **No further regulation**
4. – This could be viable. STR growth in Old Town North has slowed, and the neighborhood may already be reaching its natural cap based on financial feasibility. Furthermore a change now could be financially devastating for some as illustrated by my parents' case.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.
11. **Grandfather existing non-primary STRs and ban new ones**
12. – This is, in my view, the most problematic. It would entrench inequalities, inflate existing STR property values, and devalue others, like my parents', before they've even had the chance to participate.
- 13.
- 14.
- 15.
- 16.
- 17.

18. **Ban all non-primary STRs citywide**

19. – This would be the most equitable approach, and because of that, while I don't like it, I would support it. Returning neighborhoods to residents and boosting long-term rental availability. If the city determines that non-primary STRs are a problem, this

20. should be addressed across Fort Collins, not just in Old Town North.

21.

22.

23.

What must be avoided is a patchwork policy that singles out specific neighborhoods like ours simply because they have visible concentrations of STRs or because a few voices have been louder than others. Fort Collins needs consistent, equitable policies, not special carve-outs or reactive rule-making.

If the city moves forward with the proposed changes to STR regulations, I respectfully urge you to include a provision allowing property owners a grace period after receiving a certificate of occupancy to apply for a non-primary STR license. This would offer a fair and reasonable path forward for families like mine, who are not seeking to exploit the system but to live and age in our community with dignity and support.

Sincerely,

**Kyle Keeler**

Vice President, Old Town North HOA



**From:** [Em Myler](#)  
**To:** [Development Review Comments](#)  
**Subject:** Fw: [EXTERNAL] Old Town North Short-term Rental Regulations  
**Date:** Wednesday, May 7, 2025 12:09:00 PM

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**From:** Randy <randallrothwell@gmail.com>  
**Sent:** Monday, May 5, 2025 5:24 PM  
**To:** City Leaders <CityLeaders@fcgov.com>  
**Subject:** [EXTERNAL] Old Town North Short-term Rental Regulations

To Whom It May Concern,

I'm writing to share my thoughts on the proposed changes to short-term rental (STR) zoning in Fort Collins, particularly in Old Town North. Thank you for considering my perspective. As a long-time Northern Colorado resident, I'm proud to welcome visitors to our vibrant community! My family's roots here go back to the late 19th century, when my great-great-grandparents relied on a temporary rental while purchasing their first farm in the newly formed Larimer County. Similarly, when I returned to Fort Collins after time away, I stayed in a vacation rental while transitioning to long-term housing. Temporary housing options like these play a vital role for many — new residents, families of students, visiting workers, and others.

Through my work, I've traveled extensively and spent over 1,000 nights in vacation rentals across the country, always supporting local businesses and respecting neighbors. Most STR guests are like me — responsible travelers looking for a home-like experience with a kitchen and living space. Limiting STR options restricts Fort Collins' ability to accommodate visitors and new residents, which in turn impacts our local economy and community.

Today, I have a great career in Fort Collins and am preparing to buy a home. I'm concerned that zoning rules, developed through years of thoughtful planning, could be upended by a few vocal opponents rather than through balanced, data-driven decision-making. I attended the recent Open House at the Fort Collins Library and was disheartened to see two individuals filling out dozens of comment notes, heavily skewing the city's public input process. This small sampling does not reflect the broader community's sentiment.

I urge the City to work collaboratively with property owners, managers, and groups like the Old Town North HOA to address concerns through thoughtful rules and bylaws — not by stripping property rights or diminishing home values based on a few complaints. With cooperation, Fort Collins can uphold its commitment to "exceptional service for an exceptional community" while preserving both community character and property owner rights.

Thank you for your time and thoughtful consideration.

Randall Rothwell  
1212 Raintree Drive #J193  
Fort Collins, Colorado  
80526

**From:** [Noah Beals](#)  
**To:** [Development Review Comments](#)  
**Subject:** FW: [EXTERNAL] Old Town North STR Regulation  
**Date:** Tuesday, May 6, 2025 5:16:04 PM

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**From:** Jack Keeler <jackleekeeler@gmail.com>  
**Sent:** Tuesday, May 6, 2025 4:11 PM  
**To:** City Leaders <CityLeaders@fcgov.com>; Ginny Sawyer <GSawyer@fcgov.com>; Noah Beals <nbeals@fcgov.com>  
**Subject:** [EXTERNAL] Old Town North STR Regulation

Dear Mayor Arndt, Councilmembers, Noah, Ginny, and Planning Staff,

I am writing regarding our property at 232 Pascal Street in the Old Town North neighborhood. My wife, Gail, and I purchased this lot in 2016 with the intent of building a two-unit home: one unit for our primary residence and the other as a short-term rental (STR) to supplement our retirement income. Now in our mid-70s, we rely on Social Security and have planned this project as a means of securing financial stability in our retirement years.

After the purchase, we began designing the home, gathering bids, and compiling documents to apply for a building permit. However, the COVID-19 pandemic in early 2020 caused construction costs to surge, forcing us to pause and redesign the project to make it more affordable.

In 2022, we resumed work, but serious health challenges delayed us again. In April 2023, we were struck by a drunk driver and sustained significant injuries. I spent 18 months in rehabilitation due to a broken neck and concussion. Gail also suffered multiple broken bones and was unable to work on the project for over a year.

Given these unforeseen setbacks and our current physical limitations, we redesigned the home again—this time smaller and single-story, to avoid stairs. Our plan remains to live in one unit and use the other as an STR to generate necessary income. To date, we've invested more than \$70,000 in architectural and engineering services, over \$40,000 in property taxes, and \$10,000 in contractor services and permitting fees.

We are also aware that, as we age, we may eventually need to relocate to an assisted living facility. In that case, we had hoped to rent out both units of the home as non-primary STRs to help cover those future expenses.

Unfortunately, we've been informed that the City may only "grandfather in" existing STRs under new regulations. Since our home is not yet built, we are currently ineligible to apply for

a non-primary STR license. This puts our retirement plan at serious risk.

We understand that our situation is unusual and may not have been considered in the broader policy discussions around STRs in Old Town North. We empathize with both sides of the debate—as future residents and responsible STR owners—and we believe our project offers a respectful balance of both perspectives.

We respectfully request that the City consider including a provision allowing newly constructed homes a reasonable period following the issuance of a Certificate of Occupancy to apply for a non-primary STR license. We have invested heavily in this project, both financially and emotionally, and we are simply seeking the chance to complete what we started with some assurance that our retirement plan can move forward.

Thank you for your time and thoughtful consideration. I can be reached at 303-710-9900 or [jackleekeeler@gmail.com](mailto:jackleekeeler@gmail.com).

Sincerely,  
Jack Keeler

**From:** [Noah Beals](#)  
**To:** [Development Review Comments](#)  
**Subject:** FW: [EXTERNAL] Opposition to Proposed STR Restrictions in Old Town North  
**Date:** Wednesday, April 30, 2025 6:21:19 PM

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**From:** Ginny Sawyer <GSawyer@fcgov.com>  
**Sent:** Monday, April 28, 2025 8:57 AM  
**To:** Jennifer Kelly - Realtor <jenniferkellyteam@gmail.com>; Kelly DiMartino <KDIMARTINO@fcgov.com>; Tyler Marr <tmarr@fcgov.com>; Em Myler <emyler@fcgov.com>; Noah Beals <nbeals@fcgov.com>; Jeni Arndt <jarndt@fcgov.com>; Susan Gutowsky <sgutowsky@fcgov.com>; Julie Pignataro <jpignataro@fcgov.com>; Tricia Canonico <tcanonico@fcgov.com>; Melanie Potyondy <mpotyondy@fcgov.com>; Kelly Ohlson <kohlson@fcgov.com>; Emily Francis <efrancis@fcgov.com>  
**Subject:** RE: [EXTERNAL] Opposition to Proposed STR Restrictions in Old Town North

Hi Jennifer,

Thank you for your email to City Council and others. Your email has been received by each member of City Council.

City Council and City Manager Kelly DiMartino appreciate you sharing your thoughts. Due to the high volume of emails received by City Council, you may not receive an additional response, but if Councilmembers have personal thoughts or additional requests based on your email, you may hear from them directly.

Thanks again for writing.

ginny

**Ginny Sawyer**  
Project and Policy Manager  
City Manager's Office  
[City of Fort Collins](#)  
300 LaPorte Ave  
970-224-6094 office  
[gsawyer@fcgov.com](mailto:gsawyer@fcgov.com)

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**From:** Jennifer Kelly - Realtor <jenniferkellyteam@gmail.com>  
**Sent:** Friday, April 25, 2025 5:29 PM  
**To:** Kelly DiMartino <KDIMARTINO@fcgov.com>; Tyler Marr <tmarr@fcgov.com>; Ginny Sawyer <GSawyer@fcgov.com>; Em Myler <emyler@fcgov.com>; Noah Beals <nbeals@fcgov.com>; Jeni Arndt <jarndt@fcgov.com>; Susan Gutowsky <sgutowsky@fcgov.com>; Julie Pignataro

<[jpignataro@fcgov.com](mailto:jpignataro@fcgov.com)>; Tricia Canonico <[tcanonico@fcgov.com](mailto:tcanonico@fcgov.com)>; Melanie Potyondy <[mpotyondy@fcgov.com](mailto:mpotyondy@fcgov.com)>; Kelly Ohlson <[kohlson@fcgov.com](mailto:kohlson@fcgov.com)>; Emily Francis <[efrancis@fcgov.com](mailto:efrancis@fcgov.com)>

**Subject:** [EXTERNAL] Opposition to Proposed STR Restrictions in Old Town North

Dear Mayor Arndt, Members of the Fort Collins City Council and others:

I hope this message finds you well. Thank you for your time and service to our community. I am writing to respectfully voice my strong opposition to any further restrictions on Non-Primary Short-Term Rentals (STRs) in Old Town North (OTN).

Further limiting STRs would directly conflict with several of the City's key 2024 Strategic Plan objectives, including:

- **Increasing housing supply, type, choice, and affordability** (NCV 1)
- **Building vibrant, walkable neighborhood centers** (NCV 4)
- **Fostering local economic opportunity and removing barriers for small businesses** (ECON 1)
- **Supporting cultural engagement and recreational access** (C&R 1)
- **Maintaining public trust through transparent, consistent governance** (HPG 2)

Short-term rentals in Old Town North play an important role in achieving these goals. They expand housing options for residents, traveling workers, and families seeking temporary stays. They create essential income opportunities for local property owners, support neighborhood vitality, fuel small business success, and enhance cultural and recreational engagement within our community.

I understand that the City hosted an open house on February 3, 2025, to gather resident feedback regarding STRs in Old Town North. Following this meeting, staff issued a formal memorandum recommending that Non-Primary STRs be prohibited in the neighborhood. I also understand that a proposed land use change to eliminate Non-Primary STRs in OTN is scheduled for discussion at the Planning and Zoning Board meeting on May 15, 2025. While I appreciate the City's engagement efforts, **it is important to recognize that this memorandum does not reflect the views of all residents, nor does it align with the broader objectives outlined in the City's Strategic Plan.** Major policy changes based on limited engagement risk undermining public trust and the inclusive processes Fort Collins is known for.

Restricting STRs at this stage—especially without compelling new data or widespread evidence of harm—would send a troubling signal of inconsistency between the City's stated strategic goals and its actions. It would reduce housing flexibility, hinder local

entrepreneurship, and erode trust among residents who have relied on the City's previously established policies.

Additionally, further restrictions would work against the City's commitment to building interconnected "15-minute neighborhoods," where local amenities, housing, and services are easily accessible. STRs contribute directly to this vision by supporting walkable, vibrant neighborhoods and helping local businesses thrive.

I urge you to uphold the principles set forth in the Strategic Plan and maintain the current framework for STRs in Old Town North. Rather than restricting these opportunities, the City should focus on responsible management strategies that protect community character while allowing residents and local businesses to thrive.

Fort Collins has long been recognized for its thoughtful, forward-looking approach to policy. I respectfully ask you to continue that tradition by preserving the vitality, diversity, and economic opportunity that STRs bring to Old Town North.

Thank you for your time, leadership, and consideration of this important issue. I welcome any opportunity to further engage with the Council to ensure Fort Collins continues to grow in a way that is equitable, vibrant, and true to its adopted vision.

Sincerely,




**From:** [Noah Beals](#)  
**To:** [Development Review Comments](#)  
**Subject:** FW: [EXTERNAL] OTN information  
**Date:** Wednesday, May 7, 2025 10:54:54 AM

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**From:** jacque kinnick <jakinnick@gmail.com>  
**Sent:** Tuesday, May 6, 2025 8:25 PM  
**To:** City Leaders <CityLeaders@fcgov.com>; Noah Beals <nbeals@fcgov.com>  
**Subject:** [EXTERNAL] OTN information

Dear City Leaders,

I'm writing to you not as an investor or business owner, but as a neighbor — a full-time resident who chose to make Old Town North my home for the last 10 years (Fort Collins resident for 25 years) because of the unique sense of community it offers. But that sense of community is being eroded by the growing presence of non-primary short-term rentals (STRs), and I urge you to take action to protect what makes our neighborhood special.

While it's true that short-term guests may occasionally stop by a local coffee shop or walk through the farmers' market, that's not the same as real community participation. A vibrant neighborhood is built on relationships — on shared stories, on familiar faces, on the trust that comes from seeing the same people at the mailbox, the community garden, or the neighborhood meeting. When houses are used as revolving-door accommodations for tourists, that fabric starts to fray.

Transient guests don't attend neighborhood cleanups. They don't help shovel a neighbor's sidewalk after a snowstorm. They don't vote in local elections, or invest in the long-term well-being of this city. And while STRs may generate income for some, what we lose is far greater — the very soul of what makes Old Town North a place worth living in.

And let's be honest: even one poorly managed STR can do real damage. I've seen firsthand the impact of absentee owners — from trash left out on the wrong days to late-night parties and cars blocking driveways and our narrow neighborhood streets. Enforcement is reactive at best, and by the time authorities respond, the guests are often gone and the cycle starts again with the next booking. Saying that "most" STRs are well-run misses the point — this model invites instability by design. **If we can't guarantee consistent, responsible stewardship, then we shouldn't be allowing commercial enterprises in residential zones.**

Zoning exists for a reason — to protect the character, safety, and livability of our neighborhoods. I ask you to uphold those values. Our homes should be for neighbors, not for nightly rentals. Let's preserve housing for families, for workers, for people who want to put down roots and stay. Let's build a city that prioritizes long-term livability over short-term gain.

Please listen to those of us who live here every day. Please vote to end non-primary short-term

rentals in Old Town North.

Thank you.

Jacque Kinnick

369 Pascal Street

970-481-6853

On Mar 16, 2025, at 9:04 PM, jacque kinnick <[jakinnick@gmail.com](mailto:jakinnick@gmail.com)> wrote:

Dear City of Fort Collins Leaders,

Our Choice City does a tremendous job on so many things. I want to share how much I appreciate the good decisions that have been made with so many aspects of life in Fort Collins, especially the incredible bike paths that allow us to safely bike all over town, the Mason Street corridor, and our impressive natural areas. The hard work and thoughtful decisions by our city leaders and city employees shows!

As a long time resident of Old Town North, I am confident that you'll make a good decision on Short Term Rentals. OTN asks that our neighborhood be brought into alignment with the rest of the City. We request a **Primary STR designation** in the Land Use Code.

Homes, not Hotels in OTN!

Thank you for your time and attention on this matter.

Jacque Kinnick

369 Pascal Street

970-481-6853



**From:** [Rupa Venkatesh](#)  
**To:** [lxbeauvi](#); [City Leaders](#); [Noah Beals](#)  
**Cc:** [Development Review Comments](#)  
**Subject:** RE: [EXTERNAL] OTN - Short Term Rental  
**Date:** Monday, May 12, 2025 7:37:39 AM  
**Attachments:** [image001.png](#)

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Good morning, Luc:

City Council and City Manager Kelly DiMartino appreciate you sharing your thoughts. Due to the high volume of emails received by City Council, you may not receive an additional response, but if Councilmembers have personal thoughts or additional requests based on your email, you may hear from them directly.

As you may know, staff recently hosted an open house to hear directly from residents in Old Town North. We are taking that information and sharing with Council as we work to develop possible options to help address these issues and your perspective is very important to us. As soon as we have a time frame and options developed, we will share with the neighborhood.

The [Planning and Zoning Commission](#) will have a hearing on this topic at their May 15<sup>th</sup> meeting. You are welcome to join us at the hearing, either in person at 300 Laporte Ave., or virtually on Zoom by using this link: <https://fcgov.zoom.us/j/97548330954>. The hearing starts at 6 p.m. You can make an additional comment by speaking either in-person or virtually at the hearing.

Thanks in advance,

Rupa

**Rupa Venkatesh**

Assistant City Manager  
City of Fort Collins, CO  
970.221.6684 office  
561.289.6176 cell



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**From:** lxbeauvi <lxbeauvi@gmail.com>  
**Sent:** Saturday, May 10, 2025 10:22 AM  
**To:** City Leaders <CityLeaders@fcgov.com>; Noah Beals <nbeals@fcgov.com>  
**Subject:** [EXTERNAL] OTN - Short Term Rental

Dear City Council, Mayor, and Managers,

We are very pleased to hear that the city is considering limiting non-primary STR's in our Old Town North (OTN) neighborhood. Thank you for listening to our concerns.

Just to sum up the situation before the city planning and zoning meeting, our neighborhood is at around 20% short term rental with a street like Jerome where 50% of the doors are short term rental. I highly doubt that the city of Fort Collins would ever approve a new residential neighborhood to be built that way.

I really appreciate the consideration to put a hold on issuing new short term rental permits in OTN while considering a resolution for short term rental concerns in Old Town North.

Best regards

Luc Beauvillier  
244 Pascal St

**From:** [Rupa Venkatesh](#)  
**To:** [Connor Kelly](#); [City Leaders](#)  
**Cc:** [Development Review Comments](#)  
**Subject:** RE: [EXTERNAL] Please Follow the Rules and Focus on Enforcement  
**Date:** Thursday, May 1, 2025 1:03:50 PM  
**Attachments:** [image001.png](#)

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Good afternoon, Connor:

City Council and City Manager Kelly DiMartino appreciate you sharing your thoughts. Due to the high volume of emails received by City Council, you may not receive an additional response, but if Councilmembers have personal thoughts or additional requests based on your email, you may hear from them directly.

As you may know, staff recently hosted an open house to hear directly from residents in Old Town North. We are taking that information and sharing with Council as we work to develop possible options to help address these issues and your perspective is very important to us. As soon as we have a time frame and options developed, we will share with the neighborhood.

The [Planning and Zoning Commission](#) will have a hearing on this topic at their May 15<sup>th</sup> meeting. This meeting is held at City Hall in Council chambers and starts at 6pm. If you have any additional comments for the Commission, please email [devreviewcomments@fcgov.com](mailto:devreviewcomments@fcgov.com). Staff will ensure the Commission receives your comments.

Thank you again.

Rupa

**Rupa Venkatesh**

Assistant City Manager  
City of Fort Collins, CO  
970.221.6684 office  
561.289.6176 cell



**From:** Connor Kelly <respectnoco@gmail.com>

**Sent:** Thursday, May 1, 2025 8:00 AM

**To:** City Leaders <CityLeaders@fcgov.com>

**Subject:** [EXTERNAL] Please Follow the Rules and Focus on Enforcement

Dear Planning & Zoning Commission,

My name is Connor Kelly and I'm a 28-year-old homeowner in the Mosaic neighborhood. I'm also an Eagle Scout, and I believe in setting goals, doing the right thing, and following the rules.

One of my goals is to own another investment property someday. I would like to be able to rent it in a way that works for me – with flexibility on who I rent to and for how long. That's why I don't support changing the zoning to remove Non-Primary Short Term Rentals in Old Town North or in any other location in the future.

For the last four years, I've had a long-term rental next door, and it has been a terrible experience. The tenants had three dogs that barked all the time. They didn't pick up after them, and the smell made it impossible to sit on my patio because of the smell and flies. The yard was full of weeds and never mowed. It looked terrible.

This shows that the problem isn't with STRs – it's about how a property is managed. The City already has rules and departments to deal with these problems and the HOA has rules that need to be followed as well. If there is an issue, the HOA or the police or code enforcement can respond.

As someone who follows the rules, I think the City should too. Zoning changes should follow the right process, with notice and community input. It is my understanding that the process hasn't been followed properly and for that reason, I am opposing any zoning changes in Old Town North and requesting that the City and Code Enforcement enforce the rules already in place.

Thank you for listening.

Warm Regards,

Connor

--

Connor Kelly

**From:** [Noah Beals](#)  
**To:** [Ann Hutchison](#)  
**Cc:** [Mark Driskell](#); [Development Review Comments](#)  
**Subject:** RE: Materials missing from P&Z Packet?  
**Date:** Tuesday, May 6, 2025 11:08:30 AM  
**Attachments:** [image001.png](#)

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Hello Ann,

Thanks for the email. We appreciate all the comments and we will get these to the Planning & Zoning Commission and City Council for the public hearings.

I can provide some insight into the current approach. 2017 is when the STR regulations were adopted. We have been working with the current regulations for the last eight years. When these regulations were designed the intent was not to overly impact residential neighborhoods. With that in mind very few residential neighborhoods allow for Primary STRs and Non-primary STRs were reserved for neighborhoods where other commercial uses such as Hotels are allowed. The CNN zone was designed to be a mix of both commercial and residential uses. However, in time as Old Town North fully developed it has become mostly residential. The complaints about STRs in Old Town North have been throughout the years. Yes, we did conduct an open house this year where we received more comments than we have ever had before. The approach for presenting a code change allows the decision makers (Council) have discussion if a change should be made.

Yes, nuisance laws are enforced and they will continue to be regardless of the outcome of the proposed code change. The complaints received typically come in after regular business hours leaving it to Police Services to respond. By the time the police respond to nonemergency calls the nuisance may already be resolved or police may ask it to be corrected and no further action is taken. In these scenarios there is not sufficient evidence to revoke a license.

We recognize an HOA could further restrict themselves when it comes to this issue, and the City does not enforce HOA laws. Typically an HOA would need to have better monitoring and enforcement to be further restrictive. We have spoken with residents of Old Town North through the years and invited them to work with their HOA. The response we have heard from them is there are too many HOA board members who own Non-primary STRs to make any changes. We can't say if that is true or not but it has been a response.

Again the proposed code change only eliminates the City's ability to issue any new Non-primary STR licenses. This does not remove any licenses already issued or the ability to renew such licenses.

The complete materials for Planning & Zoning Commission meetings agenda items are found in the regular meeting agenda <https://records.fcgov.com/BoardsCommissions/DocView.aspx?id=21072166&dbid=0&repo=FortCollins>. This item will start on page 15 of the file.

Regards,

**Noah Beals, AICP**

Development Review Manager | City of Fort Collins

[nbeals@fcgov.com](mailto:nbeals@fcgov.com) | 970.416.2313 direct

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**From:** Ann Hutchison <ahutchison@fcchamber.org>

**Sent:** Monday, May 5, 2025 4:38 PM

**To:** Noah Beals <nbeals@fcgov.com>

**Cc:** Mark Driskell <driskellrealty@gmail.com>

**Subject:** [EXTERNAL] Materials missing from P&Z Packet?

Hi Noah -

The Chamber is tracking the conversation related to STR and Land Use Code Changes in CNN as we are concerned that this conversation is moving far too quickly and is using a tool (land use code changes) that is too drastic for the concerns expressed by residents. I'm a bit confused as to why nuisance codes aren't being used and why we would change base code before trying localized management through the already established HOA in the area.

I'm equally confused as to why there were no supporting materials related to this topic for the May 9 Planning and Zoning packet.

<https://records.fcgov.com/BoardsCommissions/DocView.aspx?id=21072180&dbid=0&repo=FortCollins>

I'm hoping I'm just missing something. Any insight is appreciated.

Ann

\*\*\*\*\*

**Ann Hutchison, CAE**

President & CEO

Fort Collins Area Chamber of Commerce

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**From:** [Noreen Linke](#)  
**To:** [City Leaders](#); [Noah Beals](#); [Development Review Comments](#); [BuildingServices](#)  
**Subject:** [EXTERNAL] NP-STR comments and Thank you!  
**Date:** Saturday, April 12, 2025 4:57:14 PM

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To Whom it May Concern:

I am an owner/occupier of my residence at 251 Cajetan Street in Old Town North.

This is a follow-up to an email I sent on March 14 regarding the Non-Primary Short-Term Rental (NP-STR) situation we are in here at OTN.

I would like to thank the responsible parties in the city for their kind attention to our concerns as owners who reside here, and who have heard the negative impact that some of us are currently experiencing.

My husband and I have a NP-STR directly behind us in the alley, and as a result have experienced property damage which required considerable resources and time to rectify, trash problems, parking problems, and at times a lack of respect by the short-term renters. In my previous email, I delineated our difficulties and asked for a moratorium on the issuance of any new NP-STR licenses and ultimately a decision by the city for a reasonable maximum percentage (a limiting) of licenses to be issued annually to NP-STR owners in OTN. It is my understanding that there are currently no restrictions or limits on the number of NP-STR licenses and we are the only neighborhood in Fort Collins in this situation. The NP-STR free-for-all is causing our neighborhood to become much more commercial in nature than residential, and we are losing our sense of "neighborhood". Some of us have owned since very early on in the development of OTN and we purchased our homes to live in a place where we could know our neighbors and feel a sense of community with them, which is impossible when one is surrounded by the constantly transient population that NP-STR creates. And it was never the intention for this neighborhood to become so substantially commercial.

OTN is such a free-for-all that another lot behind us, adjacent to the current NP-STR directly behind us, has applied for a building permit to build what will be a non-compliant, non-conforming structure whose only purpose is to maximize NP-STR rental profit and is a structure that no one could permanently live in as it lacks some basics required in a permanent home, and yet it is my understanding the city issued the building permit. An independent local broker performed a detailed property value analysis which demonstrated that if this structure is allowed to proceed, it will devalue all the homes around it by an average direct adjacency discount of 19.6% and an average indirect adjacency discount of 12%. This is not protecting the property rights of owners who occupy their homes. I am sharing these things to further illustrate the importance and magnitude that this issue has risen to in OTN.

Since my March email, it has been brought to my attention that the city is working on preventing any new NP-STR licenses in our Old Town North neighborhood. This development would go a LONG way to addressing the issues. It will help stop additional homes from being bought up by investors simply for that commercial purpose, and it would prevent substandard homes from being built for the sole commercial purpose of maximizing STR profits.

We also hope there will be some further steps by the city to bring the number of current NP-



STR's in our neighborhood down to a more reasonable number/percentage, and/or restrictions on how they could be used. We also don't want to see the existing licenses being "transferred" by investors to new addresses in the neighborhood. We eventually would like to see a higher percentage of residences being occupied by owner/residents and longer-term renters. That will help bring back our residential neighborhood to what it originally was intended for.

Thank you for your kind attention.

Sincerely,  
Noreen Linke  
251 Cajetan St.  
281.770.6686

**From:** [James Bishop](#)  
**To:** [Development Review Comments](#)  
**Subject:** [EXTERNAL] Old Town North Comments  
**Date:** Tuesday, February 4, 2025 8:59:58 PM

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Hi, I own a home in Old Town North, 220 Cajetan St.

I wasn't able to make last night's meeting due to childcare issues, but I was hoping to weigh in, if I may.

In short, I'm for limiting STRs, especially for investor-purchased properties. However, my wife and I do own an STR. It's our only STR, we manage it thoughtfully and personally (no management company), and it is an important supplement to our income after the homes adjacent to ours became STRs forcing us to move.

We originally bought our house in Old Town North in 2016 hoping to live here long-term. I was on the HOA board for two terms and, honestly, fought for years to limit the non-primary STRs with no success.

However, our neighbors on either side of our house turned their place into an STR and mid-term rental. Our bedroom was literally feet away from the STR's outdoor party space, which significantly impacted our quality of life.

We decided to move in the summer of 2023 when we were expecting our child since the late-night noise was already an issue. To afford our move in 2023, a time when housing costs and interest rates were higher, we had to rely on turning 220 Cajetan St. into an STR ourselves.

So, I write to say I hope there can be some consideration for those who bought in OTN and lived here, only for the neighborhood to force us out.

I know I present a nuanced situation, but I hope there's room for me and the others I know who are like us who left.

James Bishop and Amanda Zoch

**From:** [Keller, Sarah - FCH](#)  
**To:** [Development Review Comments](#)  
**Subject:** [EXTERNAL] Old Town North Short Term Rental feedback  
**Date:** Sunday, February 2, 2025 12:03:12 PM

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Dear FC official,

I wanted to take a moment to register my feedback on the topic of short term rentals in my neighborhood, Old Town North. I have lived at 350 Cajetan Street since it was built in 2008. As a 16 year resident of the neighborhood (and former HOA board member for several years), I am concerned at how much of the neighborhood has given over to STRs.

- The house directly behind mine (356 Osiander) seems to be a full house, full time STR - and with rooftop lights and a powerful sound system, I have had to call the police with noise violations many times - and they leave their lights on all night all summer (right across from my bedroom windows) - also rooftop parties have triggered many complaints
- Parking in the neighborhood has gotten more difficult and I often find out of town cars parked in front of my house - sometimes for days - leaving no space for my friends or family.
- Our close location to Old Town and many breweries mean the STR guests are often loud and inebriated when returning to the neighborhood.
- I have noticed an increase in dog poop left in my yard (I do not have a dog) when STRs seem their most full.
- I miss having real neighbors - owners or long term rentals - who treat the neighborhood as a place to live - not just an anonymous place to visit.

From what I understand, a paperwork error has allowed our neighborhood to be differently zoned than any other residential area nearby - and the prevalence of STRs in Old Town North has had a detrimental effect on full time residents.

Thank you for your time and consideration,  
Sarah Keller  
350 Cajetan Street

Sarah Keller, MBA, M.Ed.  
National Honor Society Sponsor  
Social Studies Department, co-department chair  
Fort Collins High School

(970) 488-8150

*Inclusion Statement: The Fort Collins High School Social Studies department's mission is to engage students to become informed, compassionate, and empathetic citizens who can positively impact our world. Social Studies is the study of us and our students must feel included and valued in our curriculum. Our commitment to inclusion across race, gender, sexual orientation, religion, identity, and experience drives us as educators. We will strive every day to help young people better understand themselves and be critical thinkers of the world around them*

**From:** [Kyle Leto](#)  
**To:** [Development Review Comments](#); [Noah Beals](#)  
**Subject:** [EXTERNAL] Old Town North STR Rentals  
**Date:** Monday, February 3, 2025 2:15:46 PM

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Hello,

I am a homeowner of a townhome on Baum St in the Old Town North Neighborhood and I had planned on attending the meeting this evening at the library regarding Short Term Rentals; but I ended up having something come up for work and I am not going to be able to attend during the timeframe of the meeting.

I have owned my property in Old Town North since 2015 when it was first built, I lived there with my now wife from 2015 to 2017, at which point we moved to a single family home not far away. From 2017 to 2020 we rented out our townhome as a long term rental. We had 3 different renters during that timeframe and during 2020 we made the switch to renting it as a short term rental.

While renting the property as a long term rental we had very mixed experiences. We had one renter that took great care of our property and was attentive to issues; unfortunately the other two renters did not. The last two renters we had completely abused our property, neglected any routine cleaning and maintenance and there was lots of damage that needed to be fixed. This was not only costly to repair; but it also meant that we had to take our property out of the rental market to do work to make it suitable for a new renter, additionally it would take several months after the property was fixed to find a new renter, all the while the it sat empty. These negative experiences are what led us to try switching to using it has a short term rental.

Since making the change we could not be happier. We utilize a local management company to help us and our property has been very well maintained and taken care of since it is cleaned and inspected between each stay and we don't have to worry about something going wrong and not knowing about it. We are also able to utilize our property for our own stays for family and friends; which has been great for us as we don't have any family locally and it has made it much easier for them to visit us and our children. For example, at the time of me writing this, we have a 3 week old and my wife's parents are staying in our townhome for 6 weeks to help us with our newborn and our two year old. Without the flexibility of having that property for them, we wouldn't have their help, as they nor us could afford to rent a place for them to stay for that long and we don't have room for them in our existing house.

My wife and I are also very happy that we are able to hold on to our property as it was the first property that we ever owned and it is an investment that is very important to us; using it has a short term rental has allowed us to continue to own it and feel confident that it is being cared for. I know that our property has been utilized by people coming to Fort Collins for a whole variety of reasons and we are happy that it can be utilized by such a wide range of people.

I had really hoped to have been able to attend the meeting this evening as this subject is something that I am very passionate about with having gone through different rental situations; but I appreciate you taking the time to hear about my experiences and I truly hope that we will continue to have the opportunity to rent out our property as a short term rental.

Thank you again for your time:

Kyle Leto  
850 Baum St Unit C

**From:** [Matt V](#)  
**To:** [Development Review Comments](#)  
**Subject:** [EXTERNAL] Old Town North STRS Meeting Feb 3rd  
**Date:** Saturday, February 1, 2025 11:02:02 PM

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Dear Noah Beals and Em Myler,

I am out of town February 3rd and appreciate that you're taking email comments for the Neighborhood open house invitation for Old Town North STRs. I've owned 503 Cajetan St, Fort Collins, CO 80524 where I operated the home as a STR 2017-2020 and then moved in and lived there 2020-present.

I believe the City of Fort Collins established a fair and reasonable process with the STR license and zoning practices. Working within that framework is the way forward. Allowing owners who have properly applied for licensure to keep in the system instead of working outside of it is the best outcome for everyone.

Taylor Scott in the neighborhood left a brochure with several inaccuracies.

- \* Unshoveled sideways - for 503 Cajetan, I can state as operated as a STR the snow was shoveled better than myself living there. I paid a snow removal crew that removed it every time. Now that I live here, I'm gone half the time it snows either on a work trip or skiing and it melts by the time I'm home. The fact the HOA does not enforce snow shoveling is a reflection of poor HOA management, not a STR problem.

- \* Other nuisances - there are two owners in the neighborhood that walk their dog off leash because it's "their neighborhood" causing problems for my dog walks, I've never had problems with STR visitors even during Tour de Fat.

- \* Missing real neighbors - change the STRs all you want, they simply become long term rentals which are still semi-permanent residents and the list of complaints equally applies. It doesn't make sense to ban long term rentals in Old Town North and the same goes for short term rentals.

- \* Let's talk about actual problems in the neighborhood. It's not short term rentals, it's the blight on Osiander street where several half finished homes have sat condemned with intermittent squatters.

I commend the City of Fort Collins for a well designed and thought out STR regulations with primary and non-primary options. Changing these regulations doesn't make sense and I oppose changes to the STR process as a long time resident in the neighborhood.

Sincerely,

Matt Veghte

**From:** [Rhondda Wells](#)  
**To:** [Noah Beals](#); [Development Review Comments](#)  
**Cc:** [Stan Wells](#)  
**Subject:** [EXTERNAL] Old Town North STR"s  
**Date:** Sunday, February 2, 2025 8:20:43 AM

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Hello Noah and Em,

My husband and I own two homes in Old Town North, one is a legal STR. The address is 399 Osiander St, STR License Number 620418.

We purchased this home, in good faith, because it afforded us the opportunity to own a Short Term Rental in Fort Collins. We lost our home/STR to the East Troublesome Wildfire which was located in Grand Lake in October 2020. IRS rules dictated that we replace our lost home with a like kind property via a 1033 exchange or pay an exorbitant tax bill. Unfortunately, we were unable to rebuild on our Grand Lake land since we were underinsured and building in the mountains is very expensive. Therefore, we invested in Fort Collins and purchased our replacement STR on Osiander Street.

If we were to loose the ability to own and operate this property as a Non-Primary STR, we would face severe financial consequences as this investment is an integral part of our retirement income.

Therefore, I am pleading with you to "grandfather in" all current legal Non-Primary STR's in the neighborhood. In addition, I believe if we ever sell this home, the new buyer should have the option to continue to operate it as a Non-Primary STR. If the new buyer opts not to renew the license then it would cease to be an STR.

The local company, Mountain Time Vacation Rentals manage our STR. They pay close attention to keeping our home clean and tidy, identify and make needed repairs, and make sure snow is removed in a timely fashion. In addition they have strong rules for the renters, who must be respectful of Old Town North residents. Our STR generates a substantial amount of sales and lodging taxes for the city of Fort Collins. Our STR management fees help employ many Fort Collins residents.

Again, we plead with you to allow us to keep our Non-Primary STR status, and also allow us to market and sell it in the future as an STR. Also, there is a chance that some members of our family might inherit our property in the future. It would be important and only fair that they would also have the ability to keep it as an STR.

Since my husband is quite ill, I probably will be unable to attend the meeting.

We are hoping we will have the opportunity to continue to be a responsible STR owner in Old Town North. Please feel free to call me at 303-740-7441 if you have any questions.

Thank you for taking the time to read this email.

Sincerely,

Rhondda Wells,  
303-740-7441



**From:** [colleenmhodge@gmail.com](mailto:colleenmhodge@gmail.com)  
**To:** [Noah Beals](#)  
**Cc:** [Development Review Comments](#)  
**Subject:** [EXTERNAL] Old Town North  
**Date:** Monday, February 3, 2025 9:58:04 PM

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Noah,

Thank you for being at the meeting this evening regarding Old Town North Short term rentals. I am sure from the turnout of concerned home owners you saw what a big issue this is and it really needs attention, so thank you for listening and I hope you can implement changes quickly.

I did make comments with stickies and placed them on the board but I feel like the space did not allow for me to elaborate on some of the issues that we are dealing with as homeowners.

First we live at 339 Pascal Street. As you know, Pascal is a skinnier street and therefore only allows parking on the south side of the street and we live on the South side of the street. Down the street from us are 3 single family homes that are short term rentals. One house in particular on Pascal allows over 14 people in the unit at once. As a result the parking on the street is maxed out and us as homeowners have no room for visitor parking and we have to deal with people coming and going parking on the street all night long.

In addition, these homes have rooftop decks and the partying goes on all night long sometimes, to the point that we can't have our windows open to enjoy fresh air because of this. Many times outside in the grass and on the sidewalk, we have to gather or walk over beer bottles, cigarette buds and even vomit from the guests. Scooters are often rented and then abandoned in the front yard for pick up.

We have called many times to file a complaint, but it seems to fall on deaf ears, and nothing changes. I know one house has had many complaints. It seems to me that there should be some system to track these complaints and when license renewals are up for the year, there should not be renewals for the properties that had more than 3 or (x number) of complaints. There was a large board at the meeting tonight that had complaints in total numbers in a pie format. So, it seems like the complaint would also have an address associated with it.

Are there any fines to the property owners that own these rentals for complaints?

The other issue is that there are way too many in this area. The homeowners want a community and with all these rentals it seems like it is being taken away. I know that Breckenridge Colorado has similar issues, and I would encourage you to look into the changes that they made. They limited the number of permits issued in the area and downsized the total number of permits. When houses were sold , the permit for short term rental did not automatically renew with the new homeowner. The new homeowner must re-apply for a permit and gets in line with all of the others and would only get a permit if the numbers allowed and he was next in line for a permit. This would start weeding out the quantity of units which we desperately need.

I really encourage you to act fast and start making changes as this is such a frustrating issue and you could see from the turn out tonight that this was indeed the consensus.

Thank you for your time,  
Colleen Hodge  
339 Pascal St.

**From:** [Brent Nations](#)  
**To:** [Development Review Comments](#)  
**Cc:** [Noah Beals](#)  
**Subject:** [EXTERNAL] Opposition to Proposed Short-Term Rental Restrictions  
**Date:** Friday, January 24, 2025 1:54:42 PM

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Dear Em Myler and Noah Beals,

I hope this message finds you well. I am writing to express my strong opposition to the potential restrictions on short-term rentals in the City of Fort Collins. While I regret that I am unable to attend the upcoming meeting to participate in the discussion and present my views in person, I would like to outline my key concerns and respectfully ask that they be considered as part of the decision-making process.

Firstly, allowing short-term rentals provides significant value to the community. By offering visitors the opportunity to experience Fort Collins in well-maintained homes, complete with hospitality guides, local recommendations, and personalized touches, we enhance the overall visitor experience. This not only promotes repeat tourism but also attracts potential new residents who may be considering relocating to the area. The appeal of staying in a home with shared living spaces is often more attractive than the standard hotel experience.

Secondly, restricting short-term rentals may have unintended negative consequences. Personally, my family has no intention of selling our home, and I believe many other homeowners would make the same choice. The result would be a neighborhood with dark, vacant properties for extended periods, which is not beneficial for the community or the city as a whole.

Even if some homeowners were considering selling, these are luxury properties that would not contribute to the availability of affordable housing. We urge you to honor the established covenants of Old Town North and maintain its status as a visitor-friendly neighborhood. Given its close proximity to downtown, short-term rentals are a natural fit for the area and offer an environmentally sustainable option due to the neighborhood's walkability.

Lastly, the governing documents for Old Town North were designed with the allowance for short-term rentals, and all current residents were aware of these terms when purchasing their properties. Creating regulations now that conflict with these terms could lead to lengthy and costly litigation. As a property owner, I would face the potential loss of significant value—potentially upwards of \$100,000—as well as substantial loss of annual revenues. Should such restrictions be enacted, I would be compelled to pursue legal action to protect my rights.

I appreciate your consideration of these points and urge you to carefully evaluate the broader implications of any proposed changes to the current regulations.

Sincerely,

Brent Nations  
538 Cajetan St - Old Town North

512.294.7290

**From:** [Kay osentowski](#)  
**To:** [Development Review Comments](#)  
**Subject:** [EXTERNAL] OTN - 944 Jerome and 938 Jerome units 1,2,3  
**Date:** Monday, February 3, 2025 8:09:32 PM

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OTN was a development in bankruptcy. Spencer and I worked incredibly hard. Dealing with the bankruptcy courts and the difficult defaulted loans and the adjoining banks required much negotiation. The former developer worked hard to get the proper zoning for Short term Rentals. This was the catalyst that spurred activity in OTN while there are many single-family residence that we built and others built, and still exist the ability for the average homeowner investor to have the option of STR is a very important aspect of this subdivision.

The development process for a small company, such as ours was very challenging, and we took on a lot of risk along with a lot of debt. The successful status that we worked so hard to create in old town North resulted in a fabulous tax boone for the city. In fact the taxes are so high now in old town north That the average rental for a short term rental is barely paying the taxes. We have a commercial building which we are very close to negotiating a user for. It is contingent upon the Short term Rentals in this neighborhood. They are most excited about that aspect of old town north. Our Short term Rentals are luxury five-star dwellings. To keep a five star dwelling requires much management and very careful screening. Our livelihood depends on our STR's, which is why we manage them so carefully. Making our Short term Rentals good stewards in this neighborhood is very important to us all. A five star review is essential, which is why they are cared for and screened so carefully requiring them to be non-primary STRs's would be the demise of the subdivision and would create huge losses for not only the homeowners, but the city as well. There are also great jobs that have come from these str. Managers, cleaners, construction.

Sent from my iPhone

**From:** [Christine Dianni](#)  
**To:** [Development Review Comments](#); [Noah Beals](#)  
**Subject:** [EXTERNAL] OTN short term rentals  
**Date:** Wednesday, February 5, 2025 10:17:22 AM

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I'm am sorry I couldn't make the meeting for the Old Town North STR concerns.

I have lived at 214 Pascal St since 2007. I am mostly tolerant of occasional large and late night parties, extra cars in the alley and poorly kempt yards - all of which generally occur more frequently in STR's than in long-term neighbors' homes. Having said that, I am disappointed that the neighborhood is missing what could be a stronger sense of respect for one another and more interest in maintaining residents as though someone lives there.

The trouble I see is that each short term rental is a gaping hole in the fabric of the neighbor.

Long-term residents provide a stable connection to the hood - no matter how loose or tight the connection between them and me is. They have an interest in the neighborhood beyond immediate marketability, they have eyes on the street, nearby ones know my kids. At the end of the day, long-term dwellers come home here.

I don't know if it's possible for us as an HOA to give up our HOA lack-of-standards for STR's and adopt the city's. (Or even dissolve the HOA for the single family homes altogether!) Increasing taxes for the STR's sounds like a possibly reasonable action/deterrent.

Please add me to a list of people interested in follow up info, if there is such a thing.

Thank you,  
Christine Dianni  
214 Pascal St

**From:** [Caley Follmer](#)  
**To:** [Development Review Comments](#)  
**Subject:** [EXTERNAL] OTN Short Term Rentals  
**Date:** Tuesday, January 28, 2025 9:04:23 AM

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Hi there - I'm a resident of Old Town North and am looking forward to attending the open house next week. I wanted to send some comments/feedback in advance to make sure I'm able to articulate my concerns clearly.

I am certain you will get feedback from Airbnb/Vrbo owners in the neighborhood and want to make sure the other perspective is also shared.

We live sandwiched between 2 airbnbs (1 immediately to our right and 1 two houses down). The home immediately to our right started as a family home with neighbors we enjoyed being able to ask for sugar from or ask to pull in our packages. Once the home sold - we eventually found out it was purchased by someone who now owns 4 Airbnbs in the neighborhood.

There are significant issues related to our next door airbnbs but also across the neighborhood. When people don't live in the homes full-time, there are issues that don't get addressed - sidewalks are not shoveled (safety hazard), lawns are not taken care of, garbage bins/trash are left out, garages are left wide open. We got a visit from Fort Collins Police just last week because they were performing a welfare check on our next-door Airbnb because the front door was left open as well as the garage. When the Airbnbs do have guests we find that we struggle to find parking, have to report noise violations (we see lots of bachelor/bachelorette parties), deal with disrespectful visitors and more.

The point of a neighborhood is to live in close community with others. We can't do that when we live with such a large percentage of Short Term Rentals. It has made us incredibly sad to see how the neighborhood has evolved with more and more investors looking to make a quick buck because of the lax regulations in our area.

I personally use Airbnb when travelling, so I do understand that it can be a helpful alternative to hotels. However, if left unchecked, this entire neighborhood will turn into a STR space which is unacceptable. We need restrictions to limit the number available or eliminate them.

Thanks for listening,

Caley Follmer

**From:** [nmengland1@aol.com](mailto:nmengland1@aol.com)  
**To:** [Development Review Comments](#)  
**Subject:** [EXTERNAL] Re: Re: 3 Feb STRs in Old Town North Open House  
**Date:** Monday, February 3, 2025 10:48:16 AM

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Thanks Em,

"How do we maximize the benefits of STRs while addressing the downsides" is a great strategy! I'm willing to help address the downsides.

Mike

On Monday, February 3, 2025 at 11:14:09 AM CST, Development Review Comments <devreviewcomments@fcgov.com> wrote:

Good morning Mike,

Thank you very much for taking the time to send us your comments. Right now our main question is "how do we maximize the benefits of STRs while addressing the downsides." Your comment helps us better understand what those benefits are so we can focus on maintaining them in this process.

Em

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**From:** nmengland1@aol.com <nmengland1@aol.com>  
**Sent:** Friday, January 31, 2025 3:36 PM  
**To:** Development Review Comments <devreviewcomments@fcgov.com>  
**Subject:** [EXTERNAL] Re: 3 Feb STRs in Old Town North Open House

Hi Em,

Thanks so much for the information, but what you write is a little worrisome. I hope I'm not over-reacting and reading too much into your email. It would be a bad decision if the city were to eliminate STR zoning in Old Town North (if that is even a consideration).

- STRs provide great economic benefit to Fort Collins. Our city's wide range of STR accommodations help attract tourists, including visitors who stay longer than they would have if consigned to a cramped and expensive hotel room. We enable visitors to stay close to Old Town and CSU. Our city's visitors surely have a better experience.

- STRs create jobs in Fort Collins. We contract with a property management company and we pay cleaners, regularly. We maintain our property in excellent condition to ensure our guests have a great experience, so we are often hiring

contractors for repairs or upgrades. We spent a lot of money locally to furnish our property. STR owners across Old Town North and Fort Collins do the same.

- We've spent much time in the neighborhood over the last year-plus and have witnessed zero problems caused by STRs. Old Town North seems like a very nice normal neighborhood to us. That is why we purchased a home here. We've received no complaints about our STR from homeowners in the neighborhood. We're not really sure if most properties nearby are STRs or not. Similarly, we received zero complaints about the neighborhood from our hundred-plus guests (straight five-star reviews so far!). In fact, they invariably comment about how nice and quiet the neighborhood is.

- You note the high concentration of complaints about STRs. That's like the people that move next to an airport and then complain about airplane noise! Buyers were aware (or should have been) that Old Town North was zoned for STRs; they should have taken that into account when deciding to purchase. Again, not fair to STR owners to take a bath financially because some residents are complaining after moving into a neighborhood already zoned for STRs.

- We purchased our townhome in Old Town North for the purpose of spending much of the year here in Fort Collins and some winter months in Florida. Utilizing it as a STR is the only way we could afford that arrangement (although we are far from making a profit!). We bought in Old Town North because it's close to Old Town and STRs were allowed. We love the area. It would be terrible if the city were to pull the rug out from under us with a zoning change.

- We recognize that any final decision probably won't make everybody happy. Perhaps a half-measure would be to limit or not allow any more STR licenses nor renew licenses when a property changes hands. Also, STRs could be required to have excessive guest noise detectors and other tools so that STR managers can quickly detect boisterous guests and take fast action.

Thanks again Em! We appreciate your efforts. Let me know if you have questions, comments, or additional information for us.

Mike  
(850) 496-1519

On Thursday, January 30, 2025 at 12:58:39 PM CST, Development Review Comments <devreviewcomments@fcgov.com> wrote:

Hi Mike, nice to hear from you again!

Currently we don't have any solid plans for STRs in the Old Town North neighborhood, however it is an area where there is a high concentration of them



and a high concentration of complaints about them, so we're hosting this open house as a means to start a conversation about their impacts on the neighborhood. What we hear will guide us in our decision making.

I've received many comments already, both in support and opposition of any further regulation and it is clear to me that this is a very complex issue. If you'd like to add your voice, I can use your below email as a comment or you can email me more details as well. We would certainly like to hear from you, even if you can't make the open house!

Let me know if you have any questions

Em

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**From:** nmengland1@aol.com <nmengland1@aol.com>

**Sent:** Thursday, January 30, 2025 11:52 AM

**To:** Development Review Comments <devreviewcomments@fcgov.com>

**Subject:** [EXTERNAL] 3 Feb STRs in Old Town North Open House

Hi Em,

Mike England here--we own a townhome on Jerome St in Old Town North. We've talked before.

I can't attend the 3 Feb open house unfortunately. Does the city have something drastic in mind concerning STRs in the neighborhood? I certainly hope not!

Thanks,  
Mike  
850-496-1519

**From:** [g.c](#)  
**To:** [Development Review Comments](#)  
**Subject:** [EXTERNAL] Re: OTN Neighborhood feedback  
**Date:** Saturday, February 8, 2025 11:15:25 AM

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One more thought on a potential compromise solution:

Allow and grandfather permanently all existing (built or under construction as of today) units in OTN under current SRT zoning. New and currently planned/permitted but not already under construction does NOT qualify. This could be permanent or a moratorium to be revisited after a couple/few years.

This does need to acknowledge there is a limited number of remaining vacant lots this would impact, so in overall terms that impact is meaningful but not huge.

I support the idea but am guessing this has already been surfaced.

On Feb 5, 2025, at 4:27 PM, Development Review Comments <devreviewcomments@fcgov.com> wrote:

Thanks George, I will add that comment to yours!

Em

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**From:** g.c <carlislegeorge@yahoo.com>  
**Sent:** Wednesday, February 5, 2025 4:19 PM  
**To:** Development Review Comments <devreviewcomments@fcgov.com>  
**Subject:** [EXTERNAL] Re: OTN Neighborhood feedback

I appreciate the prompt feedback. I'll look for any further information as the city proceeds and announces it.

One further point that I intended to make in my previous input, I believe the current zoning is among the primary reasons that properties in OTN have appreciated as much as they have, and that changing from the current STR zoning could substantially reduce my and my neighbors property value.

On Feb 5, 2025, at 3:56 PM, Development Review Comments <devreviewcomments@fcgov.com> wrote:

Hello George,

Thank you very much for taking the time to send us your comments on this topic.

It is still early in this process, and we are focused on collecting feedback that give us a clearer image of how STRs are impacting this neighborhood, so your perspective is very important to us. We haven't made any decisions yet as to what is the best course of action to maximize the benefits of STRs while also addressing the drawbacks.

Please let me know if you have any questions or further comments as we move through this process!

Respectfully,

Em Myler

Neighborhood Development Liaison

**From:** [ironheartwatkins](#)  
**To:** [Development Review Comments](#)  
**Cc:** [Noah Beals](#)  
**Subject:** [EXTERNAL] Re: STRs in Old Town North Neighborhood, Fort Collins, CO  
**Date:** Thursday, February 27, 2025 8:53:30 AM

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Thank you for the response, Em. I do find it fascinating in reading yesterday's news that the city denied a new listening bar a liquor license due to the influx of taverns in Old Town. However, this was never a consideration when allowing over 70 STR licenses in this small neighborhood. Clearly a zoning issue that I hope gets resolved. More permanent neighbors are moving out. This is alarming. If resolution doesn't happen soon, we'll be faced with more STRs coming in and causing disruption.

Some thoughts on solutions:

1. Allow Old Town North parking permits, especially for Pascal Street, where the lane is narrow and parking is only allowed on one side of the street.
2. Paint curbs and handicap ramp areas red, and/or add signage that helps prevent parking within 20 feet of corners. The amount of reported violations on these two issues alone should have already caused action by the city. Yet this remains a perpetual issue.
3. Increase patrol Thurs-Sun evenings and nights, as this seems to be the trending window of difficulty. Even more the case during holidays, graduations, summer, seasonal events, etc.
4. Mandate STRs to have owner as a permanent resident.
5. Remove repeat offenders and prevent them from licensing in this neighborhood. Best to start with 362 Pascal Street. They're far from the only culprit, but seriously... how have you allowed them to continue being licensed?
6. Limit the number of STRs allowed. 70 is beyond saturation, and takes away all power of HOA and permanent residents. We have NO voice or vote Seems like if you do this with liquor licenses, the same should apply for STR licenses.

Regards,  
Dave  
425-829-0783

Sent from my iPhone

On Feb 27, 2025, at 8:30 AM, Development Review Comments  
<devreviewcomments@fcgov.com> wrote:

Good morning David,

Thank you very much for taking the time to send us your comments on this topic.

It is still early in this process, and we are focused on collecting feedback that give us a clearer image of how STRs are impacting this neighborhood, so your perspective is very important to us. We haven't made any decisions yet as to what is the best course of action to maximize the benefits of STRs while also addressing the drawbacks.

Please let me know if you have any questions or further comments as we move through this process!

Respectfully,

Em Myler  
Neighborhood Development Liaison

**From:** [Drew Carpenter](#)  
**To:** [Development Review Comments](#)  
**Subject:** [EXTERNAL] Re: Subject: STR Restrictions in Old Town North  
**Date:** Friday, February 7, 2025 11:26:16 AM

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Hi Em,

I wanted to share one final consideration regarding the potential STR restrictions in Old Town North.

Most property owners in the neighborhood purchased their homes when interest rates were significantly lower, and their properties have appreciated considerably. Between the tax implications of selling and the \$20,000–\$30,000 invested in furnishing STRs, selling isn't a practical option for many owners.

If non-primary residence STRs were prohibited, the most viable alternative for current owners would be midterm rentals, which would still result in transient renters—such as college students or other short-term renters needing furnished units. The key difference is that these tenants would have long-term rental protections, meaning any issues with problematic tenants could last for months, compared to STRs, where issues can be resolved within hours.

Another important point is that fewer of these midterm rentals would be professionally managed, reducing the level of oversight and quick response that STR management companies currently provide. Ironically, this could lead to less neighborhood stability, not more.

I wanted to raise this because I know the city's goal is to support vibrant, well-managed communities. It's worth considering how these policy changes might unintentionally create challenges that STRs are actually helping to prevent.

Thanks again for the consideration.


Best,

Drew Carpenter


750 Jerome #1



**Drew Carpenter** ☐



**Drew Carpenter Voice Over**  
(970)-443-0939  
www.DCVO.us



[Get an Audition Today](#)

On Wed, Feb 5, 2025 at 11:56 AM Drew Carpenter <[drew@drewcarpentervo.com](mailto:drew@drewcarpentervo.com)> wrote:  
Thanks for listening and doing all the great things you do for the city!

-Drew



On Tue, Feb 4, 2025 at 8:09 AM Development Review Comments  
<[devreviewcomments@fcgov.com](mailto:devreviewcomments@fcgov.com)> wrote:

Good morning Drew,

Thank you very much for taking the time to send us your comments on this topic.

It is still early in this process, and we are focused on collecting feedback that give us a clearer image of how STRs are impacting this neighborhood, so your perspective is very important to us. We haven't made any decisions yet as to what is the best course of action to maximize the benefits of STRs while also addressing the drawbacks.

Please let me know if you have any questions or further comments as we move through this process!

Respectfully,

Em Myler

## Neighborhood Development Liaison

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**From:** Drew Carpenter <[drew@drewcarpentervo.com](mailto:drew@drewcarpentervo.com)>

**Sent:** Monday, February 3, 2025 7:04 PM

**To:** Development Review Comments <[devreviewcomments@fcgov.com](mailto:devreviewcomments@fcgov.com)>

**Subject:** [EXTERNAL] Subject: STR Restrictions in Old Town North

Dear City of Fort Collins staff,

I wanted to share my thoughts on the potential for additional STR restrictions in Old Town North.

My mom and I both own property on Jerome Street being used as STRs. These properties make up a large part of our retirement plans, and we invested in them after the city put STR regulations in place, trusting that we were making a responsible, stable investment in the town we love. Over the years, we regularly host families visiting CSU, new residents searching for permanent housing, artists performing at city-sponsored festivals, and other guests who contribute to Fort Collins' economy.

I realize a small percentage of folks insist that STRs are just party houses that degrade neighborhoods, but that's simply not true. I've lived next to other STRs on Jerome Street, and know for a fact they don't. They provide a safe, well-maintained lodging option for families, professionals, and artists. Problems have been rare, aside from a small but vocal group of neighbors who just don't like the concept of Airbnb. One in particular watches my house so closely they've even complained about lights being too bright *inside my home*—not exactly a public nuisance.

Furthermore, problem guests can be kicked out within hours. Our property manager, Mark Driskell, even has staff who live in the neighborhood and will respond to issues 24/7. Can the same be said for a long term renter who causes problems?

### Where Are Families Supposed to Stay?

It's important to remember that STRs are already banned in most of the city. Old Town North is one of the very few areas where families and other visitors can actually rent an entire home when they come to Fort Collins. Not everyone wants or can afford to stay in a hotel, and STRs offer an option that better suits families, people relocating to the area, and long-term visitors who need more space than a hotel room.

If the city eliminates STRs in Old Town North as well, where are these families supposed to stay? Hotels aren't always a practical option, especially for families with children or extended stays. STRs fill an important gap in Fort Collins' lodging market, and banning them would make it harder—and more expensive—for people to visit our city.



## What About the Neighbors Who Aren't Complaining?

There's a perception that everyone opposes STRs, but that's just not the case. The voices you hear the loudest are from those who dislike them—but what about the neighbors who don't complain because they coexist peacefully with STR guests? There are many homeowners who appreciate STRs and the fact that if they needed or wanted to, they could rent their properties to supplement their income.

With inflation, rising utility costs, and other economic pressures, more restrictions will harm all owners in the neighborhood during a tough economic time, whether you hear from them or not. And for what? To satisfy a small group of narrow-minded owners who don't like the idea of Airbnb? STRs don't cause problems beyond the usual issues that long-term residents do, so why disrupt the lives of so many owners, visitors, and businesses in our city just to please a few?

## A Ban Would Harm Responsible Owners Like Us

If additional restrictions prohibit short-term renting, my properties will become cash flow negative, and my mother's retirement income will be severely impacted. After the recent sharp increase in taxes, insurance, utilities, and interest rates these units are barely profitable. I can absorb the hit because I'm still working, but my mom spent years serving Fort Collins—nearly a decade on the Historic Preservation Commission, plus time on the Planning and Zoning Commission. She's dedicated much of her life to improving this city, and she shouldn't be financially punished now just because a few neighbors prefer someone to rent for a month instead of a week. This would have a serious financial impact on our family and many others. A much bigger problem than a guest using someone else's trash can.

We've invested tens of thousands of dollars and months of work into furnishing these homes, trusting and abiding by the city's existing regulations. These properties are legally zoned for commercial use, professionally managed, and contribute 10% of our gross rents in occupancy and sales taxes, all while providing a place for visitors who, in turn, support local businesses.

## A More Reasoned Approach

If STRs were truly causing widespread issues, I could understand a conversation about solutions. But the reality is, STRs in Old Town North aren't creating serious problems, and certainly nothing that long-term rentals don't also experience. Instead of a ban or severe restrictions, the city should focus on enforcing existing rules against bad actors while allowing responsible STR owners to continue contributing to Fort Collins.

I urge the council to consider the real-world impacts of additional restrictions—not just on STR owners, but on the local economy, neighborhood property values, and homeowners who may want to STR their properties in the future. A knee-jerk reaction to a small but vocal group of opponents shouldn't dictate policy for the entire community.

Thanks for your time,

-Drew Carpenter

750 Jerome #1

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**From:** [Taylor Scott](#)  
**To:** [Noah Beals](#); [Development Review Comments](#)  
**Subject:** [EXTERNAL] Short Term Rentals in Old Town North Neighborhood  
**Date:** Monday, April 7, 2025 7:33:55 PM

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Hi Noah,

I hope that you are having a good start to the spring. I wanted to follow-up on the community meeting that happened at the Old Town Library in February. Do you have any updates or next steps from the community meeting?

We have been discussing STRs in our HOA meetings the past couple of months and I am continuing to receive comments from the community. These comments are focused on the lack of community feel and the desire to have real neighbors. Some comments are potential violations. I am asking the community to submit those via the Access portal to the City. Is that the best way to handle these complaints from a City perspective?

Individuals that live in the neighborhood have started a group to push for change in zoning for the STRs. Many homes have signs in their yards advocating to reduce or eliminate the STRs. I am in agreement with this effort, as the STR next door to me is a nuisance. I am sharing this with you because the community has a lot of energy toward making changes and I hope that the City continues to follow up on this effort.

Thanks,  
Taylor Scott  
719-359-0748

**From:** [Dolores Williams](#)  
**To:** [nbeals@fgov.com](mailto:nbeals@fgov.com); [City Council](#)  
**Cc:** [Development Review Comments](#)  
**Subject:** [EXTERNAL] Short-term Rentals in the Old Town North District  
**Date:** Friday, February 7, 2025 10:14:48 AM

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Finally, Planning at Fort Collins recognized the harm that Short-term rentals have done to the residents of Old Town North! I am happy and amazed and wish for a good outcome.

At the meeting at the Old Town Library we heard from many residents about how they are interrupted by the noise coming from the vacationers who rent those homes for fun times visiting with friends and each other. They are constantly harmed by the residents who have to go to work the next day while not able to get a full night's sleep.

One resident said there were five STRs on her block and she and her family spends many days and nights while the STR visitors to her residential neighborhood partied and visited into the night. Also, OTN was developed with minimum sized streets and minimum parking available. On the weekends, my renters on Osiander street have difficult finding a place to park on the street.

The planning department was finally trying to find a solution to this neighborhood in Old Town. The only ways to keep residents from selling out and moving away to have some peace, creating more STRs are to:

Stop issuing more STR licenses.

Stop renewing the two-year licenses.

Policing nightly disrupting noise after 10 p.m. (or whatever needed by the residents). Stopping physically.

And the residents need to have every call responded to by the police to shut down the noise immediately.

This would make those homes which have been turned into businesses in residential areas back to the needs of the permanent residents of OTN.

Sadly, this would take years and many people who bought into OTN may not be able to wait that long and will have to go through the expense in selling and moving. Selling will be difficult because of this history.

Another short-term possibility, Spenser, who owns many STRs on Jerome Street: Perhaps that street could be given a year or two extra to comply if their location at the end of the subdivision could limit the noise and disruption for the rest.

Spencer (possibly along with others) is responsible for selling his last piece next to our future community park to a rental situation whose residents would each need to pay into the HOAs (two) monthly like the rest of us have to pay. The current cost to the umbrella HOA is \$135/month and my rental at 226 Osiander A pay \$250 into Townhomes HOA. So monthly \$385 on top of each rental Spencer is crowding on a small lot not on any street but on alleys would help us against a terrible situation passed by the Fort Collins Planning Department to allow rentals inside this area in question. (At the original resident hearing, the rental builders objected to their renters paying monthly HOA fees the rest of us.)

Dolores Williams

970-215-6951

Owner of rentals at 874 A Baum Street and 226 A Osiander Street. (Not STRS but rented to regular renters.)



**From:** [Drew Carpenter](#)  
**To:** [Development Review Comments](#)  
**Subject:** [EXTERNAL] Subject: STR Restrictions in Old Town North  
**Date:** Monday, February 3, 2025 7:06:13 PM

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Dear City of Fort Collins staff,

I wanted to share my thoughts on the potential for additional STR restrictions in Old Town North.

My mom and I both own property on Jerome Street being used as STRs. These properties make up a large part of our retirement plans, and we invested in them after the city put STR regulations in place, trusting that we were making a responsible, stable investment in the town we love. Over the years, we regularly host families visiting CSU, new residents searching for permanent housing, artists performing at city-sponsored festivals, and other guests who contribute to Fort Collins' economy.

I realize a small percentage of folks insist that STRs are just party houses that degrade neighborhoods, but that's simply not true. I've lived next to other STRs on Jerome Street, and know for a fact they don't. They provide a safe, well-maintained lodging option for families, professionals, and artists. Problems have been rare, aside from a small but vocal group of neighbors who just don't like the concept of Airbnb. One in particular watches my house so closely they've even complained about lights being too bright *inside my home*—not exactly a public nuisance.

Furthermore, problem guests can be kicked out within hours. Our property manager, Mark Driskell, even has staff who live in the neighborhood and will respond to issues 24/7. Can the same be said for a long term renter who causes problems?

## Where Are Families Supposed to Stay?

It's important to remember that STRs are already banned in most of the city. Old Town North is one of the very few areas where families and other visitors can actually rent an entire home when they come to Fort Collins. Not everyone wants or can afford to stay in a hotel, and STRs offer an option that better suits families, people relocating to the area, and long-term visitors who need more space than a hotel room.

If the city eliminates STRs in Old Town North as well, where are these families supposed to stay? Hotels aren't always a practical option, especially for families with children or extended stays. STRs fill an important gap in Fort Collins' lodging market, and banning them would make it harder—and more expensive—for people to visit our city.

## What About the Neighbors Who Aren't Complaining?

There's a perception that everyone opposes STRs, but that's just not the case. The voices you hear the loudest are from those who dislike them—but what about the neighbors who don't complain because they coexist peacefully with STR guests? There are many homeowners who appreciate STRs and the fact that if they needed

or wanted to, they could rent their properties to supplement their income.

With inflation, rising utility costs, and other economic pressures, more restrictions will harm all owners in the neighborhood during a tough economic time, whether you hear from them or not. And for what? To satisfy a small group of narrow-minded owners who don't like the idea of Airbnb? STRs don't cause problems beyond the usual issues that long-term residents do, so why disrupt the lives of so many owners, visitors, and businesses in our city just to please a few?

## A Ban Would Harm Responsible Owners Like Us

If additional restrictions prohibit short-term renting, my properties will become cash flow negative, and my mother's retirement income will be severely impacted. After the recent sharp increase in taxes, insurance, utilities, and interest rates these units are barely profitable. I can absorb the hit because I'm still working, but my mom spent years serving Fort Collins—nearly a decade on the Historic Preservation Commission, plus time on the Planning and Zoning Commission. She's dedicated much of her life to improving this city, and she shouldn't be financially punished now just because a few neighbors prefer someone to rent for a month instead of a week. This would have a serious financial impact on our family and many others. A much bigger problem than a guest using someone else's trash can.

We've invested tens of thousands of dollars and months of work into furnishing these homes, trusting and abiding by the city's existing regulations. These properties are legally zoned for commercial use, professionally managed, and contribute 10% of our gross rents in occupancy and sales taxes, all while providing a place for visitors who, in turn, support local businesses.

## A More Reasoned Approach

If STRs were truly causing widespread issues, I could understand a conversation about solutions. But the reality is, STRs in Old Town North aren't creating serious problems, and certainly nothing that long-term rentals don't also experience. Instead of a ban or severe restrictions, the city should focus on enforcing existing rules against bad actors while allowing responsible STR owners to continue contributing to Fort Collins.

I urge the council to consider the real-world impacts of additional restrictions—not just on STR owners, but on the local economy, neighborhood property values, and homeowners who may want to STR their properties in the future. A knee-jerk reaction to a small but vocal group of opponents shouldn't dictate policy for the entire community.

Thanks for your time,

-Drew Carpenter

750 Jerome #1

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**From:** [Walter Abercrombie](#)  
**To:** [Development Review Comments](#)  
**Cc:** [Noah Beals](#)  
**Subject:** [EXTERNAL] Re: 2019 OTN STR Survey..  
**Date:** Thursday, February 13, 2025 4:52:31 PM

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Thanks so much Em for sharing!

The HOA Board is pretty limited on what it can do, since we have a large percentage (49%) of properties in OTN who rent either long or short term. Eventhough the majority of those are long-term, we suspect many of those owners like the option to switch to STR if the demand is there.. I believe it requires a "super majority" vote to make any covenant changes. That is probably why nothing has been done by the HOA. There are also some owner/residents who are considering selling their property because of the loss of a residential neighborhood, and don't want to limit buyers making a good offer to change it over to a STR. It is a spiral downward since potential new owner/residents would be concerned to buy and move into a neighborhood like that.

We really prefer the city impose a land use change that limits the non-primary STR's like it has done for the rest of the city.. We are very concerned that the growth of these non-primary STR's will continue since there are few other places in Fort Collins that allow them, especially close to the popular downtown area. We don't want to be a "mini Hotel" neighborhood...

What are the next steps for you after you feel you have received all the feedback? Is there a date when you are looking to have all feedback to you? Is there anything else concerned residents can do to support our case with the city?

Thanks again!  
Walter & Linda Abercrombie

On Thu, Feb 13, 2025 at 2:55 PM Development Review Comments  
<[devreviewcomments@fcgov.com](mailto:devreviewcomments@fcgov.com)> wrote:

Hi Walter,

Thanks for letting us know about the survey. I suppose we can't speak for the HOA Board as to why no changes resulted from it. I'm interested to see what kinds of discussion they have at their next meeting!

I did want to share with you the report we put together with the feedback from the Open House and from emails and calls before and afterward. Please let me know if you have any questions or concerns.

Respectfully,

Em Myler  
Neighborhood Development Liaison

**From:** [Noah Beals](#)  
**To:** [Development Review Comments](#)  
**Subject:** FW: [EXTERNAL] OTN Neighborhood feedback  
**Date:** Wednesday, February 5, 2025 3:40:35 PM

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**From:** g c <carlislegeorge@yahoo.com>  
**Sent:** Wednesday, February 5, 2025 12:41 PM  
**To:** Noah Beals <nbeals@fcgov.com>  
**Subject:** [EXTERNAL] OTN Neighborhood feedback

Noah

Writing as an OTN full time resident homeowner since 2018 who doesn't own any rental property; my property is amidst several STR rentals. I briefly attended the open house earlier this week.

Not sure what the city plans (or the HOA for that matter) are relative to the OTN zoning issue(s) as raised. I don't recall any recent overwhelming consensus vote in the HOA meetings I've attended.

As an individual homeowner, I'm against any change, i.e. either to reduce or increase, what's allowed in this community. There are some issues resulting from the self-policing nature of STR renters and owners, but I'd like to see those resolved (cooperatively) by the community and city) without zoning changes.

George Carlisle  
826 Jerome St Unit 1  
770-533-1881

Begin forwarded message:

From: Old Town North HOA <[otnhoa@gmail.com](mailto:otnhoa@gmail.com)>  
Date: February 5, 2025 at 9:12:43 AM MST  
To: undisclosed-recipients;;  
Subject: Fwd: OTN- communication from the city of ft collins

*[The City of Fort Collins hosted an Open House last Monday evening to discuss the](#)*

*situation of Short-term rentals (AirBnb, VRBO,..) within our Old Town North neighborhood. The reps from the city were mainly looking to get feedback from property owners on non-primary Short-term rentals (owner doesn't reside on property), and the impact that they have on the neighborhood. There was a good turnout of folks attending. The city wants as much feedback as possible to determine next steps.*

*In case you were unable to attend, you can still send your feedback, and suggestions related to STR's directly to Noah Beals ([nbeals@fcgov.com](mailto:nbeals@fcgov.com)), who is a Development Manager for the city. Adding your street address would be helpful, but not necessary..*

*Old Town North - HOA Board.*

----- Forwarded message -----

From: Morgan Johnson <[morgan@trademarkpmg.com](mailto:morgan@trademarkpmg.com)>

Date: Fri, Jan 24, 2025 at 10:31 AM

Subject: OTN- communication from the city of ft collins

"Dear Old Town North,

*We have received a notice from the city of fort Collins regarding an open house scheduled for 2/3/2025 concerning short term rentals in the community. Please see meeting details below.*

*Neighborhood Open House*

*Date: Monday February 3, 2025*

*Time: 5:00pm-7:30pm*

*Location: In Person (Old Town Library @ 201 Peterson Street)*

*The notice is attached to this email for your reference as well. Please note, this is an invitation from the City and NOT the HOA. However, a representative from Trademark will attend and we do encourage the communities involvement and attendance. Short term rentals are a big part of the community and it is important that the City of Fort Collins has as much feedback as possible from community members.*

*As always, let us know if you have any questions!"*

Sincerely,  
Morgan Johnson, CMCA, CAM  
Account Manager  
Trademark Property Management Group, Inc.

Email: [Morgan@trademarkpmg.com](mailto:Morgan@trademarkpmg.com)

Direct line: 970-744-4962

Office phone: 970-237-6969

Mailing Address: 1014 Centre Ave, Fort Collins, CO 80526

Office Location: 100 N Mason St, Fort Collins, CO 80524

Links: [HOA Payments](#), [HOA Documents](#)

<OTN City of Fort Collins- Open House Invite 2.3.2025.pdf>

**From:** [Noah Beals](#)  
**To:** [Development Review Comments](#)  
**Subject:** FW: Request OTN Primary STR designation in the Land Use Code  
**Date:** Thursday, February 13, 2025 2:13:29 PM

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**From:** harry derderian <derderianharry@hotmail.com>  
**Sent:** Thursday, February 13, 2025 2:12 PM  
**To:** Noah Beals <nbeals@fcgov.com>  
**Cc:** Nancy Derderian <nancy.derderian@gmail.com>; harry derderian <DERDERIANHARRY@HOTMAIL.COM>  
**Subject:** [EXTERNAL] Request OTN Primary STR designation in the Land Use Code

Dear Mr. Beals,

My name is Harry Derderian. My wife, Nancy, and I live on 508 Osiander Street, Fort Collins, in Old Town North.

We are literally surrounded by non-primary short term rentals.

Yes, this non alignment with the rest of the City of Fort Collins, negatively impacts us and our primary resident neighbors.

It hinders Old Town North neighborhood community building. This in turn undermines the City of Fort Collins efforts to build this fledgling area directly adjacent to our crown jewel, Old Town Fort Collins. It would make Walt Disney wince, and wince again.

Loud noise in the middle of the night, illegal parking, excessive trash, littering, police calls, irresponsible pet owners, are just scratching the surface of this sea of in one day, out the next. God help us if there is a disaster that requires a neighbor to help a neighbor.

It's no secret that non-primary short term rentals increase the frequency of problems including crime. Current Fort Collins policy has resulted in the Old Town North neighborhood truly being just a collection of dwellings.

This Land Use Code loophole with Old Town North undermines our positive efforts and those of my responsible primary resident neighbors.

We request a primary short term rental designation in the Land Use Code, Old Town North.

Respectfully submitted,  
Harry Derderian, M.D.

**From:** [Christine Dianni](#)  
**To:** [Noah Beals](#); [Susan Gutowsky](#)  
**Subject:** [EXTERNAL] Urgent Request for Moratorium on NP-STR's in Old Town North  
**Date:** Monday, March 24, 2025 2:59:50 PM

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Dear Noah Beals and Susan Gutowsky,

Please help the Old Town North neighborhood not be overtaken by non-primary short term rentals. Please put a moratorium on non-primary short-term rentals in our neighborhood until a more permanent solution can be found.

Since our neighborhood has no restrictions on NP-STR's, investors are buying most homes that are put up for sale. Currently half of our neighborhood is rentals, and half of that is NP-STR's. As an owner and resident of 18 years here, I am super concerned about the near future of our neighborhood.

I previously sent an email incorrectly saying that I was not too affected by NP-STR's, but that was before I understood the lack of regulation creating a quickly escalating problem. Some are fine, but I am hoping the neighborhood can regulate them so we still have steady residents here who make it a neighborhood.

I understand that a longer term solution is to work with the city to put a land use code overlay over our current, commercial zoning, but in the interim, please help us execute a temporary moratorium on new NP-STRs.

What can we do to expedite the city putting a moratorium on issuing NP-STR's in our Old Town North neighborhood?

Thank you,  
Christine Dianni  
214 Pascal Street

**From:** [Noah Beals](#)  
**To:** [Development Review Comments](#)  
**Subject:** FW: [EXTERNAL] Airbnb  
**Date:** Thursday, February 20, 2025 4:17:21 PM

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**From:** melissa eheart <missyeheart@yahoo.com>  
**Sent:** Thursday, February 20, 2025 3:51 PM  
**To:** Noah Beals <nbeals@fcgov.com>  
**Subject:** [EXTERNAL] Airbnb

Hi Noah,  
I'm an owner in the North Flat community. I own on Blondel Street. Please consider allowing vacation rentals.  
I invested in this property for that purpose. It is located in a prime area for individuals wanting to visit Fort Collins.  
We have had issues with our property's exterior and this would relieve some of this cost burden.  
Additionally, the community does not seem to have a problem with this. Many of us intend for this use.

Thank You,  
Melissa Eheart



**From:** [Noah Beals](#)  
**To:** [Development Review Comments](#)  
**Subject:** FW: [EXTERNAL]  
**Date:** Monday, April 14, 2025 8:35:14 AM

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**From:** david cordova <dcordova63@gmail.com>  
**Sent:** Saturday, April 12, 2025 6:18 AM  
**To:** City Leaders <CityLeaders@fcgov.com>  
**Cc:** Noah Beals <nbeals@fcgov.com>  
**Subject:** [EXTERNAL]

Dear Mayor, Councilmembers, and Planning Staff,

I'm writing to express my strong opposition to the proposed zoning change that would eliminate non-primary short-term rentals in the Old Town North neighborhood.

As a homeowner who has invested a significant portion of my retirement savings into my property—and who has fully complied with all STR regulations and HOA covenants—I am deeply concerned about the potential impact of this change. I purchased and operate my STR in good faith, under a clear set of rules that the City put in place. Changing the zoning now undermines that trust and creates financial uncertainty for responsible homeowners like myself.

We have gone out of our way to enhance the quality of the property, including regular lawn maintenance, spending significant dollars to improve on the look and feel of the property, and hiring the best available property managers that are respectful and knowledgeable about Old Town North. We also regularly spend time at our property, which was purchased not with the intent of making money, but rather as a placeholder for us in Fort Collins, where my brother in law is a very active member of the community and where we hope to get my in-laws to move from Arizona. Ultimately we may decide to retire in Fort Collins, although should this change take place, it is unfortunate that we'll have to reconsider whether we can continue to hold this property and our connection to the city.

It's important to note that a new board has been elected for the Old Town North HOA and is actively engaged in addressing the concerns raised by a small but vocal group of neighbors. A Special STR Committee has also been formed to tackle key issues like noise, trash, and parking. This group will be working on solutions so that issues can be resolved quickly and directly within the community.

Blanket zoning changes are a disproportionate response that punish compliant property owners rather than addressing individual bad actors. We ask that the City support the collaborative efforts already underway in our community before taking such a sweeping and potentially damaging action.

Additionally, the City Council is scheduled to discuss STRs in Old Town North at the May 15 meeting. Many residents feel this process has been rushed and lacked proper outreach to ensure all homeowner voices were heard. We respectfully request that the City pause any

decisions until a more inclusive, transparent process can take place.

Thank you for your time and consideration. I urge you to work with the STR Committee and our HOA to find a more balanced, neighbor-driven approach.

Sincerely,

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David

**From:** [Noah Beals](#)  
**To:** [Development Review Comments](#)  
**Subject:** FW: [EXTERNAL]  
**Date:** Wednesday, April 16, 2025 10:38:32 AM

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**From:** Ginny Sawyer <GSawyer@fcgov.com>  
**Sent:** Monday, April 14, 2025 4:35 PM  
**To:** Adelaide Vienneau <addievno@yahoo.com>; City Leaders <CityLeaders@fcgov.com>; Noah Beals <nbeals@fcgov.com>  
**Cc:** OTN-Residents <otnresidents@gmail.com>  
**Subject:** RE: [EXTERNAL]

Hi Adelaide,

Thank you for your email to City Leaders. Your email has been received by each member of City Council.

City Council and City Manager Kelly DiMartino appreciate you sharing your thoughts. Due to the high volume of emails received by City Council, you may not receive an additional response, but if Councilmembers have personal thoughts or additional requests based on your email, you may hear from them directly.

Thanks again for writing.

ginny

Ginny Sawyer  
Project and Policy Manager  
City Manager's Office  
[City of Fort Collins](#)  
300 LaPorte Ave  
970-224-6094 office  
[gsawyer@fcgov.com](mailto:gsawyer@fcgov.com)

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**From:** Adelaide Vienneau <[addievno@yahoo.com](mailto:addievno@yahoo.com)>  
**Sent:** Monday, April 14, 2025 2:32 PM  
**To:** City Leaders <[CityLeaders@fcgov.com](mailto:CityLeaders@fcgov.com)>; Noah Beals <[nbeals@fcgov.com](mailto:nbeals@fcgov.com)>  
**Cc:** OTN-Residents <[otnresidents@gmail.com](mailto:otnresidents@gmail.com)>  
**Subject:** [EXTERNAL]

Fort Collins City Leaders-  
Hello! My family moved to Fort Collins in 2022 from Nashville, TN and fell in love with the

city and all the offerings available to residents.

We have notice that city leaders do a tremendous job in addressing many areas to ensure residents thrive and live life to its fullest. We have seen such intentionality around public transportation for all, biking paths, numerous parks and recreation facilities, Natural Areas, the ARO system, and advancing affordable housing issues to name a few.

In Old Town North, we appreciate your decision to prevent new non-primary STR licenses in Old Town North. Thank you so much!

With kindness,

Homes, not Hotels in OTN!  
Adelaide and James Vienneau  
338 Osiander Street

**From:** [Em Myler](#)  
**To:** [Development Review Comments](#)  
**Subject:** Fw: [EXTERNAL] 339 Pascal and 451 Cajetan  
**Date:** Friday, March 14, 2025 8:34:53 AM

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**From:** Sara Hernandez <sahernandez@fcgov.com>  
**Sent:** Friday, March 14, 2025 8:08 AM  
**To:** Em Myler <emyler@fcgov.com>  
**Subject:** FW: [EXTERNAL] 339 Pascal and 451 Cajetan

Hi Em!

Below is another complaint/comment regarding Old Town North STRs.

Thank you for all of your help

.....  
Sara Hernandez  
Zoning Technician  
City of Fort Collins  
281 North College Ave  
970-221-6248 M-F 7:00 – 3:30  
sahernandez@fcgov.com

-----Original Message-----

From: Kerri Watkins <kwdolphingirl@gmail.com>  
Sent: Thursday, March 13, 2025 5:23 PM  
To: Sara Hernandez <sahernandez@fcgov.com>  
Subject: [EXTERNAL] 339 Pascal and 451 Cajetan

> Hello,  
>  
> I am asking you please freeze the ability for any new non-primary STR's in the Old Town North neighborhood.  
>  
> The above 2 listings are new to the market. 339 has in their listing "zoned for non-primary STR".  
>  
> This neighborhood has already been identified as a problem with the overwhelming amount of STR's. I understanding sorting this situation out will be lengthy but putting a freeze on allowing any new ones while sorting it out will help stop this giant snowball from continuing to roll.  
>  
> Thank you,  
Kerri Watkins

Sent from my iPhone

**From:** [Noah Beals](#)  
**To:** [Development Review Comments](#)  
**Subject:** FW: [EXTERNAL] Followup of OTN STR Open House.  
**Date:** Tuesday, February 4, 2025 9:44:29 AM

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**From:** Walter Abercrombie <walt.abercrombie@gmail.com>  
**Sent:** Tuesday, February 4, 2025 9:41 AM  
**To:** Noah Beals <nbeals@fcgov.com>  
**Subject:** [EXTERNAL] Followup of OTN STR Open House.

Noah, thanks again for sponsoring this Open House to talk about the Short term rental situation in our Old Town North neighborhood. In summary for us STR's:

- Cause annoying disturbances with added noise, additional strain on parking with large groups. Most of these folks also don't know the rules of the neighborhood of where to park, dispose of trash, dog waste, fireworks.. It becomes very awkward for full time residents to constantly have to remind STR renters of the rules. On street parking is already pretty constrained with parking only allowed on one side of the street in many areas.
- We moved here to have a true neighborhood, where we can know our neighbors. That is hard to do with STR's.
- There has been a gradual turnover of resident owners to STR's. That is hard to reverse, since most folks don't want to own and live fulltime in a neighborhood where there are STR's near them.

We really see little benefits of STR's to us as residents.

We hope that the city will pursue the next steps to remove these non-primary STR's from our neighborhood.

Walter & Linda Abercrombie  
239 Pascal St, Fort Collins, CO 80524

**From:** [Noah Beals](#)  
**To:** [Development Review Comments](#)  
**Subject:** FW: [EXTERNAL] FW: OTN- communication from the city of ft collins  
**Date:** Friday, February 7, 2025 8:31:31 AM

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**From:** Scott Linke <scott@linkes.net>  
**Sent:** Wednesday, February 5, 2025 5:47 PM  
**To:** Noah Beals <nbeals@fcgov.com>  
**Cc:** Noreen Linke <noreen@linkes.net>  
**Subject:** [EXTERNAL] FW: OTN- communication from the city of ft collins

Hello Mr. Beals,

In regards to the subject of short term rentals in the Old Town North neighborhood, I write to encourage restrictions and regulation of short term rentals in Old Town North.

My wife and I are owners and residents of 251 Cajetan St. We purchased in 2013 when the subdivision was still burdened by a previous bankruptcy and the neighborhood consisted of some townhomes and a dozen or so single family residences. Looking north from our front door was open fields and prairie dogs all the way to Conifer St. Once the original developer exited bankruptcy and vacant lots were sold, development took off with the majority of vacant lots having single family residences built. We were excited to have an end to vacant lots, home construction and the start of living in a community of single family residences. But the economics of Fort Collins real estate quickly converted the neighborhood to a region of multiple family long term rentals and short term rental properties.

This transformation is in opposition to the intent of the original zoning, platting and design of the neighborhood. By design, lot sizes were minimized to achieve a higher density of single family homes. Streets are narrow and alley access was minimized to further the density goals. Although lot sizes were small, the home sizes filled the lots within setback borders. The results are, as expected, large homes, small yards, small driveway pads along alleys and reduced parking along public streets.

Nonetheless, a large number of properties were purchased as investment properties and immediately placed on the market for long term rentals. Given the densities of "U+2" and now "U+any" most homes have 2-3 times the average number of vehicles per home. Given the nature of rentals, most garages are used for storage and the vehicles are placed on the public streets. In Old Town North the density of such commercial investment properties generate significant street

parking congestions and opposes the benefits of single family zoning.

Commercial endeavors are always seeking higher returns and short term rental practices are a means of even greater revenue. Whereas long term rentals afford less stability than owner occupied, short term rentals are afford no stability. A continuous rotation of tenants creates a churn of peoples and vehicles on the neighborhood. Owner occupied properties are forced into an adversarial role of property surveillance and protection. This further erodes the original zoning contract with single family owner occupied residents.

The home behind ours is a persistent (permanent) short term rental property and is not owner occupied. Short term renters are seeking convenience and comfort and can be indifferent to private property. We have experienced short term renters using our shallow driveway and the alley for recreational sports (basketball, baseball, cycling, etc). Our driveway is often considered an extension of the rental property and used for turn about maneuvers instead of keeping vehicles on the alley roadbed. To that end, short term renters have relocated our trash bins on trash collection day away from the alley and up against our home. Although they were on my driveway, they apparently were “in the way” for “easier access” to the rental’s limited parking. The ultimate infringement involved our vehicle being struck by a renter who crossed the alley and drove onto my driveway. In this case, the renter was forthcoming and notified us and provided insurance information. Alternatively, we could have been subject to a hit-run by an unknown tenant in a random rental vehicle. Landlords can avoid liability for their renters behavior which, as mentioned earlier, places owner occupied properties in an adversarial role.

In closing, it is poor policy to breach the explicit use of an area zoned as single family residential and allow it to become a commercial zone without any of the regulations pursuant to a commercial zone. Despite the auspices of increasing housing density and championing affordable housing, the practices of short term rentals have turned neighborhoods into commercial zones. Unlimited (U+any) renter density is equally commercial. Property that is used for commercial purposes is valued according to the revenue (rents) that can be acquired. The goal of affordable housing will remain a myth as long as investors can achieve long or short term rental revenue in excess of mortgage+tax+insurance costs. Multiple family rental and short term rentals invariably draw from higher income demographics who can afford increasing rents. City policy should not encourage commercialization that turns once affordable residential owner occupied properties into commercial properties with ever increasing valuations. Invariably, affordable property values will rise and become unaffordable. Every neighborhood is prone to the trend and once initiated, the commercial interests of rental use will compete if not oppose and overcome the interests of owner occupied properties



within the intended residential zone. The end result is unaffordable housing and a breach of intent against single family residential use in favor of commercial use by commercial investors.

Thanks in advance for your consideration on this subject.

Scott Linke  
251 Cajetan St  
Fort Collins CO 80524

Begin forwarded message:

From: Old Town North HOA <[otnhoa@gmail.com](mailto:otnhoa@gmail.com)>  
Date: February 5, 2025 at 9:12:56 AM MST  
To: undisclosed-recipients;;  
Subject: Fwd: OTN- communication from the city of ft collins

*The City of Fort Collins hosted an Open House last Monday evening to discuss the situation of Short-term rentals (AirBnb, VRBO,..) within our Old Town North neighborhood. The reps from the city were mainly looking to get feedback from property owners on non-primary Short-term rentals (owner doesn't reside on property), and the impact that they have on the neighborhood. There was a good turnout of folks attending. The city wants as much feedback as possible to determine next steps.*

*In case you were unable to attend, you can still send your feedback, and suggestions related to STR's directly to Noah Beals ([nbeals@fcgov.com](mailto:nbeals@fcgov.com)), who is a Development Manager for the city. Adding your street address would be helpful, but not necessary..*

*Old Town North - HOA Board.*

----- Forwarded message -----

From: Morgan Johnson <[morgan@trademarkpmg.com](mailto:morgan@trademarkpmg.com)>  
Date: Fri, Jan 24, 2025 at 10:31 AM

Subject: OTN- communication from the city of ft collins

*"Dear Old Town North,*

*We have received a notice from the city of fort Collins  
regarding an open house scheduled for 2/3/2025  
concerning short term rentals in the community. Please see  
meeting details below.*

*Neighborhood Open House*

*Date: Monday February 3, 2025*

*Time: 5:00pm-7:30pm*

*Location: In Person (Old Town Library @ 201 Peterson Street)*

*The notice is attached to this email for your reference as well.  
Please note, this is an invitation from the City and NOT the HOA.  
However, a representative from Trademark will attend and we do  
encourage the communities involvement and attendance. Short  
term rentals are a big part of the community and it is important  
that the City of Fort Collins has as much feedback as possible  
from community members.*

*As always, let us know if you have any questions!"*

Sincerely,  
Morgan Johnson, CMCA, CAM  
Account Manager  
Trademark Property Management Group, Inc.

Email: [Morgan@trademarkpmg.com](mailto:Morgan@trademarkpmg.com)

Direct line: 970-744-4962

Office phone: 970-237-6969

Mailing Address: 1014 Centre Ave, Fort Collins, CO 80526

Office Location: 100 N Mason St, Fort Collins, CO 80524

Links: [HOA Payments](#), [HOA Documents](#)

<OTN City of Fort Collins- Open House Invite 2.3.2025.pdf>

**From:** [Noah Beals](#)  
**To:** [Development Review Comments](#)  
**Subject:** FW: [EXTERNAL] Fwd: STR Old Town North  
**Date:** Wednesday, April 16, 2025 10:43:27 AM

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**From:** Jennifer Kelly - Realtor <jenniferkellyteam@gmail.com>  
**Sent:** Monday, April 14, 2025 1:02 PM  
**To:** Noah Beals <nbeals@fcgov.com>  
**Subject:** [EXTERNAL] Fwd: STR Old Town North

Hello,

I have been a Realtor in Northern Colorado for the last 19 years and have seen the City ordinances change over time, including the You + 2 come and go. Unfortunately, I've also seen the City put on additional restrictions on the STR market restricting options for homeowners. I understand that there are some citizen concerns about Old Town North and the increase in the STR market. In addition, it looks like I will be representing the builder in OTN and would like to continue to market these homes to homeowners or investors looking to invest in Northern Colorado. It is also my goal to sell these properties quickly so we can restore the beauty of OTN without the eyesore of partially finished construction.

The City of Fort Collins already has protocols and plans in place for disturbances and noise complaints with the City of Fort Collins Police Department. In my opinion, there is no need to restrict homeowners rights or further restrict the location for homeowners to have a STR in Fort Collins. Although I understand there is a concern with some current OTN residents, this subdivision has always been the ONE subdivision that would allow STR options and it was like that when those owners moved in.

It would be my recommendation that the homeowners call the City of Fort Collins and if there is a continued disturbance with a specific STR and then the City can review the guidelines for the STR license requirement and action can be taken. Furthermore, a possible requirement with the City of Fort Collins STR would be to have an Emergency contact number for each STR license. Reinforcing the normal protocol with homeowners who have complaints, is the way to handle this issue, not further restricting the STR zone. Unfortunately, I believe the restrictions that the City already has in place, has forced investors to seek opportunities in OTN. If the non-primary STR zone were wider and encompassed more housing, the saturation would not only be in OTN.

Please do not place further restrictions on this or any other STR community or license, it limits the ability for people, like myself, who decide to spend 1/2 of their time in another state to earn additional income and provide a beautiful place for people to stay and explore the City of Fort Collins. If you have any questions or need further information, please feel free to contact me at 970-581-9005.

Sincerely,

| |

| |

**From:** [Noah Beals](#)  
**To:** [Development Review Comments](#)  
**Subject:** FW: [EXTERNAL] Fwd: Thank You!  
**Date:** Thursday, April 10, 2025 10:07:42 AM  
**Attachments:** [Screenshot 2025-03-17 at 10.38.04AM.png](#)

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**From:** Walter Abercrombie <walt.abercrombie@gmail.com>  
**Sent:** Thursday, April 10, 2025 9:18 AM  
**To:** City Leaders <CityLeaders@fcgov.com>; Ginny Sawyer <GSawyer@fcgov.com>; Noah Beals <nbeals@fcgov.com>  
**Cc:** Linda Abercrombie <abercrombie.lindakay@gmail.com>  
**Subject:** [EXTERNAL] Fwd: Thank You!

Greetings City leaders!

I would like to join in and thank you for your courageous decision to recommend restricting new non-primary STR's in the Old Town North neighborhood! Hurray!! I know there are many "lessons learned" from letting this grow to a point where it is splitting this residential community apart. My wife and I hope that there will be follow-on actions to bring the number of non-primary licences back to a level that is similar to other residential neighborhoods in the city.

I have read the recommendation from the City Manager's office on this, and we are still a bit concerned about the next steps afterwards. The report references that these existing licences will be "more valuable" if new ones get eliminated. We are very concerned that there will be some sort of "market" to sell and/or transfer these licenses to other owners or addresses to increase sales values.. Please do not let that happen to us! These existing licences should stay with the address and owner that currently has them, and expire in a reasonable amount of time..

We know that you will get a lot of pressure from non-primary STR investors to not allow any restrictions. We really hope that you will prioritize residents over investors on this. We are perfectly fine with primary STR's and longer-term rentals in the neighborhood.

Thank you!

Walter & Linda Abercrombie  
239 Pascal st.

----- Forwarded message -----

From: **OTN-Residents** <[otnresidents@gmail.com](mailto:otnresidents@gmail.com)>  
Date: Tue, Apr 8, 2025 at 2:03 PM

Subject: Thank You!

To: City Leaders <[CityLeaders@fcgov.com](mailto:CityLeaders@fcgov.com)>, Noah Beals <[nbeals@fcgov.com](mailto:nbeals@fcgov.com)>

We received word from the City Manager's office that the city is working on preventing any new non-primary Short-term rental licences in our Old Town North neighborhood. That is great news, and a good first step to addressing the issues many have with these non-owner occupied "AirBnb's"! It will help stop additional homes being bought up by investors for that purpose. We greatly appreciate the attention the city has given to this after many have written in about it.

We also hope there will be some follow-on steps by the city to bring the number of current NP-STR's in our neighborhood further down, and/or restrictions on how they could be used. We also don't want to see the existing licences being "transferred" by investors to new addresses in the neighborhood. We eventually would like to see these residences converted back for use by owner/residents and longer-term renters. That will help bring back our residential neighborhood to what it originally was intended for.

Thank you!

OTN-Residents



**From:** [Noah Beals](#)  
**To:** [Development Review Comments](#)  
**Subject:** FW: [EXTERNAL] Fwd: Thank You!  
**Date:** Wednesday, April 9, 2025 1:07:52 PM  
**Attachments:** [Screenshot 2025-03-17 at 10.38.04AM.png](#)

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**From:** Linda Abercrombie <[abercrombie.lindakay@gmail.com](mailto:abercrombie.lindakay@gmail.com)>  
**Sent:** Tuesday, April 8, 2025 5:16 PM  
**To:** City Leaders <[CityLeaders@fcgov.com](mailto:CityLeaders@fcgov.com)>; Noah Beals <[nbeals@fcgov.com](mailto:nbeals@fcgov.com)>  
**Subject:** [EXTERNAL] Fwd: Thank You!

Just adding my agreement and appreciation for this action by the City! More and more reports of serious negative incidents in our neighborhood by these STR guests are coming out, so we really are grateful for your attention to it.

Linda Abercrombie  
239 Pascal St.

----- Forwarded message -----

**From:** OTN-Residents <[otnresidents@gmail.com](mailto:otnresidents@gmail.com)>  
**Date:** Tue, Apr 8, 2025 at 2:44 PM  
**Subject:** Fwd: Thank You!  
**To:**

----- Forwarded message -----

**From:** OTN-Residents <[otnresidents@gmail.com](mailto:otnresidents@gmail.com)>  
**Date:** Tue, Apr 8, 2025 at 2:03 PM  
**Subject:** Thank You!  
**To:** City Leaders <[CityLeaders@fcgov.com](mailto:CityLeaders@fcgov.com)>, Noah Beals <[nbeals@fcgov.com](mailto:nbeals@fcgov.com)>

We received word from the City Manager's office that the city is working on preventing any new non-primary Short-term rental licences in our Old Town North neighborhood. That is great news, and a good first step to addressing the issues many have with these non-owner occupied "AirBnb's"! It will help stop additional homes being bought up by investors for that purpose. We greatly appreciate the attention the city has given to this after many have written in about it.

We also hope there will be some follow-on steps by the city to bring the number of current NP-STR's in our neighborhood further down, and/or restrictions on how they could be used. We also don't want to see the existing licences being "transferred" by investors to new addresses in the neighborhood. We eventually would like to see these residences converted back for use by owner/residents and longer-term renters. That will help bring back our residential neighborhood to what it originally was intended for.

Thank you!  
OTN-Residents

# Homes Not Hotels in Old Town North!

Email: [OTNresidents@gmail.com](mailto:OTNresidents@gmail.com) for more details



**From:** [Noah Beals](#)  
**To:** [Development Review Comments](#)  
**Subject:** FW: [EXTERNAL] Gratitude and Requests to Ease the Negative Impact of NP-STRs  
**Date:** Tuesday, April 22, 2025 8:58:15 AM

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**From:** Ginny Sawyer <GSawyer@fcgov.com>  
**Sent:** Monday, April 21, 2025 8:17 AM  
**To:** Jema Anderson <jema@tothesoul.com>; City Leaders <CityLeaders@fcgov.com>; Noah Beals <nbeals@fcgov.com>  
**Subject:** RE: [EXTERNAL] Gratitude and Requests to Ease the Negative Impact of NP-STRs

Hi Jema,

Thank you for your email to City Leaders. Your email has been received by each member of City Council.

City Council and City Manager Kelly DiMartino appreciate you sharing your thoughts. Due to the high volume of emails received by City Council, you may not receive an additional response, but if Councilmembers have personal thoughts or additional requests based on your email, you may hear from them directly.

Thanks again for writing and for the specific thank you!

ginny

Ginny Sawyer  
Project and Policy Manager  
City Manager's Office  
[City of Fort Collins](#)  
300 LaPorte Ave  
970-224-6094 office  
[gsawyer@fcgov.com](mailto:gsawyer@fcgov.com)

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**From:** Jema Anderson <[jema@tothesoul.com](mailto:jema@tothesoul.com)>  
**Sent:** Saturday, April 19, 2025 12:01 PM  
**To:** City Leaders <[CityLeaders@fcgov.com](mailto:CityLeaders@fcgov.com)>; Noah Beals <[nbeals@fcgov.com](mailto:nbeals@fcgov.com)>  
**Subject:** [EXTERNAL] Gratitude and Requests to Ease the Negative Impact of NP-STRs

Dear City Council, Mayor, and City Planners,

A sincere thank you to each of you who serve our city, often invisibly. I recognize this city is like no other because of the dedication and care of its leaders. A rare

city of true leadership that listens to its population and continues to make changes as life evolves.

Thank you for your research and curiosity about how the short-term rentals impact families and community members in the Old Town North neighborhood. And for gathering us all together for the Open House to educate and listen to neighborhood input.

A special thank you to Ginny Sawyer, who supported me and my family during a time of distress with multiple STRs in 2022. As a mother, I was frustrated and feared how we could endure what was happening around our home. I was heard, seen, and understood. Ginny gave me the information I needed to understand the beautiful intention of a mixed neighborhood. I can't thank her enough for the meeting that sustained me until this day.

***For six years, I have been the unpaid, unwilling manager of guests of multiple STRs. I have reported, photographed, and recorded years of incidents to STR owners, management companies, our HOA, Airbnb, VRBO, and the city.***

***I am relieved that the day has finally arrived when change is possible! (Maybe soon I can get a new job that pays better? :)***

I request:

- A suspension of licenses for new non-primary STR licenses.
- Preventing existing licences from being moved/sold.
- A fair process to reduce the existing number of NP-STR's to a level consistent with other city residential neighborhoods.

With Heartfelt Gratitude,  
Jema Anderson and family

**From:** [Noah Beals](#)  
**To:** [Development Review Comments](#)  
**Subject:** FW: [EXTERNAL] Homes Not Hotels (in Old Town North neighborhood)..  
**Date:** Monday, March 17, 2025 4:37:31 PM  
**Attachments:** [Screenshot 2025-03-17 at 10.38.04AM.png](#)

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**From:** OTN-Residents <otnresidents@gmail.com>  
**Sent:** Monday, March 17, 2025 4:04 PM  
**To:** City Leaders <CityLeaders@fcgov.com>; Noah Beals <nbeals@fcgov.com>  
**Subject:** [EXTERNAL] Homes Not Hotels (in Old Town North neighborhood)..

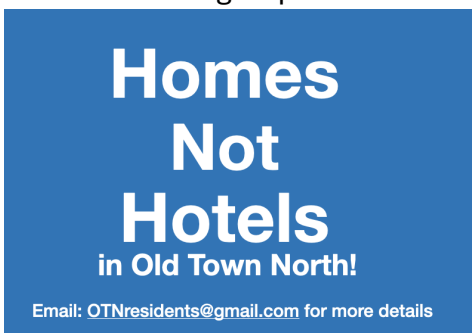
Dear Mayor, Council members, City manager, and Development manager.  
You might be getting sick and tired of the group of residents in the Old Town North neighborhood, continually voicing their concerns in regards to the growing number of non-primary Short Term Rentals.. I am writing again on behalf of this growing group (OTN Residents) to plead with the city to put some immediate controls on this situation, and urgency to come forward with a longer term plan.. We all understand how busy you all are with many other matters, and greatly appreciate all you have done to make this one of the best cities to live in!

We hope that at least one of you gets a chance to read this article that relates very much to what we are talking about..

<https://www.harmari.com/harmaristr/2021/05/04/primary-residency-and-hosted-versus-unhosted-short-term-rentals-why-does-it-matter/>

Thank you!

OTN Residents group



**From:** [Noah Beals](#)  
**To:** [Development Review Comments](#)  
**Subject:** FW: [EXTERNAL] Homes Not Hotels  
**Date:** Friday, March 14, 2025 11:19:00 AM

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**From:** Kelly Ohlson <kohlson@fcgov.com>  
**Sent:** Friday, March 14, 2025 8:45 AM  
**To:** Douglas Gunderson <dagundersoncc@gmail.com>; City Leaders <CityLeaders@fcgov.com>; Noah Beals <nbeals@fcgov.com>  
**Cc:** otnresidents@gmail.com  
**Subject:** Re: [EXTERNAL] Homes Not Hotels

I agree. KO.

Kelly Ohlson

City Councilmember, District 5

City of Fort Collins, CO

970-493-7225

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With limited exceptions, emails and any files transmitted with them are subject to public disclosure under the Colorado Open Records Act (CORA). To promote transparency, emails will be visible in an online archive, unless the sender puts **#PRIVATE** in the subject line of the email. However, the City of Fort Collins can't guarantee that any email to or from Council will remain private.

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**From:** Douglas Gunderson <[dagundersoncc@gmail.com](mailto:dagundersoncc@gmail.com)>  
**Sent:** Thursday, March 13, 2025 9:56 PM  
**To:** City Leaders <[CityLeaders@fcgov.com](mailto:CityLeaders@fcgov.com)>; Noah Beals <[nbeals@fcgov.com](mailto:nbeals@fcgov.com)>  
**Cc:** [otnresidents@gmail.com](mailto:otnresidents@gmail.com) <[otnresidents@gmail.com](mailto:otnresidents@gmail.com)>  
**Subject:** [EXTERNAL] Homes Not Hotels

Good Evening,

A few years ago my wife and I moved to Fort Collins to be near our daughter and her family. We love the quality of life that we found in Fort Collins. However we must continue to work hard to maintain and improve this quality of life, it is not guaranteed.

A common challenge for families in this area is the high cost of housing. Simple supply and demand economics means that if we use a single family home for a short term rental it will not be available for a family. When we have many single family homes used as short term rentals, the price of single family homes will go up. I often hear complaints regarding the cost of housing. I have never heard someone complain that there was a lack of short term rentals.

So our city leadership has a choice, help to increase the availability of housing in our wonderful city, or help to provide investment opportunities for a few wealthy people. I suggest that Fort Collins needs homes, not hotels.

Thank you for your leadership,  
Doug Gunderson  
245 Pascal st  
303.818.5385

**From:** [Noah Beals](#)  
**To:** [Development Review Comments](#)  
**Subject:** FW: [EXTERNAL] Non-primary short-term rentals feedback  
**Date:** Monday, February 10, 2025 4:39:32 PM

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**From:** Yetty Irwan <yetty.yen@gmail.com>  
**Sent:** Monday, February 10, 2025 2:01 PM  
**To:** Noah Beals <nbeals@fcgov.com>  
**Subject:** [EXTERNAL] Non-primary short-term rentals feedback

Hello,

My name is Yetty Irwan. I missed the Neighborhood Open House meeting last Monday to discuss Short-Term Rentals (STRs) in the Old Town North neighborhood, but would like to provide my feedback on non-primary STRs in the Old Town North area. My husband and I own a property in Old Town North (238 Osiander St. Unit D) that we don't live in and rent out short-term. We hired Mountain Time Vacation Rentals to manage it. I think there are many benefits of STRs, not only for the property owners but also for the neighborhood and city. Firstly, the ability to operate STRs contributes significantly to the property values in the area. Removing the right to rent could reduce property values by 15-20% - a potential loss of \$100,000+ per home. I have not stayed in our rental property, but I've always been able to see myself moving in there in the future. Currently, it's our investment property that earns us an additional income. Our primary residence home is only 20 minutes away from it. Additionally, I believe short-term rental properties are well-maintained homes. They are consistently cleaned and professionally maintained weekly, often exceeding the upkeep standards of owner-occupied or long-term rental homes. Even though they're short-term rental properties, owners still abide by local laws and HOA's. Issues like parking, noise, and neighborhood standards can be addressed through strict rental policies, tenant screening, and strict local owner or host oversight within minutes of the property. Last but not least, STRs attract visitors and/or tourists, who support local businesses and enhance the vibrancy of the neighborhood. Responsible operators also enforce rules that uphold the character of the community. I believe we can address concerns through proper management of the short-term rental properties, instead of implementing restrictive policies that harm all homeowners.

Thank you for your time.

Sincerely,  
Yetty

**From:** [Noah Beals](#)  
**To:** [Development Review Comments](#)  
**Subject:** FW: [EXTERNAL] Non-primary STR licenses  
**Date:** Tuesday, March 11, 2025 4:16:01 PM

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**From:** Walter Abercrombie <walt.abercrombie@gmail.com>  
**Sent:** Tuesday, March 11, 2025 3:23 PM  
**To:** Noah Beals <nbeals@fcgov.com>  
**Subject:** [EXTERNAL] Non-primary STR licenses

Noah, many have (and will continue) to write to the city about the non-primary Short-term rentals issue in our Old Town North neighborhood. I had asked the city to specifically put a moratorium on any new NP-STR licenses until you formulate a more longer term solution to this issue. More houses are for sale in the neighborhood and a NP-STR investor is starting to build on the empty lot across from us.

It simply was not right for the city to stop most non-primary STR's in the rest of the city, yet let our neighborhood get flooded with them in the last few years with no end in sight. This densely developed area simply is not designed to take in such large influxes of temporary stay folks and their vehicles.. I hope that is recognized..

Best regards,  
Walter Abercrombie  
239 Pascal St.  
Fort Collins 80524

**From:** [Noah Beals](#)  
**To:** [Development Review Comments](#)  
**Subject:** FW: [EXTERNAL] Non-Primary STR's in Old Town North Subdivision  
**Date:** Friday, April 18, 2025 1:34:55 PM

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**From:** Jill Patton <wyllow@comcast.net>  
**Sent:** Friday, April 18, 2025 1:03 PM  
**To:** Noah Beals <nbeals@fcgov.com>  
**Subject:** [EXTERNAL] Non-Primary STR's in Old Town North Subdivision

Noah,

I write to express my sincere appreciation for your consideration of limitations on non-primary short-term rentals (STRs) in our Old Town North community. Your willingness to address resident concerns is commendable.

The urgency of this matter cannot be overstated. Swift action is essential to halt the unchecked proliferation of these properties and to subsequently reduce their concentration to levels comparable with other residential districts. Currently, our small neighborhood bears the disproportionate burden of hosting 20% of all STRs citywide, with non-primary rentals constituting the majority and creating the most significant disruptions.

The unique characteristics of Old Town North—comprising approximately 236 properties compressed into an area equivalent to 14 football fields—exacerbate the situation. Our tightly clustered homes and narrow streets amplify the disturbances caused by this high density of non-primary STRs, creating considerable inconvenience for permanent residents. It's important to clarify that primary STRs and traditional long-term rentals do not present similar challenges.

I respectfully request the following actions:

1. An immediate suspension of new non-primary STR license issuances pending the City Council's vote. The current count of 72 STR licenses in our neighborhood already exceeds reasonable limits, and there is concern that investors may rush to acquire additional licenses ahead of anticipated Land Use modifications.
2. Implementation of restrictions preventing the transfer or relocation of existing licenses to different properties.
3. Development of an equitable framework to reduce the existing concentration of non-primary STRs to align with proportions found in comparable residential areas



throughout the city.

Your consideration of these measures is greatly appreciated.

Thank you,

Jill Patton

351 Cajetan St, Fort Collins, CO 80524

**From:** [Noah Beals](#)  
**To:** [Development Review Comments](#)  
**Subject:** FW: [EXTERNAL] Non-primary STRs in Old Town North  
**Date:** Monday, March 17, 2025 4:37:34 PM

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**From:** Tami Bond <yark99@gmail.com>  
**Sent:** Monday, March 17, 2025 4:16 PM  
**To:** cityleader@fcgov.com; Noah Beals <nbeals@fcgov.com>  
**Cc:** OTN-Residents <otnresidents@gmail.com>  
**Subject:** [EXTERNAL] Non-primary STRs in Old Town North

Dear City of Fort Collins,

I really appreciate all the work you do for City residents, and how responsive you are. I love our natural areas, the trail system, utility information and planning from the City, the long-term planning and community engagement around North College and the extension of the Max line, and the many opportunities we are given to share our views.

I am an owner and resident in Old Town North for the last five years. I live on Jerome Street, where the line of townhomes along the street is 50% short term rentals (STRs). My husband and I bought a place in that location intending to participate in a neighborhood. Over the last few years, the number of STRs has increased dramatically. I have a few comments about that situation.

From old City documents, it appears that Old Town North was originally conceived as a mixed residential/commercial area. However, the tracts between Jerome Street and Redwood (and eastward) have not developed that way: they are almost entirely dwellings. The land use designation currently makes it possible for investors to install an unlimited number of STRs, and that is how the land is being employed. People who live there have neither the benefit of a truly mixed residential and commercial environment, nor the protection of an area zoned as residential. It's time to revisit it. I doubt that the City's vision was creating a neighborhood that served investors to the detriment of residents.

Although unintended on the City's part, the current land use designation which allows unlimited STRs in a desirable area near Old Town has created a bit of a monster because it is the only area with both proximity and loophole. Not only do investors flock there, but people who buy homes originally intending to live there decide to keep those homes as STRs when they move on – because they can.

The large percentage of non-resident investors in Old Town North currently means that they can dominate planning of that area. People with business interests can devote their energy to serving on the HOA board, preventing discussion of STRs and leveraging several votes. People who need employment, in order to pay for a single mortgage or lease, may not have that kind of time. With this situation, not only is discussion of STR influence stifled, but concerns of residents that don't affect non-residents are dismissed by the board – even if they have nothing to do with STRs. Non-residents can operate the entire neighborhood in ways that they themselves would not accept if they lived there.

I am not opposed to STRs in the neighborhood. I'm glad that Fort Collins is a place that people want to visit. However, at the library event, some STR owners shared views that were surprising to me, and that seem inconsistent with healthy neighborhoods. One person commented that he "didn't have neighbors" because he owned all the units in one building. My townhouse is 50 feet away from that building, but faced with this fact, he still insisted that he didn't have neighbors. When someone 50 feet away is not a neighbor, I have to wonder what is. I also heard some people mentioning that they had invested in an STR so they could retire and if they didn't have it, "it would be a problem for them." I have also had to plan for retirement, but I've recognized that I should have a diversified portfolio to achieve stability. Protecting myself in that way is on me, not the City. It would not ever occur to me to ask a government to backstop a monolithic investment decision that I alone had made.

As you deliberate on how Old Town North might develop, remember that you are hearing from a few people who live in Old Town North as well as people who have invested there – but you are probably *not* hearing from people who have been squeezed out. It's too late for them. Our next-door neighbor weathered the pandemic with us and other folks nearby, and we looked out for each other's places when we were on travel. But after four years of being a great neighbor, he could not withstand the competition of STRs when the owners asked him to either leave so they could use the unit as an STR, or face a much higher rent payment. Most of our other group is gone, too, and STRs are in their place. I'm not aware of a single unit where a moving-out resident was replaced with a moving-in resident.

I believe that the current land use designation of Old Town North isn't serving the interests of residents and isn't aligned with the character of other neighborhoods in the city. I think that a Primary STR designation in the Land Use Code would be appropriate; if that is not possible, I believe that the number of STRs should be capped at its current level until deliberation has occurred and there is a plan for implementation.

Thank you for your consideration.

Homes, not Hotels in OTN!

Tami Bond

908 Jerome Street Unit 3

**From:** [Noah Beals](#)  
**To:** [Development Review Comments](#)  
**Subject:** FW: [EXTERNAL] NP-STR\_May 15 City meeting  
**Date:** Tuesday, April 22, 2025 8:58:24 AM

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**From:** Ginny Sawyer <GSawyer@fcgov.com>  
**Sent:** Monday, April 21, 2025 8:16 AM  
**To:** Noreen Linke <noreenlinke@gmail.com>; City Leaders <CityLeaders@fcgov.com>; Noah Beals <nbeals@fcgov.com>  
**Subject:** RE: [EXTERNAL] NP-STR\_May 15 City meeting

Hi Noreen,

Thank you for your email to City Leaders. Your email has been received by each member of City Council.

City Council and City Manager Kelly DiMartino appreciate you sharing your thoughts. Due to the high volume of emails received by City Council, you may not receive an additional response, but if Councilmembers have personal thoughts or additional requests based on your email, you may hear from them directly.

Thanks again for writing.

ginny

Ginny Sawyer  
Project and Policy Manager  
City Manager's Office  
[City of Fort Collins](#)  
300 LaPorte Ave  
970-224-6094 office  
[gsawyer@fcgov.com](mailto:gsawyer@fcgov.com)

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**From:** Noreen Linke <[noreenlinke@gmail.com](mailto:noreenlinke@gmail.com)>  
**Sent:** Saturday, April 19, 2025 3:38 PM  
**To:** City Leaders <[CityLeaders@fcgov.com](mailto:CityLeaders@fcgov.com)>; Noah Beals <[nbeals@fcgov.com](mailto:nbeals@fcgov.com)>  
**Subject:** [EXTERNAL] NP-STR\_May 15 City meeting

To Whom It May Concern:

We have been informed that there will be a Planning and Zoning session held by the city

on May 15th at 6pm at City Hall where there will be a review of the recommendations made for Old Town North (OTN) and Non-Primary Short-Term Rentals (NP-STR). Unfortunately, we will be unable to attend this meeting, and hope that this email will serve as our comments. We have sent several emails in the past covering basic aspects of this topic as it impacts us personally.

We appreciate that the city is more formally considering limiting Non-Primary Short-Term Rentals (NP-STR) in our Old Town North (OTN) neighborhood. Thank you for listening to our concerns. We hope that these changes will be expedited to prevent further uncontrolled growth of these NP-STR's, and that steps will be taken soon to reduce the existing ones to the same level as other residential neighborhoods in the city. Our small residential neighborhood is currently burdened with 20% of all the STR's in the city, a majority of those being Non-Primary, which cause the biggest impact.

To recap our personal concerns:

- We are not against NP-STR wholesale, but against a lack of limits, creating a situation that what was intended to be a residential neighborhood instead becomes a commercial zone. We have owned our house in OTN for a long time. Most of this neighborhood was not yet developed. We purchased into what was supposed to be a residential neighborhood and looked forward to being part of a primarily owner-occupied neighborhood.
- At some point, NP-STR's gain their profit at the expense of residential owners by devaluing our properties. Residential owners don't usually want to live in a saturated, transient, commercial community. This is coupled with the fact that there is already an effort by an owner adjacent to us to build a non-conforming structure whose only purpose is NP-STR. It lacks the features required of a home that would be permanently occupied. It does not conform to the requirements that every other house around it had to comply with, and yet it obtained a building permit by the City of Fort Collins. Quite perplexing. An independent broker analysis has concluded that this will definitely devalue all the homes in the near vicinity of this "new build." NP-STR gains, owner-occupied house loses. Our homes are investments also, deserving protection.
- Our neighborhood is dense, with residences close to each other and streets narrower than other residential neighborhoods. Most garages are in the back along very narrow alleyways. Too many cars in areas too small creates issues. As a result, the impact of this high number of NP-STR's is much larger and a much greater nuisance to many of us who live here full time. Primary STR's have not tended to be an issue because the owner is present and the number of people is much less. Our proximity to a

NP-STR has caused us to have personally sustained property damage which caused a good amount of resources (money) and time to repair. We have experienced lack of respect, parking issues, trash issues, and trespassing on our property by short-term renters. Along with that, many of us have no idea who owns the NP-STR property that affects us or how to contact them when we experience these issues.

- We would like to see an immediate moratorium on NEW NP-STR licenses.
- We would like to see the city prevent existing licenses from being moved/sold to other addresses.
- We would like a fair process to reduce the existing number of NP-STR's to a level that is consistent with other residential neighborhoods in the city. Why OTN is the only neighborhood in all of Fort Collins to have a NP-STR free-for-all is very disheartening and frankly makes us want to move away as it definitely impacts the quality of our life.
- NP-STR licenses should be reviewed at least annually. There should be a place where a residential owner or neighbors in general can register complaints against bad actors and that should be considered before the renewal of any annual license.

Once again, we would like to thank you for your attention and consideration of our concerns.

Sincerely,

Noreen Linke

251 Cajetan St.

Fort Collins, CO 80524

**From:** [Noah Beals](#)  
**To:** [Development Review Comments](#)  
**Subject:** FW: [EXTERNAL] Nuanced Opposition to STR Zoning Changes in Old Town North  
**Date:** Monday, April 14, 2025 8:35:22 AM

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**From:** Amanda Zoch <zoch.amanda@gmail.com>  
**Sent:** Friday, April 11, 2025 8:25 PM  
**To:** City Leaders <CityLeaders@fcgov.com>  
**Cc:** Noah Beals <nbeals@fcgov.com>  
**Subject:** [EXTERNAL] Nuanced Opposition to STR Zoning Changes in Old Town North

Dear Mayor Arndt, Councilmembers, and Planning Staff,

I'm writing to express my opposition to the proposed zoning change that would eliminate non-primary short-term rentals in the Old Town North neighborhood.

I do think a solution is needed so that the neighborhood doesn't become just a business park, but I think my situation (explained below in too much detail) offers some important nuance.

**TL:DR: I think it is important to distinguish between investors who buy up properties planning to turn them into non-primary STRs, who own multiple homes and have never lived in Old Town North, and people like my husband and I, who own and manage one non-primary STR, lived in the neighborhood for 7 years, and still know many current residents.**

Full context: My husband and I moved into Old Town North in 2016; we had fantastic neighbors and enjoyed getting to know our community. Over time, though, more and more Airbnbs emerged. After a few years, neither of the houses next to us were inhabited by long-term residents. One was an Airbnb; the other a mid-term rental. We rarely had issues with Airbnb guests or the mid-term renters, but we saw how the neighborhood had more and more Airbnbs. That wasn't a problem, but we could see that if left unchecked, it could become one.

We took proactive steps. My husband was on the HOA board and took the issue to them. He tried, relentlessly and for years, to get the board to institute a cap that would allow existing Airbnbs to continue but prevent any new ones from going in. The hope was also to somehow make it so that if an existing Airbnb property were sold, it would no longer be eligible to be a non-primary STR. This would prevent financial harms to existing non-primary STR owners and, over time, help restore the neighborhood.

By 2023, we were having a baby and ready to move into our forever home, and yes, the non-primary STRs were a factor, but not the only one. Unfortunately, interest rates had gone through the roof and so had home prices. We kept crunching the numbers and realized that if we kept our home in Old Town North and managed it as a non-primary STR, then we could afford the house and neighborhood we hoped to move to (I know, I know, this is an incredibly privileged situation to be in).

It was a case of "if you can't beat 'em, join 'em" unfortunately, and it was a decision that we did not take easily or lightly. We decided that, since we were only moving a mile away, we



could ensure that we kept a close eye on our non-primary STR and be highly attentive to neighbors' concerns. The HOA has not received any complaints against our property, to my knowledge.

We made the decision to turn our former home into a non-primary STR in good faith. Changing the zoning now would create serious financial concerns for my husband and me. I urge the City to support the efforts already underway in Old Town North and through the HOA to mitigate existing issues and, if a zoning change is warranted, to consider grandfathering in existing non-primary STRs.

I understand the City Council plans to discuss this issue at the May 15 meeting, but this feels very rushed to me. Could there be opportunities for more listening sessions or outreach to current residents and owners; perhaps a stakeholder group of residents and non-primary STR owners to discuss potential compromises? Perhaps there could be limits on how many non-primary STR licenses a person can have in the neighborhood? (Thus preventing investors from owning many properties, but still allowing individuals to have 1 or 2 non-primary STRs.) Many nuanced paths forward seem possible.

I respectfully urge the city to delay any decisions until more outreach and discussion can be had.

Thank you for your time and consideration. I welcome the opportunity to discuss this in more detail, especially since I have been on both sides of this issue. I am hoping the city can work with the HOA and all stakeholders to find a balanced approach.

Sincerely,

Mandy Zoch

**From:** [Noah Beals](#)  
**To:** [Development Review Comments](#)  
**Subject:** FW: [EXTERNAL] Old Town North Airbnb  
**Date:** Monday, February 10, 2025 8:22:12 AM

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**From:** M S <mspanier1974@gmail.com>  
**Sent:** Friday, February 7, 2025 6:14 PM  
**To:** Noah Beals <nbeals@fcgov.com>  
**Subject:** [EXTERNAL] Old Town North Airbnb

Noah,

First, thank you for taking the time to meet with our community last week. I wish I could have attended in person, but work requires me to travel during the week. I am concerned that you likely heard more from people that don't care about the actual community outside of their ability to make a dollar at the expense of those of us that truly call Old Town North home. I am writing to express my deep concern regarding the increasing number of Airbnb properties in our neighborhood. As the former HOA Board President I am intimately familiar with the challenges this presents to those of us that actually call OTN "home". The lack of care of property, fires, parties and overcrowded houses and parking present a unique challenge that the city must address. This creates a disruptive environment akin to living in a neighborhood filled with mini hotels and not allowing the neighborhood to ever feel like a real community. This situation not only affects the quality of life for residents, but also poses a significant threat to our community's long-term property values thus affecting the city's property tax revenue.

I urge the city to consider implementing a grandfathered-in clause to prevent further Airbnb expansion. This will not threaten existing owners as they can continue to own and create revenue for their businesses, but will not allow to overwhelming ownership of property owners only looking to make a buck at any expense of those of us who reside here on a full time basis. Please note the current lack of restrictions has turned our neighborhood into a business, not a residential community. Without such measures, the unique character and stability of our neighborhood are at risk, and the overwhelming presence of short-term rentals will continue to undermine our community's cohesion and property values.

Thank you for your attention to this important issue and I welcome a call or in person meeting if you wish to discuss this further.

Sincerely,  
Mike S.

918-906-5672

**From:** [Noah Beals](#)  
**To:** [Development Review Comments](#)  
**Subject:** FW: [EXTERNAL] Old Town North Non-Primary Short Term Rentals  
**Date:** Wednesday, April 9, 2025 1:07:52 PM

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**From:** Ginny Sawyer <GSawyer@fcgov.com>  
**Sent:** Wednesday, April 9, 2025 8:27 AM  
**To:** Mark Lobodzinski <mark@lobodzinski.net>; City Leaders <CityLeaders@fcgov.com>; Noah Beals <nbeals@fcgov.com>  
**Subject:** RE: [EXTERNAL] Old Town North Non-Primary Short Term Rentals

Hi Mark,

Thank you for your email to City Leaders. Your email has been received by each member of City Council.

City Council and City Manager Kelly DiMartino appreciate you sharing your thoughts. Due to the high volume of emails received by City Council, you may not receive an additional response, but if Councilmembers have personal thoughts or additional requests based on your email, you may hear from them directly.

Thanks again for writing.

ginny

**Ginny Sawyer**  
Project and Policy Manager  
City Manager's Office  
[City of Fort Collins](#)  
300 LaPorte Ave  
970-224-6094 office  
[gsawyer@fcgov.com](mailto:gsawyer@fcgov.com)

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**From:** Mark Lobodzinski <[mark@lobodzinski.net](mailto:mark@lobodzinski.net)>  
**Sent:** Tuesday, April 8, 2025 5:53 PM  
**To:** City Leaders <[CityLeaders@fcgov.com](mailto:CityLeaders@fcgov.com)>; Noah Beals <[nbeals@fcgov.com](mailto:nbeals@fcgov.com)>  
**Subject:** [EXTERNAL] Old Town North Non-Primary Short Term Rentals

Hello all!

I wanted to share a short note with you to voice my support for any city-supported

actions in support of limiting or eliminating non-primary short term rental licenses in my neighborhood.

Our family has greatly enjoyed living in Old Town North for ten years as homeowners. We were very fortunate to find a home on Osiander street in 2015 and loved the neighborhood so much that we moved into a newly-built home on Pascal street a few years ago. We have made many friends, including other homeowners like ourselves, but also among the long-term renters that we have met in the neighborhood.

I'm confident the city staff is familiar with issues regarding short-term rentals, and in our time here we have experienced the entire gamut. We love Fort Collins and Old Town North and think it only fair that we should share and enjoy the same controls and living standards as most of the other neighborhoods in our wonderful city.

Thank you all VERY MUCH for your interest and concern for our cause and well-being. We are happy to help in these efforts however we can.

Good day, and again, thank you!

Mark Lobodzinski

238 Pascal St

Fort Collins, CO 80524

**From:** [Noah Beals](#)  
**To:** [Development Review Comments](#)  
**Subject:** FW: [EXTERNAL] Old Town North Non-primary STR's  
**Date:** Thursday, April 17, 2025 5:08:24 PM

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**From:** Kerri Watkins <kwdolphingirl@gmail.com>  
**Sent:** Thursday, April 17, 2025 4:30 PM  
**To:** City Leaders <CityLeaders@fcgov.com>; Noah Beals <nbeals@fcgov.com>  
**Subject:** [EXTERNAL] Old Town North Non-primary STR's

Dear City Council, Mayor, and Managers,

I would like to start by thanking you. I really appreciate the fact that you are taking the current problem of too many non-primary STR's in Old Town North seriously. Thank you for listening to our concerns. We hope that these changes will be expedited to prevent further uncontrolled growth of these STR's, and that steps will be taken soon to reduce the existing ones to the same level as other residential neighborhoods in the city.

Having so many non-primary STR's is very impactful to the owners that call this neighborhood home. The impact is one that has zero benefit to the community, in fact it only creates a burden. The noise, the parties, the cars pulling in and out, all hours, day and night, the trash that is left, cigarette butts, the lack of parking or the parking that is done illegally. The current amount of these homes that are right across the street from my front door is overwhelming. On any given weekend there are more people staying in these 4 homes than all of my neighbors combined. (The 4 STR's directly across from my home can house up to 35 individuals)

I am hoping you can put an immediate pause on any new STR's in Old Town North. We have a home that is about to go under contract at 339 Pascal. This street can not absorb anymore STR's.

Our neighborhood is dense, with residences close to each other and streets narrower than other residential neighborhoods. We have about 236 properties in the size of 14 football fields combined in OTN. As a result, the impact of this high number of NP-STR's is much larger and a nuisance to many who live here full time. Primary STR's and long-term rentals are not the issue.

What we are requesting as home owners who live here full time.

Immediate moratorium on new non-primary STR licences until the vote by city council. 72 STR licences in our neighborhood is already way too high.

Investors/owners will rush to add new ones to beat the anticipated Land Use changes.

- Prevent existing licences from being moved/sold to other addresses.
- A fair process to reduce the existing number of NP-STR's to a level that is consistent with other residential neighborhoods in the city.

I'd like to invite anyone to my home next week. I will be available April 21-26. My schedule is flexible and I'd encourage any of you to come into my home and walk my small part of this neighborhood. I believe seeing first hand how these houses and neighborhood has been designed may help you understand why we, the homeowners are passionate about this change needing to happen.

My phone is (425) 829-4647

My address is 363, Pascal St.

I can be reached via phone or email to set up a time to tour my home and neighborhood.

Thank you! I look forward to meeting you.

Thank you,

Kerri Watkins

Sent from my iPhone

**From:** [Noah Beals](#)  
**To:** [Development Review Comments](#)  
**Subject:** FW: [EXTERNAL] Old Town North residences  
**Date:** Tuesday, April 22, 2025 8:58:51 AM

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-----Original Message-----

From: Ginny Sawyer <GSawyer@fcgov.com>  
Sent: Monday, April 21, 2025 8:14 AM  
To: Dolores Williams <tinytornado@mac.com>; City Leaders <CityLeaders@fcgov.com>  
Cc: Noah Beals <nbeals@fcgov.com>  
Subject: RE: [EXTERNAL] Old Town North residences

Hi Dolores,

Thank you for your email to City Leaders. Your email has been received by each member of City Council.

City Council and City Manager Kelly DiMartino appreciate you sharing your thoughts. Due to the high volume of emails received by City Council, you may not receive an additional response, but if Councilmembers have personal thoughts or additional requests based on your email, you may hear from them directly.

Thanks again for writing.

ginny

Ginny Sawyer  
Project and Policy Manager  
City Manager's Office  
City of Fort Collins  
300 LaPorte Ave  
970-224-6094 office  
gsawyer@fcgov.com

-----Original Message-----

From: Dolores Williams <tinytornado@mac.com>  
Sent: Sunday, April 20, 2025 8:18 PM  
To: City Leaders <CityLeaders@fcgov.com>  
Subject: [EXTERNAL] Old Town North residences

I attended the open house where I learned of the reconsideration to create proper zoning for residents who are disturbed with commercial Air B&B temporary dwellings in Old Town North. Those residents who bought houses and settled in are finding that when too many temporary residents are allowed, the noise and strangers everywhere ruin living for permanent residents whether they buy or rent.

I have invested in two wonderful townhouses and carefully select renters for at least one year. Most renter stay another year or two. They are reporting to me that on the weekends they cannot find parking in their street. I hate to lose good renters just because of the noise, parking, and strangers.

I understand that CSU students from the dorms rent Air B&B houses for parties. Can you imagine living next to a party house? Actually, worse is when investors rent to strangers and there is nobody around to care about noise and care of the yard. I hope those licenses could be pulled or not renewed because there are motels and hotels in the commercial districts with police presence, etc.

Primary Air B&B leases provide the owner of the house to be present. While still making commercial what should

be a residential district with people as neighbors who belong there.

Thank you for recognizing the problems and for removing licenses causing trouble and/or not allowing licenses to bring the neighborhood back to a neighborhood

Sincerely,

Dolores Williams  
415 Mason Court 7A  
Fort Collins, CO 80524



**From:** [Noah Beals](#)  
**To:** [Development Review Comments](#)  
**Subject:** FW: [EXTERNAL] Old Town North Short Term Rentals  
**Date:** Wednesday, February 5, 2025 10:06:36 AM

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-----Original Message-----

From: Lynne Vaughan <lvaughan3829@gmail.com>  
Sent: Wednesday, February 5, 2025 9:35 AM  
To: Noah Beals <nbeals@fcgov.com>  
Subject: [EXTERNAL] Old Town North Short Term Rentals

Good Morning Noah,

I was out of town and unable to attend last week's meeting and am thankful that I am able to send you some feedback.

I live at 215 Osiander and when I moved into the area in 2018 it was a neighborhood of mostly owners. As property has turned over I now live in a neighborhood of rental properties. The majority of property to the west, north, east and south of me are rentals.

The growth of rentals in the neighborhood will ultimately make this area unlivable for people who enjoy community. There is no cap on the number or percentage of rentals which will result in even more rentals in the future.

I love the area and location that provides access to Old Town, the Poudre Trail and shopping. That is also why it is an attractive area for people who want to have rentals here.

I hope the city can figure out a solution for Old Town North so it does not become a neighborhood of rentals. I do miss having neighbors!

Lynne Vaughan

Sent from my mobile device

**From:** [Noah Beals](#)  
**To:** [Development Review Comments](#)  
**Subject:** FW: [EXTERNAL] Old Town North STR - Cont.  
**Date:** Thursday, April 10, 2025 5:01:14 PM

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**From:** Kay Osentowski <kayos160@yahoo.com>  
**Sent:** Wednesday, April 9, 2025 10:47 AM  
**To:** City Leaders <CityLeaders@fcgov.com>; Noah Beals <nbeals@fcgov.com>; Spencer Douthit <spencerdouthit@yahoo.com>  
**Subject:** [EXTERNAL] Old Town North STR - Cont.

I wanted to mention one more thing that I feel must be understood. Those of us who have been very good stewards of our properties should not be punished over the handful of homes who have not. We take huge steps toward being good property managers of our properties. We pay a local property manager who has a staff of people who are always available if a problem arises. We have been fortunate, that none of our guests have caused any issues in the neighborhood. We screen very carefully. I do feel strongly that if a property is causing problems, direct consequences should be applied. The HOA and subcommittee should address these few homes that have been a problem, and the issues would go away. To rezone an entire subdivision is not the answer. Thank you.

Kay Osentowski  
NCREB  
160 Fairway Lane  
Fort Collins, CO 80525

970-420-9005

**From:** [Noah Beals](#)  
**To:** [Development Review Comments](#)  
**Subject:** FW: [EXTERNAL] Old Town North STR Feedback  
**Date:** Wednesday, February 26, 2025 4:22:28 PM

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**From:** Free Willy <freewillyagain66@gmail.com>  
**Sent:** Wednesday, February 26, 2025 4:18 PM  
**To:** Noah Beals <nbeals@fcgov.com>  
**Subject:** [EXTERNAL] Old Town North STR Feedback

I have owned a home on Cajetan in Old Town North for the past 6+ years. I live in the home and have never rented in any capacity. I have seen a change in our neighborhood. This started when the City of Fort Collins changed the STR rules in areas next to Old Town. This neighborhood always had a handful of STRs during the summer, but the percentage of homes renting for a weekend or week is much higher than before. The negatives that I have noticed are...

- Rental properties don't take care of the grounds around their homes (This could be managed by a stronger HOA)
- Some refuse appears on streets (Jerome St. is the worst; this could be STRs or the homeless who travel down this road regularly. I am sure FC Police would confirm)
- STRs don't pick up after their dogs
- The neighborhood has less of a community feel.

I actually find most of the STR tenants to be very pleasant. Two of the homes right behind us are STRs where the owner does not live in the home. They both have someone who comes to take out the garbage and clean up anything left in the alley. The renters are generally families who are in town to visit students or here for youth sports tournaments. I have never had to call the police and complain about parties.

I have often wondered if the lack of STRs near downtown has negatively affected business in the downtown area. There are not a lot of reasonable hotel options downtown. I do wish we had more neighbors, but my concerns in the neighborhood are safety and condemned buildings on Osiander (it looks like they are being finished). I prefer not to share my name as my reasonable feedback may not be appreciated by vocal residents.

Old Town North Resident

**From:** [Noah Beals](#)  
**To:** [Development Review Comments](#)  
**Subject:** FW: [EXTERNAL] Old Town North STR Zoning  
**Date:** Friday, February 7, 2025 8:33:37 AM

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**From:** joanie deatrich <joaniedeatrich@gmail.com>  
**Sent:** Thursday, February 6, 2025 6:50 PM  
**To:** Noah Beals <nbeals@fcgov.com>  
**Subject:** [EXTERNAL] Old Town North STR Zoning

Dear Mr. Beals,

I am writing to express my concerns about proposed changes on short-term rentals in Fort Collins. My husband and I own 2 rental properties in Old Town North. We purchased these homes under the understanding that short-term rentals were legally permitted through the City and authorized under HOA covenants in Old Town North. We also live in Old Town North and are part of the neighborhood. We are concerned about future potential changes.

Before purchasing these properties, we closely followed the city's extensive two-year planning process that ultimately allowed short-term rentals in designated zones. We made our investments with the full confidence that the city had thoroughly considered the matter and had established clear guidelines to ensure responsible operation. A sudden reversal of this policy not only undermines that process but also creates uncertainty for homeowners and investors who have followed the rules in good faith.

Since we started renting these properties, our guests have respected the neighborhood and followed the city's regulatory requirements, including parking and noise ordinances. We take pride in maintaining well-managed rentals that align with the city's and community's standards. We have reached out to neighbors and given our phone numbers requesting that they contact us with any issues. We've also installed Ring cameras monitoring the exterior of the properties. Again, we live in the neighborhood and are interested in it thriving. If there are concerns about rental properties that do not adhere to these regulations, I believe the city should focus on enforcing fines and, if necessary, revoking the licenses of repeat offenders. A complete ban, however, unfairly punishes responsible owners and disregards the thoughtful planning efforts that have taken place over the years.

We urge you to focus on targeted enforcement measures that ensure compliance while allowing responsible short-term rentals to continue operating. We would welcome the opportunity to discuss this issue further and provide input on potential solutions.

Thank you for your time and consideration.

Best regards,

Dr. Joanie Deatrich and Mr. John Singer

[544 Cajetan St.](#)

[Fort Collins, CO 80524](#)

[joaniedeatrich@gmail.com](mailto:joaniedeatrich@gmail.com)

[johnsinger@gmail.com](mailto:johnsinger@gmail.com)

**From:** [Noah Beals](#)  
**To:** [Development Review Comments](#)  
**Subject:** FW: [EXTERNAL] Old Town North STRs  
**Date:** Wednesday, February 5, 2025 3:37:57 PM

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**From:** Steve Ertl <steve.ertl@gmail.com>  
**Sent:** Wednesday, February 5, 2025 2:05 PM  
**To:** Noah Beals <nbeals@fcgov.com>  
**Subject:** [EXTERNAL] Old Town North STRs

Hi Noah,

I'm the BOD president for the sub-association "North Flats Condos" on the 800 block of Blondel Street in Old Town North.

I'm curious to know if any meeting notes or links to the discussion will be made available anywhere?

**Our 5-Unit condo buildings are considered** "Multi-family R-2 buildings" (condo buildings with 3 or more dwelling units on a single property), which I've read **disallows STRs**, but allows mid-term (30+ days) or long-term rentals. *Please advise if this is an incorrect interpretation or understanding?*

From my vantage point:

I've lived in OTN since 2010 and have experienced a "dissolving of community cohesion" since STRs were first introduced (and subsequently exploited by remote investors). As STRs have increased in our little community, 1) street parking has become more of an issue, 2) crime/theft/annoyance has become more prominent, 3) the safety & security of Tribe — knowing & looking-out-for our neighbors — has plummeted, and 4) investor-owners have almost no interest in contributing or investing into OTN community projects that support those of us who actually reside here (b/c there's little-to-no direct ROI, as perceived by them).

I hope this feedback is helpful.

Thank you for your diligent work on the subject. It feels really critical that we re-prioritize living-breathing people over cash flow/money.

All My Best,  
-S.

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**Stevey Ertl**

cell 970-761-0999

email [steve.ertl@gmail.com](mailto:steve.ertl@gmail.com)

**From:** [Noah Beals](#)  
**To:** [Development Review Comments](#)  
**Subject:** FW: [EXTERNAL] Old Town North STRs  
**Date:** Friday, February 7, 2025 8:34:28 AM

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**From:** Matt V <[unwrappedvoltage@gmail.com](mailto:unwrappedvoltage@gmail.com)>  
**Sent:** Thursday, February 6, 2025 4:24 PM  
**To:** Noah Beals <[nbeals@fcgov.com](mailto:nbeals@fcgov.com)>  
**Subject:** [EXTERNAL] Old Town North STRs

Hi Noah,

I live at 503 Cajetan St, Fort Collins which I operated as a STR 2017-2020 and then moved in and lived there 2020-present, which gives me a unique perspective.

You might be able to relate to renting a Airbnb, with a great host the experience is amazing, but with a poorly operated home, it's tough. Same thing with the neighborhood, well run Airbnbs actually benefit the community but shoddy operators bring it down. I'll copy and paste my earlier email point: \* Unshoveled sideways - for 503 Cajetan, I can state as operated as a STR the snow was shoveled better than myself living there. I paid a snow removal crew that removed it every time. Now that I live here, I'm gone half the time it snows either on a work trip or skiing and it melts by the time I'm home. The fact the HOA does not enforce snow shoveling is a reflection of poor HOA management, not a STR problem.

I believe Mountain Time Vacation Rentals represents an excellent operator that takes action on issues that arise when it comes to trash, noise (ask them about their "good Neighbor Initiative"), and parking. They operate a number of STRs in OTN and as such can be significantly more pro-active, creating a positive STR environment.

I commend the City of Fort Collins for a well designed and thought out STR regulations with primary and non-primary options. Changing these regulations doesn't make sense and I support the current STR process as a long time owner and resident in the neighborhood.

Best,

Matt



*The City of Fort Collins hosted an Open House last Monday evening to discuss the situation of Short-term rentals (AirBnb, VRBO,..) within our Old Town North neighborhood. The reps from the city were mainly looking to get feedback from property owners on non-primary Short-term rentals (owner doesn't reside on property), and the impact that they have on the neighborhood. There was a good turnout of folks attending. The city wants as much feedback as possible to determine next steps.*

*In case you were unable to attend, you can still send your feedback, and suggestions related to STR's directly to Noah Beals ([nbeals@fcgov.com](mailto:nbeals@fcgov.com)), who is a Development Manager for the city. Adding your street address would be helpful, but not necessary..*

*Old Town North - HOA Board.*

**From:** [Noah Beals](#)  
**To:** [Development Review Comments](#)  
**Subject:** FW: [EXTERNAL] Old Town North: STRs  
**Date:** Thursday, February 27, 2025 9:29:51 PM

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**From:** Suzanne Lobodzinski <suzanne@lobodzinski.net>  
**Sent:** Thursday, February 27, 2025 11:28 AM  
**To:** Noah Beals <nbeals@fcgov.com>  
**Subject:** [EXTERNAL] Old Town North: STRs

Hi Noah,

My husband, Mark, and I would like to add our feedback re STRs in Old Town North.

Below is a list of issues we've encountered over the past ten years living here. We moved from Osiander Street in OTN to Pascal St because we were almost surrounded by rentals and because of the construction across the street on Osiander, but we love the location and the real neighbors we've met and become friends with. We thought moving to Pascal might alleviate the issue with the rentals, since the homes are a bit higher priced, but no. The city allowing duplexes to be built on Pascal has allowed absentee owners to rent to more than one group at a time, which causes parking issues on our already narrow street.

-Noise: parties (bachelor/bachelorette parties, corporate housed renters having weekend parties, wedding guests coming back and partying), loud music (party or not); yelling across the street from house to car while unpacking (SO MANY do this, why?!); walking around the alley loudly, drunkenly arguing and swearing while on the phone; drunken groups walking home being loud and obnoxious -- one of our neighbors noted he woke up to vomit on his front walk.

-Parking: parking in driveway so the car extends into the alley (the alleys, like our streets, are super narrow), parking in the alley while unpacking, just literally parked in the alley (no one in the car, ignition off); Pascal is a narrow street with parking allowed on only one side and we've several no parking signs on the no parking side, yet they still park right in front of the signs on the wrong side. Too many cars for one unit/house -- we've limited parking if we have guests over and if the STRs have several groups then our guests or we can't park near our own home. We have only one car and 99.8% of the time park in the garage, but on weekends when you'd like to clean out or rearrange the garage, or you need to make a quick stop at the house, or our daughter visits from Denver, there's no

parking available on our street because of cars with out-of-state plates or rental plates. A college sports team's huge CHARTERED BUS parked on the street while the team is staying here. The bus driver sat in the bus while the engine was on for hours on the last day of their stay.

-Disregard for Property: both the homeowners and the renters. Weeds so tall. Snow not shoveled. Trashcans overflowing or left out all week against HOA rules. Five rental scooters left parked in the front yard after checkout. Rental bikes left on the sidewalk in front of the rental.

-Rudeness: we both were RAs in college and know how to tactfully address a conflict and yet when we ask them to please repark their cars and explain why or ask them to turn down the music they're so rude. We no longer try to address noise or parking ourselves and just call the non-emergency line, which seems like a waste of city resources, or our property management group, which usually aren't very helpful.

-We've had people come up onto our porch thinking they're at their STR:  
A few times it's been a drunken group walking home. We've video of people in the street yelling at the person on our porch at 2am that they're at the wrong house.

On Feb 04 this year, during the night, a man came up onto our porch with his roller bag (car parked directly in front of our house and the no parking sign, on the wrong side of the street) and was looking for the access code on his phone when my husband noticed him. Mark opened the door and the man indignantly said, "But this is my rental!" Nope! We actually live here -- this is our home. He was then super sweet and apologetic. Nonetheless. My husband is out of town about once a week, and if I'm home alone at night and get a notification that an unknown male is trying to enter my house in the middle of the night -- considering the issues our neighborhood also has with the transient population -- I'm calling 911 and possibly unlocking the handgun. Not allowing absentee-owner STRs in our neighborhood should solve this issue, along the majority of those listed above.

We would appreciate the city taking a sincere interest in our neighborhood's issues with the high number of absentee-owner STRs in Old Town North. Having such a disproportionate number creates a burden on those of us who actually live here and want to create a positive and safe environment for our families.

Many thanks,  
Mark & Suzanne Lobodzinski

238 Pascal St

**From:** [Noah Beals](#)  
**To:** [Development Review Comments](#)  
**Subject:** FW: [EXTERNAL] Old Town North: Thank you  
**Date:** Wednesday, April 16, 2025 10:21:05 AM

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-----Original Message-----

From: Christine Dianni <cdianni@gmail.com>  
Sent: Wednesday, April 16, 2025 8:54 AM  
To: Noah Beals <nbeals@fcgov.com>; City Leaders <CityLeaders@fcgov.com>  
Subject: [EXTERNAL] Old Town North: Thank you

Dear Noah and City Leaders,

Thank you so much for quickly responding to our urgent request to put a moratorium on Old Town North's unrestricted licenses for non-primary short-term rentals.

As an 18-year resident/owner, I am so thankful for the buildout of our neighborhood based on New Urbanist ideals. I welcome the mixed densities and intimate street and sidewalk designs that moderate traffic speeds and bring us in close contact with our neighbors. The current density of NP-STR's depersonalizes the place, takes away our ability to work through grievances, or to join in the parties! I notice myself not making effort to say hello to folks since I know they will be gone tomorrow.

I understand your staff is looking into options to unlimited licenses for NP-STR's in Old Town North. I ask that our regulations match rigorous restrictions in place in other Fort Collins neighborhoods so we are no longer singled out as the last available place to establish NP-STR's.

Thank you,  
Christine Dianni  
214 Pascal Street

**From:** [Noah Beals](#)  
**To:** [Development Review Comments](#)  
**Subject:** FW: [EXTERNAL] Opposed to Proposed STR Zoning Changes in Old Town North  
**Date:** Monday, April 14, 2025 8:36:05 AM

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**From:** Ginny Sawyer <GSawyer@fcgov.com>  
**Sent:** Friday, April 11, 2025 5:19 PM  
**To:** Matt V <unwrappedvoltage@gmail.com>; City Leaders <CityLeaders@fcgov.com>  
**Cc:** Noah Beals <nbeals@fcgov.com>  
**Subject:** RE: [EXTERNAL] Opposed to Proposed STR Zoning Changes in Old Town North

Hi Matt,

City Council and City Manager Kelly DiMartino appreciate you sharing your thoughts. Due to the high volume of emails received by City Council, you may not receive an additional response, but if Councilmembers have personal thoughts or additional requests based on your email, you may hear from them directly.

As you may know, staff recently hosted an open house to hear directly from residents in Old Town North. We are taking that information and sharing with Council as we work to develop possible options to help address these issues and your perspective is very important to us. As soon as we have a time frame and options developed, we will share with the neighborhood.

Also, the May 15<sup>th</sup> meeting is the [Planning and Zoning Commission](#) not Council. This meeting is held at City Hall in Council chambers and starts at 6pm.

Thank you again.

ginny

Ginny Sawyer  
Project and Policy Manager  
City Manager's Office  
[City of Fort Collins](#)  
300 LaPorte Ave  
970-224-6094 office  
[gsawyer@fcgov.com](mailto:gsawyer@fcgov.com)

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**From:** Matt V <[unwrappedvoltage@gmail.com](mailto:unwrappedvoltage@gmail.com)>  
**Sent:** Friday, April 11, 2025 5:16 PM

**To:** City Leaders <[CityLeaders@fcgov.com](mailto:CityLeaders@fcgov.com)>

**Cc:** Noah Beals <[nbeals@fcgov.com](mailto:nbeals@fcgov.com)>

**Subject:** [EXTERNAL] Opposed to Proposed STR Zoning Changes in Old Town North

Dear Mayor, Councilmembers, and Planning Staff,

I'm writing to express my strong opposition to the proposed zoning change that would eliminate non-primary short-term rentals in the Old Town North neighborhood.

As a homeowner who has both ran my property as a short term rental and currently live there full time, I have invested a significant amount of money into a situation that provides me with optimal flexibility. As either an owner occupant or rental agent, I have fully complied with all STR regulations and HOA covenants. I am deeply concerned about the potential impact of this change. I purchased my home in 2017 after carefully reading the HOA to ensure I could operate my STR in good faith, under a clear set of rules that the City put in place. Changing the zoning now undermines that trust and creates financial strain for responsible homeowners like myself.

I want to highlight that the past HOA board and property management were absent in addressing this issue. There is a new HOA board and property management with a markedly different vision to address this issue raised by a small but vocal group of neighbors. A special STR Committee has also been formed to tackle key issues like noise, trash, and parking. This group will be working on solutions so that issues can be resolved quickly and directly within the community. I ask that the City support the collaborative efforts already underway in our community before taking such a sweeping, blanket, and potentially damaging action. I ask that the City use the existing STR process to consider revoking STR licenses for properties that ignore the special Old Town North STR Committee instead of facilitating an action based on the voices of a few in the community instead of the majority.

City Council is scheduled to discuss STRs in Old Town North at the May 15 meeting. Myself and others feel this process has been rushed and lacked proper outreach to ensure all homeowner voices were heard. I respectfully request that the City pause any decisions until a more robust and transparent process can take place where the entire Old Town North community voices can be heard.

Thank you for your time and consideration. Please work with the STR Committee and our HOA to find a more balanced, neighbor equality approach.

Sincerely,

Matt Veghte  
503 Cajetan St, Old Town North

**From:** [Noah Beals](#)  
**To:** [Development Review Comments](#)  
**Subject:** FW: [EXTERNAL] Opposition to Proposed STR Restrictions in Old Town North  
**Date:** Friday, April 25, 2025 5:32:42 PM

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**From:** Jennifer Kelly - Realtor <jenniferkellyteam@gmail.com>  
**Sent:** Friday, April 25, 2025 5:29 PM  
**To:** Kelly DiMartino <KDIMARTINO@fcgov.com>; Tyler Marr <tmarr@fcgov.com>; Ginny Sawyer <GSawyer@fcgov.com>; Em Myler <emyler@fcgov.com>; Noah Beals <nbeals@fcgov.com>; Jeni Arndt <jarndt@fcgov.com>; Susan Gutowsky <sgutowsky@fcgov.com>; Julie Pignataro <jpignataro@fcgov.com>; Tricia Canonico <tcanonico@fcgov.com>; Melanie Potyondy <mpotyondy@fcgov.com>; Kelly Ohlson <kohlson@fcgov.com>; Emily Francis <efrancis@fcgov.com>  
**Subject:** [EXTERNAL] Opposition to Proposed STR Restrictions in Old Town North

Dear Mayor Arndt, Members of the Fort Collins City Council and others:

I hope this message finds you well. Thank you for your time and service to our community. I am writing to respectfully voice my strong opposition to any further restrictions on Non-Primary Short-Term Rentals (STRs) in Old Town North (OTN).

Further limiting STRs would directly conflict with several of the City's key 2024 Strategic Plan objectives, including:

- **Increasing housing supply, type, choice, and affordability** (NCV 1)
- **Building vibrant, walkable neighborhood centers** (NCV 4)
- **Fostering local economic opportunity and removing barriers for small businesses** (ECON 1)
- **Supporting cultural engagement and recreational access** (C&R 1)
- **Maintaining public trust through transparent, consistent governance** (HPG 2)

Short-term rentals in Old Town North play an important role in achieving these goals. They expand housing options for residents, traveling workers, and families seeking temporary stays. They create essential income opportunities for local property owners, support neighborhood vitality, fuel small business success, and enhance cultural and recreational engagement within our community.

I understand that the City hosted an open house on February 3, 2025, to gather resident feedback regarding STRs in Old Town North. Following this meeting, staff issued a formal memorandum recommending that Non-Primary STRs be prohibited in the neighborhood. I also understand that a proposed land use change to eliminate Non-Primary STRs in



OTN is scheduled for discussion at the Planning and Zoning Board meeting on May 15, 2025. While I appreciate the City's engagement efforts, **it is important to recognize that this memorandum does not reflect the views of all residents, nor does it align with the broader objectives outlined in the City's Strategic Plan.** Major policy changes based on limited engagement risk undermining public trust and the inclusive processes Fort Collins is known for.

Restricting STRs at this stage—especially without compelling new data or widespread evidence of harm—would send a troubling signal of inconsistency between the City's stated strategic goals and its actions. It would reduce housing flexibility, hinder local entrepreneurship, and erode trust among residents who have relied on the City's previously established policies.

Additionally, further restrictions would work against the City's commitment to building interconnected "15-minute neighborhoods," where local amenities, housing, and services are easily accessible. STRs contribute directly to this vision by supporting walkable, vibrant neighborhoods and helping local businesses thrive.

I urge you to uphold the principles set forth in the Strategic Plan and maintain the current framework for STRs in Old Town North. Rather than restricting these opportunities, the City should focus on responsible management strategies that protect community character while allowing residents and local businesses to thrive.

Fort Collins has long been recognized for its thoughtful, forward-looking approach to policy. I respectfully ask you to continue that tradition by preserving the vitality, diversity, and economic opportunity that STRs bring to Old Town North.

Thank you for your time, leadership, and consideration of this important issue. I welcome any opportunity to further engage with the Council to ensure Fort Collins continues to grow in a way that is equitable, vibrant, and true to its adopted vision.

Sincerely,

| |

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**From:** [Noah Beals](#)  
**To:** [Development Review Comments](#)  
**Subject:** FW: [EXTERNAL] Opposition to Proposed STR Zoning Changes in Old Town North!  
**Date:** Friday, April 11, 2025 4:00:23 PM

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**From:** Linda Lovegreen <lindalovegreen@gmail.com>  
**Sent:** Friday, April 11, 2025 4:00 PM  
**To:** City Leaders <CityLeaders@fcgov.com>  
**Cc:** Noah Beals <nbeals@fcgov.com>  
**Subject:** [EXTERNAL] Opposition to Proposed STR Zoning Changes in Old Town North!

Dear Mayor, Councilmembers, and Planning Staff,

I'm writing to express my strong opposition to the proposed zoning change that would eliminate non-primary short-term rentals in the Old Town North neighborhood.

As a homeowner who has invested a significant portion of my retirement savings into my property—and who has fully complied with all STR regulations and HOA covenants—I am very concerned about the potential impact of this change. I purchased and operate my STR in good faith, under a clear set of rules that the City put in place. Changing the zoning now undermines that trust and creates financial uncertainty for responsible homeowners like myself.

It's important to note that a new board has been elected for the Old Town North HOA and is actively engaged in addressing the concerns raised by a small but vocal group of neighbors. A Special STR Committee has also been formed to tackle key issues like noise, trash, and parking. This group will be working on solutions so that issues can be resolved quickly and directly within the community. We have never had a complaint about our STR; we have posted signs to reflect quiet hours, where they are to park and we do not rent or market to anymore than the "heads in beds" would fit in our home.

Blanket zoning changes are a disproportionate response that punish compliant property owners rather than addressing individual bad actors. We ask that the City support the collaborative efforts already underway in our community before taking such a sweeping and potentially damaging action! We would not be able to afford our home if we did not have the income that is generated from our STR!! Stripping our right to have a STR license would have a devastating effect on our family. I think it is also important to understand that those that are complaining knew when they bought or built that this was a neighborhood that allowed STR's...

Additionally, the City Council is scheduled to discuss STRs in Old Town North at the May 15 meeting. Many residents feel this process has been rushed and lacked proper outreach to ensure all homeowner voices were heard. We respectfully request that the City pause any decisions until a more inclusive, transparent process can take place.

Thank you for your time and consideration. I urge you to work with the STR Committee and our HOA to find a more balanced, neighbor-driven approach.

Sincerely,

Linda Lovegreen

[lindalovegreen@gmail.com](mailto:lindalovegreen@gmail.com)

**From:** [Noah Beals](#)  
**To:** [Development Review Comments](#)  
**Subject:** FW: [EXTERNAL] Opposition to Proposed STR Zoning Changes in Old Town North  
**Date:** Wednesday, April 16, 2025 10:38:31 AM

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**From:** Ginny Sawyer <GSawyer@fcgov.com>  
**Sent:** Monday, April 14, 2025 4:38 PM  
**To:** Deborah Nations <the\_nations@yahoo.com>; City Leaders <CityLeaders@fcgov.com>  
**Cc:** Noah Beals <nbeals@fcgov.com>  
**Subject:** RE: [EXTERNAL] Opposition to Proposed STR Zoning Changes in Old Town North

Hi Deborah,

City Council and City Manager Kelly DiMartino appreciate you sharing your thoughts. Due to the high volume of emails received by City Council, you may not receive an additional response, but if Councilmembers have personal thoughts or additional requests based on your email, you may hear from them directly.

Also, the May 15<sup>th</sup> meeting is the [Planning and Zoning Commission](#) not Council. This meeting is held at City Hall in Council chambers and starts at 6pm.

Thank you again.

ginny

Ginny Sawyer  
Project and Policy Manager  
City Manager's Office  
[City of Fort Collins](#)  
300 LaPorte Ave  
970-224-6094 office  
[gsawyer@fcgov.com](mailto:gsawyer@fcgov.com)

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**From:** Deborah Nations <[the\\_nations@yahoo.com](mailto:the_nations@yahoo.com)>  
**Sent:** Monday, April 14, 2025 2:17 PM  
**To:** City Leaders <[CityLeaders@fcgov.com](mailto:CityLeaders@fcgov.com)>  
**Subject:** [EXTERNAL] Opposition to Proposed STR Zoning Changes in Old Town North

Dear Mayor, Councilmembers, and Planning Staff,

I'm writing to express my strong opposition to the proposed zoning change that would eliminate non-primary short-term rentals in the Old Town North neighborhood.

As a homeowner who has invested a significant portion of my retirement savings into my property—and who has fully complied with all STR regulations and HOA covenants—I am deeply concerned about the potential impact of this change. I purchased and operate my STR in good faith, under a clear set of rules that the City put in place. Changing the zoning now undermines that trust and creates financial uncertainty for responsible homeowners like myself.

It's important to note that a new board has been elected for the Old Town North HOA and is actively engaged in addressing the concerns raised by a small but vocal group of neighbors. A Special STR Committee has also been formed to tackle key issues like noise, trash, and parking. This group will be working on solutions so that issues can be resolved quickly and directly within the community.

Blanket zoning changes are a disproportionate response that punish compliant property owners rather than addressing individual bad actors. We ask that the City support the collaborative efforts already underway in our community before taking such a sweeping and potentially damaging action.

Additionally, the City Council is scheduled to discuss STRs in Old Town North at the May 15 meeting. Many residents feel this process has been rushed and lacked proper outreach to ensure all homeowner voices were heard. We respectfully request that the City pause any decisions until a more inclusive, transparent process can take place.

Thank you for your time and consideration. I urge you to work with the STR Committee and our HOA to find a more balanced, neighbor-driven approach.

Sincerely,

Deborah Nations  
512.656.0086

**From:** [Noah Beals](#)  
**To:** [Development Review Comments](#)  
**Subject:** FW: [EXTERNAL] Opposition to Proposed STR Zoning Changes in Old Town North!  
**Date:** Monday, April 14, 2025 8:37:43 AM

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**From:** Matt Olson <boxwoodphotos@gmail.com>  
**Sent:** Friday, April 11, 2025 4:46 PM  
**To:** Noah Beals <nbeals@fcgov.com>  
**Subject:** [EXTERNAL] Opposition to Proposed STR Zoning Changes in Old Town North!

Dear Mayor, Councilmembers, and Planning Staff,

I'm writing to express my strong opposition to the proposed zoning change that would eliminate non-primary short-term rentals in the Old Town North neighborhood.

My wife and I have invested a significant portion of our retirement savings into our property—and who has fully complied with all STR regulations and HOA covenants—I am deeply concerned about the potential impact of this change. I purchased and operate my STR in good faith, under a clear set of rules that the City put in place. Changing the zoning now undermines that trust and creates financial uncertainty for responsible homeowners like myself.

It's important to note that a new board has been elected for the Old Town North HOA and is actively engaged in addressing the concerns raised by a small but vocal group of neighbors. A Special STR Committee has also been formed to tackle key issues like noise, trash, and parking. This group will be working on solutions so that issues can be resolved quickly and directly within the community.

Blanket zoning changes are a disproportionate response that punish compliant property owners rather than addressing individual bad actors. We ask that the City support the collaborative efforts already underway in our community before taking such a sweeping and potentially damaging action.

Additionally, the City Council is scheduled to discuss STRs in Old Town North at the May 15 meeting. Many residents feel this process has been rushed and lacked proper outreach to ensure all homeowner voices were heard. We respectfully request that the City pause any decisions until a more inclusive, transparent process can take place.

Thank you for your time and consideration. I urge you to work with the STR Committee and our HOA to find a more balanced, neighbor-driven approach.

Sincerely,

Matt Olson  
Boxwood Photos

Owner

(818)357-0726

Check the schedule, or book your next shoot with the "Book Now" Tab on our website: [www.BoxwoodPhotos.com](http://www.BoxwoodPhotos.com)

**From:** [Noah Beals](#)  
**To:** [Development Review Comments](#)  
**Subject:** FW: [EXTERNAL] Opposition to Proposed STR Zoning Changes in Old Town North.  
**Date:** Friday, April 18, 2025 11:33:37 AM

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**From:** Bartek Kajak <bartek@sunnysideupco.com>  
**Sent:** Friday, April 18, 2025 11:14 AM  
**To:** City Leaders <CityLeaders@fcgov.com>  
**Cc:** Noah Beals <nbeals@fcgov.com>  
**Subject:** [EXTERNAL] Opposition to Proposed STR Zoning Changes in Old Town North.

Dear Mayor, City Council Member / Planning Department,

I'm writing to express my strong opposition to the proposed zoning change that would eliminate non-primary short-term rentals in the Old Town North neighborhood.

As a homeowner who has invested a large portion of my retirement savings into a property I care deeply about—and who has fully complied with every STR regulation and HOA covenant—I am deeply concerned about the long-term implications of this proposal. I purchased and operate my short-term rental in good faith, following the clear rules the City established. To change those rules now would be not only unfair but destabilizing for residents like me who have done everything right.

Beyond compliance, I go out of my way to be a good neighbor. I've built relationships with nearby residents, communicated openly about my STR, and taken proactive steps to prevent disruptions. For example, I personally greet many of my guests to remind them of community expectations, and I have a strict policy in place regarding noise, trash, and parking. I've even turned away bookings that raised red flags—because maintaining the character and peace of this neighborhood matters to me. This level of responsibility is not the exception among STR owners here—it's the norm.

It's also important to acknowledge that the Old Town North HOA has recently elected a new, engaged board and formed a dedicated Special STR Committee. This group is already working collaboratively to address concerns raised by some neighbors. They're developing clear, enforceable policies to handle issues quickly and directly within the community—without needing a sweeping zoning overhaul from the City.

Blanket zoning changes like the one proposed risk harming homeowners who are doing everything right while failing to directly target the small number of problem properties. We urge the City to support the neighbor-led solutions already in motion, rather than overriding them with top-down policy changes that could cause financial harm and erode trust.

Finally, many residents feel this process has moved too quickly and without adequate outreach to all property owners. We respectfully ask the City to delay any decision until after the May 15 Council meeting, allowing time for a more inclusive, transparent, and community-driven process.



Thank you for your time and thoughtful consideration. I sincerely hope you will support a balanced path forward—one that strengthens neighborhoods through cooperation, not division.

Warm regards,

Bartosz Kajak

**From:** [Noah Beals](#)  
**To:** [Development Review Comments](#)  
**Subject:** FW: [EXTERNAL] Opposition to Proposed STR Zoning Changes in Old Town North  
**Date:** Friday, April 11, 2025 4:00:06 PM

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**From:** Linda Nichols <nichols3169@gmail.com>  
**Sent:** Friday, April 11, 2025 3:26 PM  
**To:** City Leaders <CityLeaders@fcgov.com>  
**Cc:** Noah Beals <nbeals@fcgov.com>  
**Subject:** [EXTERNAL] Opposition to Proposed STR Zoning Changes in Old Town North

Dear Mayor, Councilmembers, and Planning Staff,

I'm writing to express my strong opposition to the proposed zoning change that would eliminate non-primary short-term rentals in the Old Town North neighborhood.

As a homeowner who invested a significant portion of my retirement savings into my property—and who has fully complied with all STR regulations and HOA covenants—I'm deeply concerned about the potential impact of this change.

I purchased and have operated my STR in good faith, under a clear set of rules that the City has had in place. Changing the zoning now undermines trust and creates financial uncertainty for responsible homeowners like myself.

It can also impact the value of my real estate. There is no reason to penalize & punish those who have invested in the Old Town community as a homeowner and rental property investor.

It's important to note there's a new elected board for the Old Town North HOA that's actively engaged in addressing concerns raised by what seems to be a small but vocal group of neighbors. A Special STR Committee has been formed to tackle key issues like noise, trash, and parking. This group will work on solutions so issues are resolved quickly and directly within the community. We are all in this together.

Blanket zoning changes are a disproportionate response that punish compliant property owners rather than addressing individual bad actors. We ask that the City support the collaborative efforts already underway in our community before taking such a sweeping and potentially damaging action.

Additionally, the City Council is scheduled to discuss STRs in Old Town North at the May 15 meeting. Many residents feel this process has been rushed and lacks proper outreach to ensure all homeowner voices are heard. We respectfully request the City pause any decisions until a more inclusive, transparent process can take place.

Thank you for your time and consideration. I urge you to work with the STR Committee and our HOA to find a more balanced, neighbor-driven approach.

Sincerely,  
Old Town North Property Owner

**From:** [Noah Beals](#)  
**To:** [Development Review Comments](#)  
**Subject:** FW: [EXTERNAL] Opposition to Proposed STR Zoning Changes in Old Town North  
**Date:** Monday, April 14, 2025 8:35:04 AM

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**From:** Michelle Coe <coe.michelle@gmail.com>  
**Sent:** Saturday, April 12, 2025 6:32 AM  
**To:** City Leaders <CityLeaders@fcgov.com>  
**Cc:** Noah Beals <nbeals@fcgov.com>  
**Subject:** [EXTERNAL] Opposition to Proposed STR Zoning Changes in Old Town North

Dear Mayor, Councilmembers, and Planning Staff,

I'm writing to express my strong opposition to the proposed zoning change that would eliminate non-primary short-term rentals in the Old Town North neighborhood.

As a homeowner who has invested a significant portion of my retirement savings into my property—and who has fully complied with all STR regulations and HOA covenants—I am deeply concerned about the potential impact of this change. I purchased and operate my STR in good faith, under a clear set of rules that the City put in place. In addition to operating the property as a licensed STR, my family spends time at the property to make sure it's properly maintained and to enjoy visiting Fort Collins. We have engaged a highly qualified property manager to insure that all laws and regulations are followed and that guests are respectful of the neighbors. We have also improved the property and spent considerable funds upgrading and maintaining the property. Changing the zoning now undermines that trust and creates financial uncertainty for responsible homeowners like myself.

It's important to note that a new board has been elected for the Old Town North HOA and is actively engaged in addressing the concerns raised by a small but vocal group of neighbors. A Special STR Committee has also been formed to tackle key issues like noise, trash, and parking. This group will be working on solutions so that issues can be resolved quickly and directly within the community.

Blanket zoning changes are a disproportionate response that punish compliant property owners rather than addressing individual bad actors. We ask that the City support the collaborative efforts already underway in our community before taking such a sweeping and potentially damaging action.

Additionally, the City Council is scheduled to discuss STRs in Old Town North at the May 15 meeting. Many residents feel this process has been rushed and lacked proper outreach to ensure all homeowner voices were heard. We respectfully request that the City pause any

decisions until a more inclusive, transparent process can take place.

Thank you for your time and consideration. I urge you to work with the STR Committee and our HOA to find a more balanced, neighbor-driven approach.

Best regards,  
Michelle Coe

**From:** [Noah Beals](#)  
**To:** [Development Review Comments](#)  
**Subject:** FW: [EXTERNAL] Opposition to Proposed STR Zoning Changes in Old Town North!  
**Date:** Monday, April 14, 2025 8:33:13 AM

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**From:** Aundrelyn Knott <aundrelyn@gmail.com>  
**Sent:** Monday, April 14, 2025 1:50 AM  
**To:** Noah Beals <nbeals@fcgov.com>  
**Cc:** City Leaders <CityLeaders@fcgov.com>  
**Subject:** [EXTERNAL] Opposition to Proposed STR Zoning Changes in Old Town North!

Dear Mayor, Councilmembers, and Planning Staff,

I'm writing to express my strong opposition to the proposed zoning change that would eliminate non-primary short-term rentals in the Old Town North neighborhood.

As a homeowner who has invested a significant portion of my retirement savings into my property—and who has fully complied with all STR regulations and HOA covenants—I am deeply concerned about the potential impact of this change. I purchased and operate my STR in good faith, under a clear set of rules that the City put in place. Changing the zoning now undermines that trust and creates financial uncertainty for responsible homeowners like myself.

It's important to note that a new board has been elected for the Old Town North HOA and is actively engaged in addressing the concerns raised by a small but vocal group of neighbors. A Special STR Committee has also been formed to tackle key issues like noise, trash, and parking. This group will be working on solutions so that issues can be resolved quickly and directly within the community.

Blanket zoning changes are a disproportionate response that punish compliant property owners rather than addressing individual bad actors. We ask that the City support the collaborative efforts already underway in our community before taking such a sweeping and potentially damaging action.

Additionally, the City Council is scheduled to discuss STRs in Old Town North at the May 15 meeting. Many residents feel this process has been rushed and lacked proper outreach to ensure all homeowner voices were heard. We respectfully request that the City pause any decisions until a more inclusive, transparent process can take place.

Thank you for your time and consideration. I urge you to work with the STR Committee and our HOA to find a more balanced, neighbor-driven approach.

Sincerely,  
Aundrelyn Knott  
339 Osiander  
Fort Collins, CO 80524

970-460-6514

**From:** [Noah Beals](#)  
**To:** [Development Review Comments](#)  
**Subject:** FW: [EXTERNAL] Opposition to Proposed STR Zoning Changes in Old Town North  
**Date:** Monday, April 14, 2025 8:32:36 AM

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**From:** Ed Wallace <ed.wallace@plexus.com>  
**Sent:** Monday, April 14, 2025 6:25 AM  
**To:** Noah Beals <nbeals@fcgov.com>; City Leaders <CityLeaders@fcgov.com>  
**Subject:** [EXTERNAL] Opposition to Proposed STR Zoning Changes in Old Town North

Dear Mayor, Councilmembers, and Planning Staff,

I'm writing to express my strong opposition to the proposed zoning change that would eliminate non-primary short-term rentals in the Old Town North neighborhood.

As a homeowner who has invested a significant portion of my retirement savings into my property—and who has fully complied with all STR regulations and HOA covenants—I am deeply concerned about the potential impact of this change. I purchased and operate my STR in good faith, under a clear set of rules that the City put in place. Changing the zoning now undermines that trust and creates financial uncertainty for responsible homeowners like myself.

It's important to note that a new board has been elected for the Old Town North HOA and is actively engaged in addressing the concerns raised by a small but vocal group of neighbors. A Special STR Committee has also been formed to tackle key issues like noise, trash, and parking. This group will be working on solutions so that issues can be resolved quickly and directly within the community.

Blanket zoning changes are a disproportionate response that punish compliant property owners rather than addressing individual bad actors. We ask that the City support the collaborative efforts already underway in our community before taking such a sweeping and potentially damaging action.

Additionally, the City Council is scheduled to discuss STRs in Old Town North at the May 15 meeting. Many residents feel this process has been rushed and lacked proper outreach to ensure all homeowner voices were heard. We respectfully request that the City pause any decisions until a more inclusive, transparent process can take place.

Thank you for your time and consideration. I urge you to work with the STR Committee and our HOA to find a more balanced, neighbor-driven approach.

Sincerely,

Ed Wallace

**Ed Wallace**  
Senior Customer Director - Healthcare/Life Sciences



Plexus  
One Plexus Way  
Neenah, WI 54956

+1 303 803 7468 Mobile

**From:** [Noah Beals](#)  
**To:** [Development Review Comments](#)  
**Subject:** FW: [EXTERNAL] Opposition to Proposed STR Zoning Changes in Old Town North!  
**Date:** Friday, April 11, 2025 2:42:58 PM

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**From:** bangle4@comcast.net <bangle4@comcast.net>  
**Sent:** Friday, April 11, 2025 2:34 PM  
**To:** City Leaders <CityLeaders@fcgov.com>; Noah Beals <nbeals@fcgov.com>  
**Subject:** [EXTERNAL] Opposition to Proposed STR Zoning Changes in Old Town North!

Dear Mayor, Councilmembers, and Planning Staff,

I'm writing to express my strong opposition to the proposed zoning change that would eliminate non-primary short-term rentals in the Old Town North neighborhood.

As a homeowner who has invested a significant portion of my retirement savings into my property—and who has fully complied with all STR regulations and HOA covenants—I am deeply concerned about the potential impact of this change. I purchased and operate my STR in good faith, under a clear set of rules that the City put in place. Changing the zoning now undermines that trust and creates financial uncertainty for responsible homeowners like myself.

It's important to note that a new board has been elected for the Old Town North HOA and is actively engaged in addressing the concerns raised by a small but vocal group of neighbors. A Special STR Committee has also been formed to tackle key issues like noise, trash, and parking. This group will be working on solutions so that issues can be resolved quickly and directly within the community.

Blanket zoning changes are a disproportionate response that punish compliant property owners rather than addressing individual bad actors. We ask that the City support the collaborative efforts already underway in our community before taking such a sweeping and potentially damaging action.

Additionally, the City Council is scheduled to discuss STRs in Old Town North at the May 15 meeting. Many residents feel this process has been rushed and lacked proper outreach to ensure all homeowner voices were heard. We respectfully request that the City pause any decisions until a more inclusive, transparent process can take place.

Thank you for your time and consideration. I urge you to work with the STR Committee and our HOA to find a more balanced, neighbor-driven approach.

Sincerely,  
Frances Bangle (OTN resident)

**From:** [Noah Beals](#)  
**To:** [Development Review Comments](#)  
**Subject:** FW: [EXTERNAL] Opposition to Proposed STR Zoning Changes in Old Town North!  
**Date:** Wednesday, April 16, 2025 10:44:32 AM

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**From:** Ginny Sawyer <GSawyer@fcgov.com>  
**Sent:** Monday, April 14, 2025 10:51 AM  
**To:** Erik Haagenson <ehaagenson@gmail.com>; City Leaders <CityLeaders@fcgov.com>  
**Cc:** Noah Beals <nbeals@fcgov.com>  
**Subject:** RE: [EXTERNAL] Opposition to Proposed STR Zoning Changes in Old Town North!

Hi Erik,

Thank you for your email to City Leaders. Your email has been received by each member of City Council.

City Council and City Manager Kelly DiMartino appreciate you sharing your thoughts. Due to the high volume of emails received by City Council, you may not receive an additional response, but if Councilmembers have personal thoughts or additional requests based on your email, you may hear from them directly.

The [Planning and Zoning Commission](#) will be considering not allowing any NEW non-primary STRs at their hearing on May 15, 2025 (not Council.)

Thanks again for writing.

ginny

Ginny Sawyer  
Project and Policy Manager  
City Manager's Office  
[City of Fort Collins](#)  
300 LaPorte Ave  
970-224-6094 office  
[gsawyer@fcgov.com](mailto:gsawyer@fcgov.com)

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**From:** Erik Haagenson <[ehaagenson@gmail.com](mailto:ehaagenson@gmail.com)>  
**Sent:** Monday, April 14, 2025 10:34 AM  
**To:** City Leaders <[CityLeaders@fcgov.com](mailto:CityLeaders@fcgov.com)>  
**Cc:** Noah Beals <[nbeals@fcgov.com](mailto:nbeals@fcgov.com)>  
**Subject:** [EXTERNAL] Opposition to Proposed STR Zoning Changes in Old Town North!

Dear Mayor, Councilmembers, and Planning Staff,

I'm writing to strongly oppose the proposed zoning change in Old Town North that would eliminate non-primary short-term rentals.

More than 10 years ago, I found this neighborhood while searching for a place where I could live and build a future. At the time, Old Town North stood out as one of the few areas in Fort Collins where non-primary short-term rentals were allowed. That was important to me—not because I was chasing a quick buck, but because I envisioned growing something sustainable for my family. Since then, I've built several homes in this neighborhood and held onto each as a long-term investment. These properties are now how I provide for my wife and two kids. This is our livelihood—our bread and butter.

I've continuously operated within the rules. I built and run my STRs in full compliance with city regulations and HOA covenants. I made these decisions in good faith, based on a clear and legal framework set by the City. To change the zoning now, after so many of us have invested so much under those rules, feels not only unfair but like the rug is being pulled out from under responsible homeowners.

There's also real work happening within the neighborhood. A new HOA board has been elected, and they're taking concerns seriously. A Special STR Committee has been formed to focus on noise, trash, and parking issues. These are neighbor-led, community-driven efforts to find practical solutions, and they're already making progress. A blanket zoning change would undo that momentum and punish those trying to do things correctly.

We've heard the City Council plans to discuss STRs in Old Town North at the May 15 meeting, but many residents feel this process has moved too quickly and without enough outreach. We ask that you pause and give space for a more thoughtful, inclusive, and transparent approach.

Please don't make a sweeping decision affecting families like mine without first giving the community and the new HOA leadership the chance to do what we've already started—collaborate, communicate, and care for our neighborhood.

Thank you for your time and consideration.

Sincerely,

Erik Haagenson

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Erik Haagenson

303.532.6634

**From:** [Noah Beals](#)  
**To:** [Development Review Comments](#)  
**Subject:** FW: [EXTERNAL] Opposition to Proposed STR Zoning Changes in Old Town North  
**Date:** Friday, April 11, 2025 3:59:47 PM

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**From:** GERALD JOHNSON <johnson.geraldf@gmail.com>  
**Sent:** Friday, April 11, 2025 3:34 PM  
**To:** Noah Beals <nbeals@fcgov.com>  
**Cc:** Linda Lovegreen <lindalovegreen@gmail.com>  
**Subject:** [EXTERNAL] Opposition to Proposed STR Zoning Changes in Old Town North

Dear Mayor, Council Members, and Planning Staff,

I'm writing to express my strong opposition to the proposed zoning change that would eliminate non-primary short-term rentals in the Old Town North neighborhood.

We have grandchildren and family here in Fort Collins. This arrangement allows us the flexibility to spend more time with family without wearing out our welcome.

My souse and I (40 Years in September) have tremendous respect for community and family. We have a substantial financial and emotional investment here in this community. We highly value mutual respect and trust as community members. A zoning change after the fact would create significant financial and personal burden.

We are confident that a community accountability program with consequences and actions for property owners that may be violating respectful community rules could be successful.

Please support a solution that involves our own community efforts to handle ongoing neighborly resolutions. This could be handled with the new board for the Old Town North HOA and the STR Committee.

We need your help to see the overall picture.

Thank You,

Gerald F. Johnson  
612-865-5527

**From:** [Noah Beals](#)  
**To:** [Development Review Comments](#)  
**Subject:** FW: [EXTERNAL] Opposition to Proposed STR Zoning Changes in Old Town North  
**Date:** Wednesday, April 16, 2025 10:38:31 AM

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**From:** Ginny Sawyer <GSawyer@fcgov.com>  
**Sent:** Monday, April 14, 2025 4:36 PM  
**To:** Brent Nations <cajetanhouse@gmail.com>; City Leaders <CityLeaders@fcgov.com>  
**Cc:** Noah Beals <nbeals@fcgov.com>  
**Subject:** RE: [EXTERNAL] Opposition to Proposed STR Zoning Changes in Old Town North

Hi Brent,

Thank you for your email to City Leaders. Your email has been received by each member of City Council.

City Council and City Manager Kelly DiMartino appreciate you sharing your thoughts. Due to the high volume of emails received by City Council, you may not receive an additional response, but if Councilmembers have personal thoughts or additional requests based on your email, you may hear from them directly.

Thanks again for writing.

ginny

Ginny Sawyer  
Project and Policy Manager  
City Manager's Office  
[City of Fort Collins](#)  
300 LaPorte Ave  
970-224-6094 office  
[gsawyer@fcgov.com](mailto:gsawyer@fcgov.com)

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**From:** Brent Nations <[cajetanhouse@gmail.com](mailto:cajetanhouse@gmail.com)>  
**Sent:** Monday, April 14, 2025 2:22 PM  
**To:** City Leaders <[CityLeaders@fcgov.com](mailto:CityLeaders@fcgov.com)>  
**Cc:** Noah Beals <[nbeals@fcgov.com](mailto:nbeals@fcgov.com)>  
**Subject:** [EXTERNAL] Opposition to Proposed STR Zoning Changes in Old Town North

Dear Mayor, Councilmembers, and Planning Staff,

I hope this message finds you well. I am writing to express my strong opposition to the potential restrictions on short-term rentals in the Old Town North neighborhood. I would like to outline my key concerns and respectfully ask that they be considered as part of the decision-making process.

Firstly, allowing short-term rentals provides significant value to the community. By offering visitors the opportunity to experience Fort Collins in well-maintained homes, complete with hospitality guides, local recommendations, and personalized touches, we enhance the overall visitor experience. This not only promotes repeat tourism but also attracts potential new residents who may be considering relocating to the area. The appeal of staying in a home with shared living spaces is often more attractive than the standard hotel experience.

Secondly, restricting short-term rentals may have unintended negative consequences. Personally, my family has no intention of selling our home, and I believe many other homeowners would make the same choice. The result would be a neighborhood with dark, vacant properties for extended periods, which is not beneficial for the community or the city as a whole. This is a well documented outcome in towns that severely restricted STRs.

Even if some homeowners were considering selling, these are luxury properties that would not contribute to the availability of affordable housing. We urge you to honor the established covenants of Old Town North and maintain its status as a visitor-friendly neighborhood. Given its close proximity to downtown, short-term rentals are a natural fit for the area and offer an environmentally sustainable option due to the neighborhood's walkability.

Lastly, the governing documents for Old Town North were designed with the allowance for short-term rentals, and all current residents were aware of these terms when purchasing their properties. Creating regulations now that conflict with these terms could lead to lengthy and costly litigation. As a property owner, I would face the potential loss of significant value—potentially upwards of \$250,000 including market loss, upgrade costs and furnishings—as well as substantial loss of annual revenues. Should such restrictions be enacted, I would be compelled to pursue legal action to protect my rights.

I appreciate your consideration of these points and urge you to carefully evaluate the broader implications of any proposed changes to the current regulations.

Sincerely,

Brent Nations

538 Cajetan St - Old Town North

512.294.7290



**From:** [Noah Beals](#)  
**To:** [Development Review Comments](#)  
**Subject:** FW: [EXTERNAL] Opposition to Proposed Zoning changes in Old Town North  
**Date:** Friday, April 11, 2025 3:25:35 PM

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**From:** Rob Nichols <robnichols1@gmail.com>  
**Sent:** Friday, April 11, 2025 3:21 PM  
**To:** City Leaders <CityLeaders@fcgov.com>  
**Cc:** Noah Beals <nbeals@fcgov.com>  
**Subject:** [EXTERNAL] Opposition to Proposed Zoning changes in Old Town North

Greetings Mayor, Council Members, and Planning Staff,

I wish to express my strong opposition to the proposed zoning change that would eliminate non-primary short-term rentals in the Old Town North neighborhood.

I am a homeowner who has invested a significant portion of my retirement savings into my property. I have fully complied with all STR regulations and HOA covenants. I am therefore deeply concerned about the potential impact of this change.

I purchased and operate my STR in good faith, under a clear set of rules that the City put in place. A change in zoning now undermines that trust and creates financial uncertainty for responsible homeowners like myself.

It's important to note that a new board has been elected for the Old Town North HOA and is actively engaged in addressing the concerns raised by what appears to be a small but vocal group of neighbors. A Special STR Committee has also been formed to tackle key issues like noise, trash, and parking. This group will be working on solutions so that issues can be resolved quickly and directly within the community. We are all in this together.

Blanket zoning changes are a disproportionate response that punish compliant property owners rather than addressing individual bad actors. We ask that the City support the collaborative efforts already underway in our community before taking such a sweeping and potentially damaging action.

Additionally, the City Council is scheduled to discuss STRs in Old Town North at the May 15 meeting. Many residents feel this process has been rushed and lacks proper outreach to ensure all homeowner voices are heard. We respectfully request that the City pause any decisions until a more inclusive, transparent process can take place.

Thank you for your time and consideration. I urge you to work with the Old Town North STR Committee and HOA to find a more balanced, neighbor-driven approach.

Sincerely,

Robert Nichols – Old Town North property owner.

**From:** [Noah Beals](#)  
**To:** [Ginny Sawyer](#); [Development Review Comments](#)  
**Subject:** FW: [EXTERNAL] Opposition to Revoking Short-Term Rentals in Old Town North  
**Date:** Friday, February 7, 2025 8:33:02 AM

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**From:** Shimi <shimrit.yacobi@gmail.com>  
**Sent:** Thursday, February 6, 2025 9:01 PM  
**To:** Noah Beals <nbeals@fcgov.com>; Jeni Arndt <jarndt@fcgov.com>; Susan Gutowsky <sgutowsky@fcgov.com>; Julie Pignataro <jpignataro@fcgov.com>; Tricia Canonico <tcanonico@fcgov.com>; Melanie Potyondy <mpotyondy@fcgov.com>; Kelly Ohlson <kohlson@fcgov.com>; Emily Francis <efrancis@fcgov.com>  
**Subject:** [EXTERNAL] Opposition to Revoking Short-Term Rentals in Old Town North

Dear Mayor Jeni Arendt, City Council Members, and Development Manager

I am writing to express my deep concern regarding the city's proposal to revoke short-term rental (STR) permits in Old Town North. When I purchased my property in this neighborhood, I did so with the understanding that STRs were permitted, and I relied on this zoning designation when making my investment. Additionally, my home was built in full compliance with STR regulations, ensuring that it met all necessary standards from the start.

I understand that the city spent two years carefully evaluating and approving STR regulations, ensuring a balanced approach that considered both homeowners and the community. Given the time and effort invested in that process, it is disheartening to see the city now reconsidering its stance, potentially disrupting responsible property owners who have complied with all rules and operated in good faith.

I take great pride in ensuring that my short-term rental does not negatively impact the neighborhood. My renters are always respectful, as they must adhere to strict guidelines, including parking exclusively in the garage, with one additional car parking in the lot behind our property. This arrangement has never raised concerns or complaints from neighbors. Additionally, I enforce a no-noise policy after 8 PM to maintain the peace and quiet of our community.

Beyond impacting property owners, this proposed change would also unfairly punish tourists, particularly large families (+6) who rely on short-term rentals to accommodate their travel needs. Many of my guests have used my home to gather, reconnect, and create meaningful family memories—something that hotels often cannot provide due to space limitations. These visitors not only enrich our community but also contribute significantly to the local economy by supporting restaurants, shops, and attractions.

While I understand concerns about problematic rentals, I firmly believe that **enforcement should target individual offenders rather than penalizing all responsible landlords**. If a tenant causes disturbances or violates city regulations, the owner or landlord should be subject to fines and, in repeated cases, the loss of their STR license. However, eliminating STRs entirely unfairly punishes responsible property owners and the families who have enjoyed staying in our community.

As a fair compromise, I propose that existing STRs in Old Town North be **grandfathered in under the original regulations**, while any new homes built in the neighborhood be subject to the updated rules. This approach would protect those of us who purchased in good faith while allowing the city to implement future changes without retroactively penalizing responsible homeowners.

I urge the city to reconsider this proposal and instead focus on targeted enforcement measures that address problematic rentals without stripping responsible owners of their rights. Thank you for your time and consideration. **I hope to see a fair and balanced resolution that respects both property owners and the broader community.**

Sincerely,  
Shimrit (Shimi) Yacobi

**From:** [Noah Beals](#)  
**To:** [Development Review Comments](#)  
**Subject:** FW: [EXTERNAL] OTN STRs  
**Date:** Monday, April 14, 2025 8:33:26 AM

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**From:** Steve Ertl <steve.ertl@gmail.com>  
**Sent:** Sunday, April 13, 2025 11:39 PM  
**To:** City Leaders <CityLeaders@fcgov.com>; Noah Beals <nbeals@fcgov.com>  
**Subject:** [EXTERNAL] OTN STRs

Hi All -

Thank You for the recommendation to eliminate any new non-primary STRs and to restore the existing number of STRs to a more reasonable level, like that throughout the rest of the City of Fort Collins.

The energy/lack of community has deteriorated drastically over the past 12-13 years (I've lived in OTN since 2010, served on the BOD for 10 years, and currently sit as the North Flats BOD President).

From my history and vantage point: the outright greed, lack of care, and refusal to invest in almost any Community upgrade that doesn't offer a personal financial ROI is incredibly disappointing and unfortunate. Thank you for recommending a shift back to LTRs. FYI, I'm now seeing/hearing a trend of "mid-term" rentals (30+ days) emerging, and it will likely be the next loophole exploited by non-primary investor owners — it appears we will have to approach that another day, as I did not see any evidence of the City's concern re: that particular topic in this recommendation... simply planting the seed here now.

Thanks again for your consideration!

Best,  
Stevey  
NF BOD President

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Stevey Ertl  
cell [970-761-0999](tel:970-761-0999)  
email [steve.ertl@gmail.com](mailto:steve.ertl@gmail.com)

**From:** [Noah Beals](#)  
**To:** [Development Review Comments](#)  
**Subject:** FW: [EXTERNAL] OTN STRs  
**Date:** Wednesday, April 16, 2025 10:45:30 AM

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**From:** Ginny Sawyer <GSawyer@fcgov.com>  
**Sent:** Monday, April 14, 2025 10:47 AM  
**To:** Steve Ertl <steve.ertl@gmail.com>; City Leaders <CityLeaders@fcgov.com>; Noah Beals <nbeals@fcgov.com>  
**Subject:** RE: [EXTERNAL] OTN STRs

Hi Steve,

Thank you for your email to City Leaders. Your email has been received by each member of City Council.

City Council and City Manager Kelly DiMartino appreciate you sharing your thoughts. Due to the high volume of emails received by City Council, you may not receive an additional response, but if Councilmembers have personal thoughts or additional requests based on your email, you may hear from them directly.

Thanks again for writing.

Ginny

Ginny Sawyer  
Project and Policy Manager  
City Manager's Office  
[City of Fort Collins](#)  
300 LaPorte Ave  
970-224-6094 office  
[gsawyer@fcgov.com](mailto:gsawyer@fcgov.com)

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**From:** Steve Ertl <[steve.ertl@gmail.com](mailto:steve.ertl@gmail.com)>  
**Sent:** Sunday, April 13, 2025 11:39 PM  
**To:** City Leaders <[CityLeaders@fcgov.com](mailto:CityLeaders@fcgov.com)>; Noah Beals <[nbeals@fcgov.com](mailto:nbeals@fcgov.com)>  
**Subject:** [EXTERNAL] OTN STRs

Hi All -

Thank You for the recommendation to eliminate any new non-primary STRs and to restore the existing number of STRs to a more reasonable level, like that throughout the

rest of the City of Fort Collins.

The energy/lack of community has deteriorated drastically over the past 12-13 years (I've lived in OTN since 2010, served on the BOD for 10 years, and currently sit as the North Flats BOD President).

From my history and vantage point: the outright greed, lack of care, and refusal to invest in almost any Community upgrade that doesn't offer a personal financial ROI is incredibly disappointing and unfortunate. Thank you for recommending a shift back to LTRs. FYI, I'm now seeing/hearing a trend of "mid-term" rentals (30+ days) emerging, and it will likely be the next loophole exploited by non-primary investor owners — it appears we will have to approach that another day, as I did not see any evidence of the City's concern re: that particular topic in this recommendation... simply planting the seed here now.

Thanks again for your consideration!

Best,  
Stevey  
NF BOD President

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Stevey Ertl  
cell [970-761-0999](tel:970-761-0999)  
email [steve.ertl@gmail.com](mailto:steve.ertl@gmail.com)

**From:** [Noah Beals](#)  
**To:** [Development Review Comments](#)  
**Subject:** FW: [EXTERNAL] OTN  
**Date:** Wednesday, February 5, 2025 3:39:23 PM

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**From:** Jennifer Spencer <jenny1032@gmail.com>  
**Sent:** Wednesday, February 5, 2025 11:56 AM  
**To:** Noah Beals <nbeals@fcgov.com>  
**Subject:** [EXTERNAL] OTN

Hi Noah, I spoke to you on Monday evening at the OTN open house. As you suggested, I submitted a comment card regarding OTN's desire to be included in the Land Use Code Primary-STR status, thus aligning OTN with the rest of the city, and with City Council's original intentions.

When the City created the Land Use Code in March 2017, there were undoubtedly a number of individuals across the city who were affected by the change. They adapted.

The non-primary STR owners in OTN have had a wonderful business window of opportunity to benefit financially. Unfortunately, the permanent residents of OTN have paid the price.

Should the Land Use Code be updated in OTN, individuals who own non-primary STRs are not left with nothing. They have options:

There are at least two ways to continue to create a revenue stream. They could:

- shift to a long term renter business model.
- move into the property and continue as a primary STR.

Plus, they retain the equity in the property. They could:

- Sell the property.

Please consider updating the Land Use Code for OTN.

Kindly,  
Jennifer Spencer

[www.JenniferSpencer.info](http://www.JenniferSpencer.info)



**From:** [Noah Beals](#)  
**To:** [Development Review Comments](#)  
**Subject:** FW: [EXTERNAL] Proposed STR Zoning Changes in Old Town North  
**Date:** Wednesday, April 16, 2025 10:24:34 AM

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**From:** Ginny Sawyer <GSawyer@fcgov.com>  
**Sent:** Tuesday, April 15, 2025 10:44 AM  
**To:** Beverly Kniegge <beverlykniegge@gmail.com>; City Leaders <CityLeaders@fcgov.com>; Noah Beals <nbeals@fcgov.com>  
**Subject:** RE: [EXTERNAL] Proposed STR Zoning Changes in Old Town North

Hi Beverly,

Thank you for your email to City Leaders. Your email has been received by each member of City Council.

City Council and City Manager Kelly DiMartino appreciate you sharing your thoughts. Due to the high volume of emails received by City Council, you may not receive an additional response, but if Councilmembers have personal thoughts or additional requests based on your email, you may hear from them directly.

Thanks again for writing.

ginny

Ginny Sawyer  
Project and Policy Manager  
City Manager's Office  
[City of Fort Collins](#)  
300 LaPorte Ave  
970-224-6094 office  
[gsawyer@fcgov.com](mailto:gsawyer@fcgov.com)

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**From:** Beverly Kniegge <[beverlykniegge@gmail.com](mailto:beverlykniegge@gmail.com)>  
**Sent:** Tuesday, April 15, 2025 10:20 AM  
**To:** City Leaders <[CityLeaders@fcgov.com](mailto:CityLeaders@fcgov.com)>; Noah Beals <[nbeals@fcgov.com](mailto:nbeals@fcgov.com)>  
**Subject:** [EXTERNAL] Proposed STR Zoning Changes in Old Town North

Dear Mayor, Council members, & Planning Staff,

The following email was drafted with my input by my husband Kurt. I felt that you should see this as coming from my own email account so that both our voices are counted when it comes

to this issue.

I understand that you get emails ad nauseum every day and your job is to pour over and digest such a volume of information. In many instances the temptation might be to do a simple counting of email for or against whatever the issue on the table is that day. Hopefully by now you might be curious to know more about me and my family's position on STR's in Old Town North.

In 2012 we purchased and built our family home in Old Town North. At that time we were aware that the neighborhood consisted of many different types of homes that were occupied by the combination of resident owners along with resident renters both short and long term.

During that time we resided peacefully with those around us and never imagined a day that we might need to move out of the neighborhood due to change of our family dynamics. My wife Beverly and I have been married 33 years and raised and launched three now adult children during our lives in Fort Collins. Our livelihood has been from the small business we started from nothing back in 1993 that has grown to employ 7 full time people in Fort Collins. We are nearing our retirement years and have not saved or invested in the stock market in the ways many people who worked for large companies are able to do and faced the reality that when we stop working in our small business our income will virtually dry up and we would need another means to support ourselves if we ever hoped to retire.

Even though we never planned to avail ourselves of the opportunity to rent out our Old Town North home via Non Primary Short Term Rental, knowing that opportunity existed so many years ago when we bought our home gave us some peace of mind to know we might someday be able to retire.

In 2022 we moved from our 1800 sq ft 4 bedroom home in Old Town North and purchased a duplex in Revive just north of OTN and moved ourselves into the 400 sq ft studio apartment above the garage and are renting out the rest of the Duplex as a Primary Short Term Rental in order to pay the mortgage we have with the new house. We are about 1 year away from planning to retire and the income that we will expect to survive on will solely come from the rents we receive from our Non Primary Short Term Rental in Old Town North.

Knowing that being a good neighbor to the other homeowners and renters near our place in OTN is of utmost importance, we hired a very reputable management company that is known for following best practices in the professional management of these types of properties. Having very capable local managers nearby to prevent and address any issues that may arise gave us the confidence that we can successfully support ourselves in retirement and at the same time know that we as homeowners in OTN are going to be the best neighbor we can be to our surrounding neighbors.

Our hope and request is that any changes you make to the zoning as it relates to Non-Primary/Primary Short Term Rental rules would consider that removing the allowance of Non-Primary STR's in OTN would not be the best course of action based on the historical decisions many Non-Primary owners of OTN have made based on what was allowed at the time of their investments in OTN.

I ask that any changes to the current zoning as it relates to Non Primary STR's would be limited to rules that require more financial accountability and consider the requirement of

Non-Primary STR owners to employ a local management company do the job of fostering the best practices of providing a good experience for not only the guest renter but for the long term nearby neighbors to these STR's in Old Town North.

Beverly and I are seriously depending on your wisdom and kindness to not hurt us with your decisions in this situation.

Kurt & Beverly Kniegge  
369 Osiander St Fort Collins, CO 80524

*Have a Balanced Day!*

Beverly Kniegge  
(970) 402-8213  
[beverlykniegge@gmail.com](mailto:beverlykniegge@gmail.com)

**From:** [Noah Beals](#)  
**To:** [Development Review Comments](#)  
**Subject:** FW: [EXTERNAL] Proposed STR Zoning Changes in Old Town North  
**Date:** Wednesday, April 16, 2025 10:24:55 AM

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**From:** Ginny Sawyer <GSawyer@fcgov.com>  
**Sent:** Tuesday, April 15, 2025 9:53 AM  
**To:** kurt kniegge <kniegge5@gmail.com>; City Leaders <CityLeaders@fcgov.com>; Noah Beals <nbeals@fcgov.com>  
**Subject:** RE: [EXTERNAL] Proposed STR Zoning Changes in Old Town North

Hi Kurt,

Thank you for your email to City Leaders. Your email has been received by each member of City Council.

City Council and City Manager Kelly DiMartino appreciate you sharing your thoughts. Due to the high volume of emails received by City Council, you may not receive an additional response, but if Councilmembers have personal thoughts or additional requests based on your email, you may hear from them directly.

Thanks again for writing.

ginny

Ginny Sawyer  
Project and Policy Manager  
City Manager's Office  
[City of Fort Collins](#)  
300 LaPorte Ave  
970-224-6094 office  
[gsawyer@fcgov.com](mailto:gsawyer@fcgov.com)

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**From:** kurt kniegge <[kniegge5@gmail.com](mailto:kniegge5@gmail.com)>  
**Sent:** Tuesday, April 15, 2025 7:00 AM  
**To:** City Leaders <[CityLeaders@fcgov.com](mailto:CityLeaders@fcgov.com)>; Noah Beals <[nbeals@fcgov.com](mailto:nbeals@fcgov.com)>  
**Subject:** [EXTERNAL] Proposed STR Zoning Changes in Old Town North

Dear Mayor, Councilmembers, & Planning Staff,

I understand that you get emails ad nauseum every day and your job is to pour over and

digest such a volume of information. In many instances the temptation might be to do a simple counting of email for or against whatever the issue on the table is that day. Hopefully by now you might be curious to know more about me and my family's position on STR's in Old Town North.

In 2012 we purchased and built our family home in Old Town North. At that time we were aware that the neighborhood consisted of many different types of homes that were occupied by the combination of resident owners along with resident renters both short and long term.

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in retirement and at the same time know that we as homeowners in OTN are going to be the best neighbor we can be to our surrounding neighbors.

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Beverly and I are seriously depending on your wisdom and kindness to not hurt us with your decisions in this situation.

Kurt & Beverly Kniegge  
369 Osiander St Fort Collins, CO 80524

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[Kurt Kniegge](#)

970-690-8385 mobile

**From:** [Noah Beals](#)  
**To:** [Development Review Comments](#)  
**Subject:** FW: [EXTERNAL] Re: OTN- communication from the city of ft collins  
**Date:** Wednesday, February 5, 2025 10:04:37 AM

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**From:** Tommy Miles <tmiles1999@gmail.com>  
**Sent:** Wednesday, February 5, 2025 9:52 AM  
**To:** Noah Beals <nbeals@fcgov.com>  
**Subject:** [EXTERNAL] Re: OTN- communication from the city of ft collins

Hi Noah,

I own a long term rental at 374 Cajetan. Wanted to throw in my 2 cents on the STR. I think STR's should be allowed, not because I have one or plan to use one, but because I don't like have property rights limited. However, I think the issues that are associated with STR's, namely things like noise and parking issues, need to be promptly and strictly enforceable based on the current city ordinances with a quick path to remedy these situations. I'm not sure what all was discussed at the meeting, but from what I've heard a lot of the symptoms caused by STR already have city ordinances in place to deal with them that just need to be enforced, for example there is already a noise ordinance with processes defined.

Tommy

On Wed, Feb 5, 2025 at 9:12 AM Old Town North HOA <[otnhoa@gmail.com](mailto:otnhoa@gmail.com)> wrote:

*The City of Fort Collins hosted an Open House last Monday evening to discuss the situation of Short-term rentals (AirBnb, VRBO,..) within our Old Town North neighborhood. The reps from the city were mainly looking to get feedback from property owners on non-primary Short-term rentals (owner doesn't reside on property), and the impact that they have on the neighborhood. There was a good turnout of folks attending. The city wants as much feedback as possible to determine next steps.*

*In case you were unable to attend, you can still send your feedback, and suggestions related to STR's directly to Noah Beals ([nbeals@fcgov.com](mailto:nbeals@fcgov.com)), who is a Development Manager for the city. Adding your street address would be helpful, but not necessary..*

*Old Town North - HOA Board.*

----- Forwarded message -----

From: Morgan Johnson <[morgan@trademarkpmg.com](mailto:morgan@trademarkpmg.com)>

Date: Fri, Jan 24, 2025 at 10:31 AM

Subject: OTN- communication from the city of ft collins

*"Dear Old Town North,*

*We have received a notice from the city of fort Collins regarding an open house scheduled for 2/3/2025 concerning short term rentals in the community. Please see meeting details below.*

*Neighborhood Open House*

*Date: Monday February 3, 2025*

*Time: 5:00pm-7:30pm*

*Location: In Person (Old Town Library @ 201 Peterson Street)*

*The notice is attached to this email for your reference as well. Please note, this is an invitation from the City and NOT the HOA. However, a representative from Trademark will attend and we do encourage the communities involvement and attendance. Short term rentals are a big part of the community and it is important that the City of Fort Collins has as much feedback as possible from community members.*

*As always, let us know if you have any questions!"*

Sincerely,  
Morgan Johnson, CMCA, CAM  
Account Manager  
Trademark Property Management Group, Inc.

Email: [Morgan@trademarkpmg.com](mailto:Morgan@trademarkpmg.com)

Direct line: 970-744-4962

Office phone: 970-237-6969

Mailing Address: 1014 Centre Ave, Fort Collins, CO 80526

Office Location: 100 N Mason St, Fort Collins, CO 80524

Links: [HOA Payments](#), [HOA Documents](#)



**From:** [Noah Beals](#)  
**To:** [Development Review Comments](#)  
**Subject:** FW: [EXTERNAL] Re: Primary STR designation OTN  
**Date:** Wednesday, April 9, 2025 1:07:53 PM

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**From:** jacque kinnick <jakinnick@gmail.com>  
**Sent:** Tuesday, April 8, 2025 3:08 PM  
**To:** Ginny Sawyer <GSawyer@fcgov.com>  
**Cc:** City Leaders <CityLeaders@fcgov.com>; Noah Beals <nbeals@fcgov.com>  
**Subject:** [EXTERNAL] Re: Primary STR designation OTN

Good afternoon!

Thank you so much for moving forward on our request in Old Town North to no new NP-STRs. We greatly appreciate your time and attention on this issue.

Jacque Kinnick

On Mon, Mar 17, 2025 at 7:48 AM Ginny Sawyer <[GSawyer@fcgov.com](mailto:GSawyer@fcgov.com)> wrote:

Hi Jacque,

City Council and City Manager Kelly DiMartino appreciate you sharing your thoughts. Due to the high volume of emails received by City Council, you may not receive an additional response, but if Councilmembers have personal thoughts or additional requests based on your email, you may hear from them directly.

As you may know, staff recently hosted an open house to hear directly from residents in Old Town North. We are taking that information and sharing with Council as we work to develop possible options to help address these issues and your perspective is very important to us. As soon as we have a time frame and options developed, we will share with the neighborhood.

Thank you again.

ginny

**Ginny Sawyer**  
Project and Policy Manager  
City Manager's Office

[City of Fort Collins](#)

300 LaPorte Ave  
970-224-6094 office  
[gsawyer@fcgov.com](mailto:gsawyer@fcgov.com)

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**From:** jacque kinnick <[jakinnick@gmail.com](mailto:jakinnick@gmail.com)>

**Sent:** Sunday, March 16, 2025 9:05 PM

**To:** City Leaders <[CityLeaders@fcgov.com](mailto:CityLeaders@fcgov.com)>; Noah Beals <[nbeals@fcgov.com](mailto:nbeals@fcgov.com)>

**Subject:** [EXTERNAL] Primary STR designation OTN

Dear City of Fort Collins Leaders,

Our Choice City does a tremendous job on so many things. I want to share how much I appreciate the good decisions that have been made with so many aspects of life in Fort Collins, especially the incredible bike paths that allow us to safely bike all over town, the Mason Street corridor, and our impressive natural areas. The hard work and thoughtful decisions by our city leaders and city employees shows!

As a long time resident of Old Town North, I am confident that you'll make a good decision on Short Term Rentals. OTN asks that our neighborhood be brought into alignment with the rest of the City. We request a **Primary STR designation** in the Land Use Code.

Homes, not Hotels in OTN!

Thank you for your time and attention on this matter.

Jacque Kinnick  
369 Pascal Street  
970-481-6853

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*Jacque Kinnick*

**From:** [Noah Beals](#)  
**To:** [Development Review Comments](#)  
**Subject:** FW: [EXTERNAL] Short Term Rental Survey  
**Date:** Friday, February 7, 2025 11:06:27 AM

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**From:** Gail Wheat <minnxgwen@yahoo.com>  
**Sent:** Friday, February 7, 2025 10:40 AM  
**To:** Noah Beals <nbeals@fcgov.com>  
**Subject:** [EXTERNAL] Short Term Rental Survey

In response to the City's meeting and request for feedback on Air B&B use in the City, please note the following:

I live in north Fort Collins and there are several homes in my block that are used in this manner (short term rentals). I have not experienced any disruptive behavior by guests, fortunately, but do find a major increase in trash - both in the condominium's trash and recycle containers and unfortunately, sometimes in the yards where apparently it has fallen. Although these homes are subject to applicable neighborhood fees, this extra trash and recycling has led to increase in our fees for the same, and this is somewhat concerning. I have also found that at times the streets become very congested with additional parked cars. Neither of these situations are earth shattering but they do cause some concern as they really are not regulatable items. It would be nicer if the short term rentals were discouraged.

Thank you.

Gail Wheat  
826 Blondel Street  
Fort Collins CO 80524  
Email: [minnxgwen@yahoo.com](mailto:minnxgwen@yahoo.com)

**From:** [Noah Beals](#)  
**To:** [Development Review Comments](#)  
**Subject:** FW: [EXTERNAL] Short Term Rentals in Old Town North Neighborhood  
**Date:** Monday, March 24, 2025 10:27:43 AM

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**From:** David Gilbert <david.gilbert4879@gmail.com>  
**Sent:** Monday, March 24, 2025 10:02 AM  
**To:** Noah Beals <nbeals@fcgov.com>; City Leaders <CityLeaders@fcgov.com>  
**Subject:** [EXTERNAL] Short Term Rentals in Old Town North Neighborhood

Hello,

I wanted to send a follow up email regarding a recent informational meeting about short term rentals (STR's) in the Old Town North neighborhood.

The meeting was very much appreciated by myself and I am sure many of my neighbors. It is hopefully the beginning of some much needed change for STR's in my neighborhood.

Fort Collins does lots of things very well...outdoor spaces, bike paths, schools, etc. The STR zoning approach is an unfortunate departure from the generally excellent governance afforded to our neighbors and fellow residents of Fort Collins.

Is there any follow up that you can share regarding any change on STR's? I am nearly surrounded by them as most of my neighbors have either sold and the property was purchased by an investor to operate as a STR, or my neighbors figured if you can't beat them, join them and moved and operate their old house as a STR. I moved into the Old Town North neighborhood in 2016 and now feel like I am a house nestled amongst the Old Town North hotel district (no longer a neighborhood).

Can you please bring my neighborhood in line with the rest of the city with regards to STR's? Or do something to make my neighborhood more of a neighborhood with actual residents who live here?

Homes, not hotels, please. Please?

Dave Gilbert  
215 Cajetan Street  
970-803-3767

**From:** [Noah Beals](#)  
**To:** [Development Review Comments](#)  
**Subject:** FW: [EXTERNAL] Short Term Rentals in OTN  
**Date:** Tuesday, April 29, 2025 11:20:34 AM

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**From:** Ginny Sawyer <GSawyer@fcgov.com>  
**Sent:** Tuesday, April 29, 2025 10:35 AM  
**To:** Marty Loughlin <marty.loughlin@gmail.com>  
**Cc:** Noah Beals <nbeals@fcgov.com>; Em Myler <emyler@fcgov.com>  
**Subject:** RE: [EXTERNAL] Short Term Rentals in OTN

Thank you, Marty. I am sharing this with Zoning so your comments can be included with Planning Commission materials.

ginny

**Ginny Sawyer**  
Project and Policy Manager  
City Manager's Office  
[City of Fort Collins](#)  
300 LaPorte Ave  
970-224-6094 office  
[gsawyer@fcgov.com](mailto:gsawyer@fcgov.com)

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**From:** Marty Loughlin <[marty.loughlin@gmail.com](mailto:marty.loughlin@gmail.com)>  
**Sent:** Tuesday, April 29, 2025 10:31 AM  
**To:** Ginny Sawyer <[GSawyer@fcgov.com](mailto:GSawyer@fcgov.com)>  
**Subject:** [EXTERNAL] Short Term Rentals in OTN

Hi Ginny,

I wanted to take a minute to reach out to you with some feedback to share about the potential consideration for removing the non-primary use (for new licenses) in Old Town North at the May 15, 2025 hearing.

I have been a resident here in Old Town North since August 2017 living at 351 Osiander Street and am an ideal resident to share feedback from my personal experience. I have 3 short term rentals on either side of me at the following addresses:

339 Osiander Street  
357 Osiander Street (Next door)

369 Osiander Street

In the nearly 8 years I've lived here I've never once had a negative experience with anyone who has stayed in each of these addresses as a short term rental. On the contrary, I've actually met some wonderful people as a result of their stays as Old Town North tends to attract more desirable people who are typically coming in for their children's graduations, family events, or simply to enjoy what Fort Collins and Old Town has to offer.

The people who own these properties have kept them in impeccable shape in order to attract these types of visitors to our community. So overall, I'd have to say it's been a very positive experience from my perspective and wouldn't want to see things be changed by the Planning and Zoning Commission as a result.

Please don't hesitate to reach out to me if you have any questions regarding the matter before your May 15 hearing.

Thanks you,

--

**Marty Loughlin**

815-690-3810

**From:** [Noah Beals](#)  
**To:** [Development Review Comments](#)  
**Subject:** FW: [EXTERNAL] Short-Term Rentals feedback - OTN  
**Date:** Wednesday, February 5, 2025 3:39:12 PM

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**From:** Wendy Santacroce <wendysantacroce@gmail.com>  
**Sent:** Wednesday, February 5, 2025 11:59 AM  
**To:** Noah Beals <nbeals@fcgov.com>  
**Subject:** [EXTERNAL] Short-Term Rentals feedback - OTN

Hi Noah,

I could not attend last night's meeting but wanted to provide my input.

I reside on 532 Cajeten Street and live next door to a home that does Short-Term rentals.

While we are somewhat new to the neighborhood, I've found the short-term rental folks to be very pleasant, quiet, and respectful. They seem to bring good vibes to the neighborhood - happy they are on vacation maybe?

Happy to answer any other questions you may have.

Thanks,

Wendy

**From:** [Noah Beals](#)  
**To:** [Development Review Comments](#)  
**Subject:** FW: [EXTERNAL] Short-term rentals in Old Town North  
**Date:** Wednesday, February 5, 2025 11:14:33 AM

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**From:** Noah Beals  
**Sent:** Wednesday, February 5, 2025 8:37 AM  
**To:** Michael Warkander <[michaelwarkander@gmail.com](mailto:michaelwarkander@gmail.com)>  
**Cc:** Ben Iwen <[Beniwen@gmail.com](mailto:Beniwen@gmail.com)>; Abby Lennox <[abby.l.lennox@gmail.com](mailto:abby.l.lennox@gmail.com)>  
**Subject:** RE: [EXTERNAL] Short-term rentals in Old Town North

Hello Michael,

Thanks for the email. The meeting did end on time we were there till 7pm. Either way thanks for the comments we will certainly add them to the others we received.

Regards,

**Noah Beals, AICP**  
Development Review Manager | City of Fort Collins  
[nbeals@fcgov.com](mailto:nbeals@fcgov.com) | 970.416.2313 direct

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**From:** Michael Warkander <[michaelwarkander@gmail.com](mailto:michaelwarkander@gmail.com)>  
**Sent:** Tuesday, February 4, 2025 1:00 PM  
**To:** Noah Beals <[nbeals@fcgov.com](mailto:nbeals@fcgov.com)>  
**Cc:** Ben Iwen <[Beniwen@gmail.com](mailto:Beniwen@gmail.com)>; Abby Lennox <[abby.l.lennox@gmail.com](mailto:abby.l.lennox@gmail.com)>  
**Subject:** [EXTERNAL] Short-term rentals in Old Town North

Hi Noah,

I tried to come to the Old Town North short term rental open house last night, but when I arrived at 7 it looked like the meeting had ended early. I'm hoping I can submit comments by email instead -- are you the right person to talk to, or can you pass this along?

The Old Town North HOA had a nonbinding survey on short-term rentals a few years back, and I think I voted "yes" on them then. I've since changed my mind -- short-term rentals drain the human feeling from the neighborhood.



I'd like to live in a neighborhood that feels like a community: kids riding their bikes up and down the street, young adults out running with dogs, and retired folks drinking coffee on the porch in the morning. I'd like to recognize my neighbors and wave to each other, and stop to chat with some of them as I walk by.

Instead of that, the houses across from mine (in the 200 block of Osiander St) are a wall of short-term rentals. They're mostly deserted on weekdays, and then on Friday afternoons there is a parade of rental cars bringing in whatever groups are partying there that weekend. Instead of forming relationships with neighbors, I give directions to strangers, watch them park rental cars in the grass (only sometimes), and see the overflowing trash cans and trash blowing around (only sometimes) after they've gone home. They're not really harming my life, but they're definitely not bringing a community feeling.

One of my neighbors (who does live here) says that new regulations preventing new STRs within 500 feet of each other mean we don't expect more STRs in Old Town North. I think this is a good thing, and I'd like to see many of the existing ones sunset if possible.

Thanks,  
Michael

**From:** [Noah Beals](#)  
**To:** [Development Review Comments](#)  
**Subject:** FW: [EXTERNAL] Short-term rentals in Old Town North  
**Date:** Friday, February 7, 2025 8:31:30 AM

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**From:** Benjamin Iwen <beniwen@gmail.com>  
**Sent:** Thursday, February 6, 2025 10:00 AM  
**To:** Noah Beals <nbeals@fcgov.com>  
**Subject:** [EXTERNAL] Short-term rentals in Old Town North

Hello Noah,

Unfortunately, I wasn't able to attend the Old Town North short-term rental open house this week due to other commitments. I'm wondering if any conclusions were reached regarding the future of short-term rentals in the Old Town North neighborhood. Are there any meeting notes available that can be shared?

I live on the 200 block of Osiander, and our street is becoming increasingly saturated with short-term rentals. On weekends, the streets are filled with rental cars, and I know there are at least 15 short-term rentals on our block alone.

What's particularly concerning is the city's approval of a 24-unit project on the open lot at the corner of Blondel and Suniga Streets. This new development won't have additional on-street parking, only garage parking. With the street already full of cars on weekends, I'm not sure where visitors to these units will park.

I also wanted to ask if there are any limits set by the HOA regarding the number of short-term rentals allowed. It seems like there are no restrictions on the saturation of STRs in our neighborhood due to zoning, and whenever a unit goes up for sale, it often turns into an STR.

Having a revolving door of vacationers really takes away from the neighborhood feel, especially when people end up parking on the grass because of the parking shortage.

I would appreciate any updates or conclusions from the neighborhood meeting. Is there anything that can be done to address the growing number of short-term rentals in our area?

Thank you!

Ben Iwen

**From:** [Noah Beals](#)  
**To:** [Development Review Comments](#)  
**Subject:** FW: [EXTERNAL] STR in Old Town North  
**Date:** Monday, April 14, 2025 8:33:00 AM

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**From:** Brenda <comama3@aol.com>  
**Sent:** Monday, April 14, 2025 5:31 AM  
**To:** City Leaders <CityLeaders@fcgov.com>  
**Cc:** Noah Beals <nbeals@fcgov.com>  
**Subject:** [EXTERNAL] STR in Old Town North

FOCO city leaders,

I have owned a townhouse in Old town North for over 10 years and have rented it on a yearly basis during that entire time. I have never rented Short Term, nor do I intend to do so. The unit next to me is, in fact, a STR and I/my tenants have never experienced noise/parking/trash that allegedly comes with all STR's. I am a strong believer in property rights and encourage you to reject any attempts to enact restrictions on these rights at Old Town North.

Sincerely,  
Brenda Dawes

**From:** [Noah Beals](#)  
**To:** [Development Review Comments](#)  
**Subject:** FW: [EXTERNAL] STR issue in Old Town North  
**Date:** Tuesday, April 22, 2025 8:58:32 AM  
**Attachments:** [Memo - Mail Packet - 04\\_01\\_2025 - Memorandum from Ginny Sawyer re Old Town North Short – Term Rental Concerns \(2\).pdf](#)

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**From:** Ginny Sawyer <GSawyer@fcgov.com>  
**Sent:** Monday, April 21, 2025 8:16 AM  
**To:** A. <a40387408@gmail.com>; City Leaders <CityLeaders@fcgov.com>; Noah Beals <nbeals@fcgov.com>  
**Subject:** RE: [EXTERNAL] STR issue in Old Town North

Hello,

Thank you for your email to City Leaders. Your email has been received by each member of City Council.

City Council and City Manager Kelly DiMartino appreciate you sharing your thoughts. Due to the high volume of emails received by City Council, you may not receive an additional response, but if Councilmembers have personal thoughts or additional requests based on your email, you may hear from them directly.

I have copied the open house summary, which was shared, along with a memo to Council outlining next steps.

Thanks again for writing.

Ginny

Ginny Sawyer  
Project and Policy Manager  
City Manager's Office  
[City of Fort Collins](#)  
300 LaPorte Ave  
970-224-6094 office  
[gsawyer@fcgov.com](mailto:gsawyer@fcgov.com)

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**From:** A. <a40387408@gmail.com>  
**Sent:** Saturday, April 19, 2025 7:02 PM  
**To:** City Leaders <[CityLeaders@fcgov.com](mailto:CityLeaders@fcgov.com)>; Noah Beals <[nbeals@fcgov.com](mailto:nbeals@fcgov.com)>  
**Subject:** [EXTERNAL] STR issue in Old Town North

City leaders,

After attending the meeting at the Old Town library regarding short term rentals, it was clear there were a vocal group of individuals capturing the majority of listening ears. Not everyone got to speak their opinion and no next steps were outlined or disclosed. It has come to my attention that the process from there has been anything but transparent, it seems that a group of individuals is calling for blanket zoning changes instead of working towards actual solutions that will alleviate the current concerns they have.

These individuals knowingly purchased in an area zoned for non-primary STRs or did not do their due diligence in learning about the area before purchasing. No one illegally started operating STRs so to ban them completely is not a fair ask. Furthermore, this group is asking for licenses to not be transferable at sale which does not follow city precedent and is not fair to those who may need or want to sell. This action may backfire on the members pushing for this action if they decide to sell because at this point some homes may have problems selling due to being by the 'problematic' Airbnbs because bottom line in everything I have read there is NO solution for problem Airbnbs. And that is the problem... A blanket zoning change and making licenses non-transferable will not remove the current owner/airbnb operator(s) who are causing the vast majority of these issues. From talking to neighbors, hearing what property the complaints are on, and from personally calling the city's STR department - the overall consensus is this - a main individual's properties continue to cause issues for neighbors. Not only is there not a department to enforce any violations- on one phone call with the STR department I was told that this individual's properties are constantly reported and have caused issues for years and since the renewal cycle is coming up maybe they would not renew this individual's licenses, yet they were renewed again and again and this person is still operating. The group pursuing this change seems to feel they are promised potential "progress" of rezoning, but rezoning will not solve the current issues they are facing or prevent new ones. It will ensure that the problems remain as without any new licenses issued and if you force licenses to expire at sale the problematic owner or owners business only gets better with less competition. It seems like the eye is on the wrong prize. The zoning isn't necessarily the issue, it is the lack of any oversight or consequences for those who do not respect their neighbors or the rules.

Solutions are certainly necessary as there are problematic Airbnbs, but taking away licenses or making licenses void at sale is not it, as it is not fair nor is it going to address the issues nor fair to those who legally obtained those licenses.

Has there been a break down of complaints by address? This is where this conversation needs to start. What is the process for addressing problematic properties? At what point is the owner no longer able to operate a non-primary STR due to the issues?

Please focus on having a system for addressing problematic properties first, without that you'll still continue to receive all the same complaints.

**From:** [Noah Beals](#)  
**To:** [Development Review Comments](#)  
**Subject:** FW: [EXTERNAL] STR property  
**Date:** Monday, February 10, 2025 8:20:11 AM

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**From:** Ann Andre <annandre.exp@gmail.com>  
**Sent:** Sunday, February 9, 2025 10:16 AM  
**To:** Noah Beals <nbeals@fcgov.com>  
**Subject:** [EXTERNAL] STR property

Good morning Noah,

I just wanted to take a moment and give you a bit of a story behind my property located at 826 BLondel #101.

My daughter and her family lived in Fort Collins so I was there often. With the kids getting a bit older I was a bit of a disruption....LOL so I decided to invest in the FOCO community. North Dakota is my state of residence however I try to spend as much time in FOCO as I can. Typically I bring my Mom and Step dad with me so they can visit my sister who lives in Denver. The condo has always made a great resting place for all of us.

When purchasing the property and knowing that I would not be there permanently for a few years it was important to me to be able to offer a wonderful environment to guests that are traveling to FOCO. We spent a lot of time and energy to make sure the property I would ultimately purchase was within the FOCO zone for STRs. It is very impressive to me how STRs are regulated, inspected and licensed in FOCO. Here in Bismarck where I live and have several properties there are NO regulations and I have to tell you that brings all kinds of issues....ugh!! With that said I do thank the city of FOCO for showing me the proper way of setting up and managing my properties wherever they are. I applaud everyone that works on this.

826 Blondel #101 is on AirBNB. Here is the link should you want to check it out.

[https://www.airbnb.com/rooms/21921810?guests=1&adults=1&s=67&unique\\_share\\_id=99ca43c4-6c53-4b39-b3dd-db536e9ac717](https://www.airbnb.com/rooms/21921810?guests=1&adults=1&s=67&unique_share_id=99ca43c4-6c53-4b39-b3dd-db536e9ac717)

This property is VERY important to me. We do not offer instant bookings and make sure that we review all of our guests prior to accepting their reservation. With the property being in such a close neighborhood we want our guests to have the experience of being part of the community. We have quiet hours, no parties rule, no pets, typically take up only one spot on the street and have them use the covered designated parking spot in the back of the condo. Please take a moment and read the lovely reviews from our guests as to how much they enjoyed their time in FOCO and how the condo gave them a wonderful place to relax and



unwind.

Missy Eisenach is the lovely person that helps me to maintain and keep the condo in great condition and under control. Missy lives about 5 minutes from the property and is a local Real Estate agent.

I totally understand that there are always going to be people that really are unconcerned as to how they affect things around them. Believe me that is not us or our guests. With issues that do arise with some properties wouldn't it be better for all to address them on a case by case basis and either fine those owners or take away their license? It is my hope that some day here in Bismarck we will have regulation much like FOCO does.

Thank you for taking the time for me and My Happy Place LLC.

Have a happy day

--

Ann Andre, broker associate

EXP Realty

Branch office

319 N Mandan St #1

Bismarck, ND 58501

701-220-1180

[annandre.exp@gmail.com](mailto:annandre.exp@gmail.com)

**From:** [Em Myler](#)  
**To:** [Development Review Comments](#)  
**Subject:** Fw: [EXTERNAL] str zoning in north old town area?  
**Date:** Wednesday, April 9, 2025 8:31:31 AM

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**From:** Sara Hernandez <sahernandez@fcgov.com>  
**Sent:** Wednesday, April 9, 2025 8:03 AM  
**To:** Em Myler <emyler@fcgov.com>  
**Subject:** FW: [EXTERNAL] str zoning in north old town area?

Hi Em,

I am forwarding you this email regarding STRs in Old Town North.

Thank you!

.....  
**Sara Hernandez**  
Zoning Technician  
[City of Fort Collins](#)  
281 North College Ave  
970-221-6248 M-F 7:00 – 3:30  
[sahernandez@fcgov.com](mailto:sahernandez@fcgov.com)

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**From:** James Cech <jdcech1@gmail.com>  
**Sent:** Tuesday, April 8, 2025 8:03 PM  
**To:** Sara Hernandez <sahernandez@fcgov.com>  
**Subject:** [EXTERNAL] str zoning in north old town area?

hi. I live at 262 Cajetan St., and have a short term rental license there.

I understand from a discussion in the HOA (North Old Town) that the city is considering ending the STR zoning for north old town. I was not in the area when the in person comment session was held in february so missed it, and unfortunately it wasn't available to phone or zoom in.

I wanted to comment that i strongly support allowing str's in this area. I bought into the neighborhood fully aware/cognizant that there are airbnb type rentals here, and in fact depended on the income from str's to be able to be able to buy the property and maintain it. My wife and I are both retired, and bought the property a few years ago depending on STR income to be able to live here in fort collins and travel in our retirement.

I don't know what the status of this decision or deliberation is, but wanted to weigh in as soon as i heard that this might happen. I understand some very vocal neighborhood residents are opposed to STRs, but hope that this somehow has not translated into the city believing that everyone in the neighborhood is opposed to STRs.

If possible, please let me know what the status of this decision is, and if it is still up for deliberation, whether or how i could contact the appropriate city staff.

**From:** [Noah Beals](#)  
**To:** [Development Review Comments](#)  
**Subject:** FW: [EXTERNAL] STR's  
**Date:** Wednesday, February 26, 2025 1:12:32 PM

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-----Original Message-----

From: Kerri Watkins <kwdolphingirl@gmail.com>  
Sent: Wednesday, February 26, 2025 12:44 PM  
To: Noah Beals <nbeals@fcgov.com>  
Subject: [EXTERNAL] STR's

Noah,

It was nice to meet you and the others at the library a few weeks ago. I am hoping desperately that something can be done and done quickly in our neighborhood.

I live at 363 Pascal. Currently, our home sits directly across the street from STR 368, \*362 and 350. Please note, 362 is actually 2 different STR's in one home. They built this home specifically to rent out x2. The back part of the house is a separate listing. Within these 4 listings, on any given weekend, they can occupy 35+ individuals. These homes are large and the owners are maximizing how many people can fit in them. Typically, people looking for this large of occupancy are specifically looking to host some time of party/celebration. This also tends to mean multiple cars arriving to these homes. One weekend we counted 7 cars for just 1 home.

Pascal street is unique in that you can only park on the south side of the street. Please imagine how the above scenario creates chaos.

I love my home, when we moved here I loved my neighborhood. STR's have taken over, making it no longer feel like a neighborhood. I fear every time a for sale sign pops up that it will turn into another STR.

PLEASE put a stop that happens immediately to allow anymore STR's. (As I know another home will be coming for sale soon on Pascal) (also, these neighbors are moving partially due to STR's) Most realtors put in the listing "this home can be a STR". They are using it as a selling point which isn't helping to stop the problem.

PLEASE consider owners needing to live in the home if they are wanting to STR it. If they had to live on the property I don't see there being much of a problem with all the noise and garbage that happens with the STR's because they could handle the situations as it occurred. This would probably encourage STR owners to sell and if so, not allow the home to become another STR. This would slowly bring balance back to a better ratio of primary residence.

The homes that have been problems, don't renew their contract.

PLEASE consider changing the land use code.

I know you will get that this is how they are making their money, it's their livelihood. I understand that but it was an investment on their part. There is always risk in whatever you choose to invest your money in. This doesn't make them special. We all experience risk when investing. Rules can change. That is part of life.

Thank you for listening to my concerns. I am hopeful for some swift resolution.

Kerri Watkins

Sent from my iPhone



**From:** [Noah Beals](#)  
**To:** [Development Review Comments](#)  
**Subject:** FW: [EXTERNAL] STRs in Old Town North Neighborhood, Fort Collins, CO  
**Date:** Wednesday, February 26, 2025 9:45:42 AM

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-----Original Message-----

From: David Watkins <[ironheartwatkins@gmail.com](mailto:ironheartwatkins@gmail.com)>  
Sent: Wednesday, February 26, 2025 9:39 AM  
To: Noah Beals <[nbeals@fcgov.com](mailto:nbeals@fcgov.com)>; City Leaders <[CityLeaders@fcgov.com](mailto:CityLeaders@fcgov.com)>; [cathy.kipp.senate@coleg.gov](mailto:cathy.kipp.senate@coleg.gov);  
[andrew.boesenecker.house@coleg.gov](mailto:andrew.boesenecker.house@coleg.gov)  
Subject: [EXTERNAL] STRs in Old Town North Neighborhood, Fort Collins, CO

Dear Council Members and Representatives of the City of Fort Collins,

I am writing to express my deep frustration and concern regarding the ongoing and escalating issues related to Short-Term Rentals (STRs) in the Old Town North neighborhood. As a permanent resident, I, along with many others, have witnessed the gradual degradation of what was once a vibrant and peaceful community, largely due to the unchecked proliferation of STRs—many of which are owned by non-primary residents. The situation has reached a point where it feels as though both the city and STR owners have turned a blind eye to the constant disruptions that now characterize our neighborhood.

To provide specific examples of the distress we face on a near-weekly basis:

1. **\*\*Parking Issues\*\***: There is a consistent and widespread disregard for parking regulations in our area. We regularly observe vehicles parked on the wrong side of the street, blocking handicapped ramps, and traveling in the wrong direction. The influx of multiple vehicles associated with STR guests often takes up all available parking, leaving permanent residents with no option for parking near their homes. In the past, we've approached the city in hopes of securing a residential parking permit, only to be told that our neighborhood is not zoned for such a solution. This oversight is increasingly problematic as the volume of STR guests grows.
2. **\*\*Noise Disturbances\*\***: The disregard for after-hours noise ordinances has become another growing issue. Late-night drunken parties, loud music, and a general atmosphere of disruption have become commonplace. On several occasions, guests of STRs have left garbage or vomit on the streets—an experience that I personally endured when such refuse was left in my front yard. This behavior not only shows a lack of respect for the neighborhood but also highlights the inconsistency with which rules are enforced for non-residential tenants.
3. **\*\*Safety Concerns\*\***: Many of us who live in this area are over the age of 55, and we find ourselves increasingly vulnerable to the chaotic and often violent behavior exhibited by many of the younger, stronger, and more out-of-control STR guests. The lack of accountability for these temporary residents further compounds our safety concerns, as they are often ungoverned by any lasting sense of community or responsibility. This sense of helplessness only grows as we are outnumbered by the owners and guests of STRs, with little recourse available to us through our Homeowners Association (HOA), which is unable to intervene due to the imbalance in ownership.

As permanent residents, we find ourselves hamstrung in addressing these issues. We are outnumbered by STR owners, and our neighborhood is not zoned in such a way that would enable us to take effective action with the city. Our only option seems to be to voice complaints, but the constant response from the city has been a lack of action and an apparent indifference to the growing chaos in Old Town North. It seems as though our concerns are simply disregarded, and that the current situation will only worsen.

This community, which has the potential to be a peaceful and thriving neighborhood, is being undermined by policies that favor short-term rental interests over the well-being and quality of life of permanent residents. It is a shame that our voices appear to be silenced while the integrity of the community deteriorates before our eyes. Many see the only option being to sell their homes and attempt to relocate.

Such a shame.

I implore you to address the situation with the urgency and attention it deserves. We need stronger regulations, more active enforcement, and a reconsideration of zoning policies to restore a sense of balance and peace to our neighborhood. The time for action is long overdue.

Thank you for your attention to this matter. I trust that you will consider the legitimate concerns of the permanent residents of Old Town North and take meaningful steps to address the negative impact of Short-Term Rentals on our community.

Sincerely,  
David Watkins  
363 Pascal Street  
Fort Collins, CO 80524  
425-829-0783

**From:** [Noah Beals](#)  
**To:** [Development Review Comments](#)  
**Subject:** FW: [EXTERNAL] STR's in OTN  
**Date:** Tuesday, March 25, 2025 9:49:06 AM

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**From:** Debi Kennison <zendebi8@gmail.com>  
**Sent:** Monday, March 24, 2025 10:04 PM  
**To:** Noah Beals <nbeals@fcgov.com>; Emily Francis <efrancis@fcgov.com>  
**Subject:** [EXTERNAL] STR's in OTN

Dear City of Fort Collins,

The City does a tremendous job! I appreciate the good decisions that have been made with:

- Natural areas
- The incredible bike paths
- The Mason Street corridor

In Old Town North, we are confident that you'll make a good decision on Short Term Rentals. My husband and I live directly across the street from 3 STR's on Pascal St. and we have been dealing with issues on primarily two of them, including trash strewn on street, illegal parking, excessive number of vehicles per unit, noise pollution, parties, and the complete and utter disregard for the homeowners by one owner in particular, Eric , who owns several STR's in OTN, with plans to build two more units specifically for short term rentals.

I single him out in particular due to the fact he consistently neglects to tell his renters and staff they cannot park directly in front of the unit and they do so on a regular basis and he, himself, does it when he is in town, which is rarely. His sister-in-law appears to be "managing" this particular unit and she consistently parks on the wrong side of the street even when asked politely NOT to park there (FYI)-she is parked RIGHT IN FRONT of the "NO PARKING AT ANY TIME" sign when she does so. His renters park facing the wrong direction often, which is less of a concern than parking on the wrong side of the street, but still an issue with the police department who occasionally tickets them. As I am sure you are aware, we occasionally have emergency vehicles in this neighborhood and our street in particular is meant to have parking on one side of the street only to allow passage of these large vehicles. On at least one occasion the Fire department has been unable to pass due to their illegal parking, and luckily, this was after an emergency call, not on an actual call, but as is the case with emergencies, one does not get to choose when they happen.



This STR owner also neglects to inform his renters of the limitations on the number of cars allowed per unit, and when the renters are asked about it directly they also reply that “they were not told anything like that.” We have grown incredibly weary of being the managers of these units, policing the people who rent them (which is at least once a week if not twice a week), and trying to tell them the rules over and over and over again. There have been very respectful, kind people who stay there, and this issue is largely not about them- this is about an owner who has zero regard for anyone else in this entire neighborhood.

On an additional note, there is currently a large home on Pascal St. in our row at 339 Pascal St. which is for sale, and it is being listed with the option to turn it into a STR as well. It is unclear if they are marketing it as a Primary or Non-Primary STR, but given the history of the Non-Primary STR's in this neighborhood, we are no doubt concerned that this home will be purchased by another Non-Primary STR owner and turned into yet another hotel, and not a home. It is discouraging to say the least, and we are on the verge of looking elsewhere for a home-a REAL home, where we aren't surrounded by STR's (either Primary or Non-Primary).

OTN asks that our neighborhood be brought into alignment with the rest of the City. We request a **Primary STR designation** in the Land Use Code.

Homes, not Hotels in OTN!

Thank you for your consideration.

Debi Kennison  
357 Pascal St.

**From:** [Noah Beals](#)  
**To:** [Development Review Comments](#)  
**Subject:** FW: [EXTERNAL] Urgent Concern: Proposed STR Zoning Change Threatens Local Investment and Livelihoods  
**Date:** Thursday, April 10, 2025 4:24:37 PM

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**From:** Shaun Armon <armon.shaun@gmail.com>  
**Sent:** Wednesday, April 9, 2025 5:13 PM  
**To:** City Leaders <CityLeaders@fcgov.com>; Noah Beals <nbeals@fcgov.com>  
**Subject:** [EXTERNAL] Urgent Concern: Proposed STR Zoning Change Threatens Local Investment and Livelihoods

Dear Mayor, Councilmembers, and Planning Staff -

I'm writing to express my deep concern and strong opposition to the proposed zoning change that would eliminate non-primary short-term rentals (STRs) in the Old Town North (OTN) neighborhood. This proposal has the potential to devastate not just individual homeowners like myself, but also a number of workers in our community who depend on these properties for income, stability, and opportunity.

I have invested a significant portion of my net worth into several properties in Old Town North, doing so in good faith under the understanding that the City had conducted its due diligence when STR zoning was originally adopted. This proposed reversal not only undermines that trust, but jeopardizes the financial security of residents like me who made long-term decisions based on existing policy.

This isn't just about property owners—it's about people. The STRs operated in the neighborhood support a number of local workers, including cleaners, maintenance professionals, and service providers, many of whom rely on this work as their primary source of income. If this zoning change is enacted, it will directly eliminate jobs and take away livelihoods from hardworking members of our community.

At the same time, the Old Town North HOA is actively and collaboratively addressing neighborhood concerns raised by a small, vocal minority. A dedicated STR Subcommittee has already implemented tangible solutions—including standardized signage, a neighborhood contact registry, and stricter communication protocols—to proactively manage noise, trash, and parking issues. We are not ignoring concerns—we are solving them.

Implementing a blanket zoning change is a disproportionate, broad-brush response that unfairly punishes compliant, responsible property owners while doing little to address

isolated bad actors. I urge you to support the neighborhood-driven efforts already underway, and to engage directly with the STR Subcommittee and HOA before taking action that could cause lasting economic and personal harm.

Thank you for your time and consideration. I strongly encourage a more balanced, collaborative approach that protects both the integrity of our community and the people whose lives are tied to it.

Sincerely,

Shaun Armon

**From:** [Noah Beals](#)  
**To:** [Development Review Comments](#)  
**Subject:** FW: City STR meeting on 2/3  
**Date:** Friday, February 7, 2025 8:31:30 AM

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**From:** Goldman, Earl <EGOLDMAN@wintrust.com>  
**Sent:** Thursday, February 6, 2025 10:24 AM  
**To:** Noah Beals <nbeals@fcgov.com>  
**Subject:** [EXTERNAL] City STR meeting on 2/3

Mr. Beals:

I wanted to email with some comments on our experience as we purchased:

226 Osiander, unit c

In March 2024, after visiting Ft Collins a couple of times (we are Chicago residents) and absolutely loved the City. We worked with a great realtor, Carrie Levi, and hired Mountain Time Vacation Rentals to manage the property. As a responsible owner, these were essential items for us to buy anything and as frequent visitors to the town (and stay in our own place), we demand a clean and quality experience for all. In the 18 months we have owned, we have stayed there at least 7 times for multiple days on end, have allowed friends/family a few other times and do offer as an STR with Mountain Time controlling the entire process. In our unit and on Mountain Time's agreements, there are posted strict good neighbor rules and prohibitions on gatherings and noise. As owners/visitors we have not had any issues or experienced anything out of the ordinary from other properties in the area and enjoy our time there and the ability to earn some cash flow is essential for us to be able to maintain the property. If other residents have experienced challenges with STR owners, it is fair to impose fines/warnings on those owners as it benefits all of us.

On an related note, it is concerning to see the fenced/boarded single family homes (on Osiander) where the builder vacated these homes, and could pose ongoing risks to the area and potential neighborhood value issues.

I hope this helps and is of use as a frequent visitor and investor in the community, we don't want any decisions made that would be detrimental to property values and ownership.

Thanks and happy to offer any other comments if helpful.

Earl Goldman  
Executive Vice President  
Wintrust Financial  
234 W Northwest Highway  
Arlington Heights, IL 60004  
847-385-7079 Direct Dial  
866-420-0285 Fax

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**From:** [Noah Beals](#)  
**To:** [Development Review Comments](#)  
**Subject:** FW: Non primary short term rentals, Old Town North  
**Date:** Wednesday, April 9, 2025 1:07:53 PM

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**From:** harry derderian <derderianharry@hotmail.com>  
**Sent:** Tuesday, April 8, 2025 3:08 PM  
**To:** Noah Beals <nbeals@fcgov.com>  
**Cc:** harry derderian <DERDERIANHARRY@hotmail.com>; Nancy Derderian <nancy.derderian@gmail.com>  
**Subject:** [EXTERNAL] Non primary short term rentals, Old Town North

Hi Noah,

I live at 508 Osiander St, Fort Collins.

I fully concur with the following sentiment:

“We received word from the City Manager's office that the city is working on preventing any new non-primary Short-term rental licences in our Old Town North neighborhood. That is great news, and a good first step to addressing the issues many have with these non-owner occupied "AirBnb's"! It will help stop additional homes being bought up by investors for that purpose. We greatly appreciate the attention the city has given to this after many have written in about it.

We also hope there will be some follow-on steps by the city to bring the number of current NP-STR's in our neighborhood further down, and/or restrictions on how they could be used. We also don't want to see the existing licences being "transferred" by investors to new addresses in the neighborhood. We eventually would like to see these residences converted back for use by owner/residents and longer-term renters. That will help bring back our residential neighborhood to what it originally was intended for.”

Harry Derderian, M.D.

Sent from my iPhone

**From:** [Noah Beals](#)  
**To:** [Development Review Comments](#)  
**Subject:** FW: Old Town North - Finding Common Ground  
**Date:** Wednesday, April 9, 2025 1:07:53 PM  
**Attachments:** [Memo - Mail Packet - 04\\_01\\_2025 - Memorandum from Ginny Sawyer re Old Town North Short – Term Rental Concerns \(2\).pdf](#)

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**From:** Ginny Sawyer <GSawyer@fcgov.com>  
**Sent:** Wednesday, April 9, 2025 8:29 AM  
**To:** Jesse Laner <jlaner@c3-re.com>; City Leaders <CityLeaders@fcgov.com>  
**Cc:** Noah Beals <nbeals@fcgov.com>  
**Subject:** RE: Old Town North - Finding Common Ground

Hi Jesse,

Thank you for your email to City Leaders. Your email has been received by each member of City Council.

City Council and City Manager Kelly DiMartino appreciate you sharing your thoughts. Due to the high volume of emails received by City Council, you may not receive an additional response, but if Councilmembers have personal thoughts or additional requests based on your email, you may hear from them directly.

I am attaching the memo that was sent to Council on this topic.

Thanks again for writing.

ginny

**Ginny Sawyer**  
Project and Policy Manager  
City Manager's Office  
[City of Fort Collins](#)  
300 LaPorte Ave  
970-224-6094 office  
[gsawyer@fcgov.com](mailto:gsawyer@fcgov.com)

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**From:** Jesse Laner <[jlaner@c3-re.com](mailto:jlaner@c3-re.com)>  
**Sent:** Tuesday, April 8, 2025 5:03 PM  
**To:** City Leaders <[CityLeaders@fcgov.com](mailto:CityLeaders@fcgov.com)>  
**Cc:** Noah Beals <[nbeals@fcgov.com](mailto:nbeals@fcgov.com)>  
**Subject:** [EXTERNAL] Old Town North - Finding Common Ground

Noah and Fellow City Leaders,

As I understand it, there has been an effort to address the concerns of some Old Town North (OTN) residents in regards to short term rentals (STR's).

I have a unique perspective as my primary residence is in OTN, and I also own STR's in OTN.

And, I happen to live directly across the street from the property on Pascal that has likely been the impetus to spearhead the efforts to stop STR's in OTN.

Out of curiosity, has anyone spent time to discover if commonalities exist in the nature of the complaints? Something that can give some clues as to what problems we need to be solving.

Or, is it simply a blanket feeling across all property types, ownership/management types, ownership/management practices, etc that all STR's are bad? And I don't mean just taking the word of the few people that take time to write you and voice their concerns – that is just a select few and likely doesn't represent the community as a whole nor as a majority even.

Examples of things to consider when deciphering what problem(s) we are trying to solve:

1. Properties that are professionally managed vs. properties that are self-managed.
2. Properties with clear expectations to guests vs. properties without that clearly outline parking, quiet hours, trash, etc.
3. Large homes vs. small condos/townhomes.
4. Bedroom count vs. occupancy.
5. Properties that limit the number of occupants vs. properties that simply market to as many people as they have sleeping arrangements for.
6. Properties owned by certain individuals. Are there a few bad apples causing the majority of the issues for all the other owners?
7. Specific properties that complaints are continually being made?

My belief is that the focus should be to determine the actual, specific issues, find the common threads of those issues, and then address those common elements. Instead of a zero-sum game where the rallying call is to outlaw all STR's, the efforts should be focused on improvement. The goal should be working together to find a common ground. I believe most (if not all) of the STR owners whose goal is to be a good neighbor while owning a successful investment, would gladly welcome these conversations. I know I would. This type of approach would be much more accepted from the STR owners who have a long-term vision for the community. When they have a fear that there is a push to end STR's altogether (whether that is true or not), they are likely to fight back. In my opinion, we can get them onboard if they do not feel threatened.

We need to be aware, whether we like STR's or not, that these are investments for many folks. And they depend on that income. I have investments, you have investments, we all do. One thing we all have in common is that we do not want our investments, or our income, to be negatively impacted. When decisions of others negatively impact our income, it is scary. For example, think of recent stock market issues primarily caused by the action of one person.



(Not a political statement, just an observation).

Also consider this analogy: imagine you own a stock portfolio or 401K or pension plan. One that you have worked hard to invest into, sacrificed for, and planned to retire on the income it generated. Now imagine that an outside entity or person had the authority to reduce the value of your investments, and consequently reduce the income from those investments in half. Not due to normal market condition risks, but simply because someone made the decision to enact that power on your investment portfolio. How would that feel to you?

Would that be fair to you? Essentially, this is exactly what would happen to the STR owners if a ban on all STR's was enacted and licenses revoked. Not only would their income drop in half (not a figure of speech), but the value of their property would immediately decline. Many owners would no longer be able to cover their mortgage payment and thus be forced to sell these homes. Thus flooding the neighborhood with supply, driving prices down.

Remember, all those who currently own an STR in OTN did nothing wrong or illegal. Can I admit that a select few properties are causing issues? Or, that there are some owners who have been running them quite loosely with no regard for their fellow neighbors? YES, without a doubt and THAT needs to stop. Is that anywhere close to the many STR's that are run appropriately? Absolutely not. A sweeping change imposed on all owners due to the poor actions of a select few is an overreaction and government overreach.

Lastly, are any of the owners who are complaining taking any responsibility for their actions and decisions? In particular, the decision they made to buy a home in OTN. STR's were allowed before they made the choice to live in OTN. Certainly not as many as there are now, but that was always a possibility. Yet, they still decided to buy a home here. While I understand it is far easier to ask others to change for your needs, it seems silly to me that they fail to recognize they too have a choice in the matter. They do not HAVE to live in OTN.

Perhaps a petition to remove all owner-occupied home owners and demand they are turned into STR's is something the STR owners should consider starting? If their argument is that we should conform to their wishes, I suppose the reverse could be argued. Forgive my sarcasm, but I think you get the irony of the matter. At the end of the day, they have a choice. No one is telling them what to do with their property. I don't think they would welcome anyone or any governing body enforcing action upon them, yet that is precisely what they are wanting you to do for STR owners.

For what it is worth, I live around a handful of STR's. All but one are just fine. Zero issues or concerns, ever. It is not the many that are the issue, it is the few.

Just my 2 cents...

# Jesse Laner

Co-Founder | Broker



970.672.7212

jlaner@c3-re.com  
www.JesseLaner.com



THANK YOU FOR YOUR TRUST AND REFERRALS!



**From:** [Noah Beals](#)  
**To:** [Development Review Comments](#)  
**Subject:** FW: Old Town North STRs  
**Date:** Tuesday, March 18, 2025 10:03:09 AM

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**From:** Joanie Brewster <breckbrewdog@hotmail.com>  
**Sent:** Tuesday, March 18, 2025 9:51 AM  
**To:** City Leaders <CityLeaders@fcgov.com>; Noah Beals <nbeals@fcgov.com>; Susan Gutowsky <sgutowsky@fcgov.com>  
**Subject:** [EXTERNAL] Old Town North STRs

Good Morning:

I am writing as a resident of Old Town North to first say thank you for all you do for cycling in Fort Collins. As an avid cyclist with too many bikes to my name I so appreciate the access to so many safe bike lanes and pathways and for all the continuous improvements you make not only in the city but in the surrounding county areas as well.

I also appreciate all your hard work running the day to day operations of the city. As a former municipal employee I know the complaints come fast and furious while the compliments sometimes get lost in the shuffle.

That said, I am writing to express my concern about our neighborhood and the fact that we for whatever reason are not included in the STR regulations covering the rest of the city. While my husband and I have only lived in our neighborhood for just shy of 8 years, we have seen a large turnover of homes from owner occupied to short term rental. The impacts are intense - trash and recycling bins left out for weeks on end, lights (especially outdoor bistro lights and floodlights) left on 24-7, increased traffic and vehicles parked all over, and other impacts that are detrimental to our neighborhood feel.

Please please please change the zoning so that no more unoccupied short term rentals are allowed. Obviously we can't eliminate the ones that exist but hopefully we can change the regulations so that once those houses sell they will adhere to the same rules as the rest of the city. I am fine with primary STRs where the homeowner actually lives here and of course long term rentals are definitely needed and will still give us a sense of community.

Thank you very much for your hard work and for your prompt attention.

Homes, not hotels, in Old Town North!

Respectfully,

Joanie Brewster  
392 Cajetan Street

**From:** [Noah Beals](#)  
**To:** [Development Review Comments](#)  
**Subject:** FW: Old Town North STR's  
**Date:** Friday, February 7, 2025 8:31:30 AM

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**From:** Rob Doyle <robertdoyle12@outlook.com>  
**Sent:** Wednesday, February 5, 2025 5:48 PM  
**To:** Noah Beals <nbeals@fcgov.com>  
**Subject:** [EXTERNAL] Old Town North STR's

Noah,

Sorry I could not make the meeting on the 3rd due to work commitments. I understand you are looking for feedback from property owners on STR's. I own 2 in the OTN neighborhood, and live locally here in Fort Collins. We have tried to do our best to maintain our properties in the best condition possible. We have reached out to the neighbors on both sides and given them access to communicate directly with me if there are issues. In addition, our property management group is very responsive to any issues that come forward, managing them efficiently so as not to impact our neighbors.

The STR opportunities for non-primary owned properties are already very limited by the yellow zone map. We are acutely aware of the special opportunity we have in OTN and are interested in maintaining them and being good neighbors to the full-time residents in the neighborhood.

If there are other specifics I can provide, please feel free to reach out. Thank you for listening to the owners and residents in OTN.

Kind regards,

Rob

Robert Doyle  
827 Heschel Unit C  
970-232-8575

**From:** [Noah Beals](#)  
**To:** [Development Review Comments](#)  
**Subject:** FW: Opposition to Proposed STR Zoning Changes in Old Town North  
**Date:** Monday, April 14, 2025 8:35:36 AM

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**From:** Heine, Frank [Plasma Power/US/FTC] <Frank.Heine@aei.com>  
**Sent:** Friday, April 11, 2025 7:47 PM  
**To:** City Leaders <CityLeaders@fcgov.com>  
**Cc:** Noah Beals <nbeals@fcgov.com>  
**Subject:** [EXTERNAL] Opposition to Proposed STR Zoning Changes in Old Town North

To: City of Fort Collins Planning and Zoning Department  
From: Frank Heine  
Re: Opposition to Proposed Zoning Changes Regarding Short-Term Rentals in Old Town North

Dear City of Fort Collins Officials,

I am writing to express my strong opposition to any proposed zoning changes that would restrict or eliminate short-term rentals (STRs) in the Old Town North neighborhood. Old Town North is one of the few areas in Fort Collins specifically zoned to allow short-term rentals. This zoning designation has been a key factor in property investment decisions for many homeowners, including myself. A significant portion of homes in this neighborhood are currently used as STRs, with more than half of the properties operating in some capacity as rental homes. Many of us purchased our properties here precisely because of this flexibility and the city's long-standing recognition of STRs as a compatible use within the neighborhood.

I understand that a small, vocal group of residents has petitioned the city to change the zoning and ban STRs. While they are entitled to their opinions, this is not a matter for city intervention. This is a neighborhood governance issue, and it should remain as such. Our HOA has the established legal authority to restrict or ban short-term rentals through a formal amendment to the covenants. However, such a change would require a majority vote of the homeowners—a threshold that is unlikely to be met.

The city should not override this self-governing process based on the activism of a vocal minority. Doing so would disregard the intent of the current zoning, infringe on homeowner rights, and undercut the investments made by those who purchased properties in good faith under the existing rules.

Additionally, many residents who support STRs—or at the very least do not wish to see

them banned—are not fully aware and engaged in the discussion. The city should not act on incomplete or one-sided feedback. If the city is to entertain changes that would drastically alter the rights of property owners in Old Town North, then at a minimum, it should ensure that all voices are heard through a formal vote or structured community engagement process.

In summary, I urge the City of Fort Collins to:

- Respect the neighborhood's existing authority to regulate STRs through its HOA structure.
- Recognize that many property owners purchased homes in Old Town North because STRs were allowed.
- Acknowledge that the petition does not represent the will of the majority of residents.
- Refrain from taking zoning action based on the demands of a vocal minority.
- Encourage the HOA to pursue a formal vote if changes are truly supported by the broader community.

Thank you for your time and for considering the broader implications of this proposed zoning change. I trust the City will make a balanced and fair decision that respects both individual property rights and the established processes already in place.

Sincerely,

Frank Heine

239 Cajetan St, Fort Collins CO 80524

[Frank.heine@aei.com](mailto:Frank.heine@aei.com)

(970) 214-2202

**From:** [Noah Beals](#)  
**To:** [Development Review Comments](#)  
**Subject:** FW: Opposition to Proposed Zoning Change Affecting STRs in Old Town North  
**Date:** Wednesday, April 9, 2025 1:25:40 PM

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**From:** Andi Rose <[andi@rockymountainoliveoil.com](mailto:andi@rockymountainoliveoil.com)>  
**Sent:** Wednesday, April 9, 2025 1:24 PM  
**To:** City Leaders <[CityLeaders@fcgov.com](mailto:CityLeaders@fcgov.com)>  
**Cc:** Noah Beals <[nbeals@fcgov.com](mailto:nbeals@fcgov.com)>  
**Subject:** [EXTERNAL] Opposition to Proposed Zoning Change Affecting STRs in Old Town North

Dear Mayor, City Council Members, and Planning Staff,

I'm writing to express my strong opposition to the proposed zoning change that would eliminate non-primary short-term rentals (STRs) in the Old Town North (OTN) neighborhood.

As a business owner invested in the vitality of Old Town, I am deeply concerned about the potential economic impact this change could bring. STRs play a vital role in Fort Collins' hospitality landscape—welcoming families, couples, relocators, and other diverse groups who seek to stay in unique homes within walking distance of our vibrant downtown. By eliminating this option, we risk discouraging tourism and reducing critical foot traffic to local businesses like mine.

Blanket zoning changes are a disproportionate response that unfairly penalize responsible property owners who follow regulations, rather than addressing the few who do not. I urge the City to support the collaborative efforts already underway within our community to find thoughtful, balanced solutions—rather than implementing a sweeping policy that could have lasting negative consequences.

Thank you for your time and consideration.

Sincerely,  
Andi Rose  
Owner, Rocky Mountain Olive Oil



**From:** [Em Myler](#)  
**To:** [Development Review Comments](#)  
**Subject:** Fw: Request for Moratorium on STR's in Old Town North neighborhood  
**Date:** Friday, April 4, 2025 4:26:14 PM

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**From:** Noah Beals <nbeals@fcgov.com>  
**Sent:** Friday, April 4, 2025 2:15 PM  
**To:** Em Myler <emyler@fcgov.com>  
**Subject:** FW: Request for Moratorium on STR's in Old Town North neighborhood

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**From:** Tony Cheng <chengt714@gmail.com>  
**Sent:** Thursday, March 27, 2025 9:53 PM  
**To:** Noah Beals <nbeals@fcgov.com>; Susan Gutowsky <sgutowsky@fcgov.com>  
**Subject:** [EXTERNAL] Request for Moratorium on STR's in Old Town North neighborhood

Dear Susan Gutowsky and Noah Beals,

I am an 18-year homeowner in the Old Town North neighborhood. I'm writing to request that the City issue a temporary moratorium on new, non-primary short-term rental (STRs) permits in the Old Town North neighborhood until a more permanent solution can be put in place.

The rapid rise of non-primary residence short-term rentals caught the world off guard and the City of Fort Collins was no exception. Even as the City eventually passed rules restricting the proportion of STR's, our neighborhood is the only one in Fort Collins that has no restrictions on NP-STR's. As a consequence, investors are buying most of the homes that have gone on the market in recent years. I am not opposed to NP-STR, but I am opposed to completely unregulated STRs.

I, along with the vast majority of homeowners in the neighborhood, understand that a more durable approach is to work with the city to put a land use code overlay over our current, commercial zoning, but in the interim, it is crucial for us to have an immediate, temporary moratorium on new NP-STRs.

Please let me know steps my fellow homeowners and I can take to accelerate the City's attention and actions to address this matter by putting a moratorium on NP-STR permits in our neighborhood.

Thank you,

Tony Cheng, Owner and Resident of 214 Pascal Street for 18 years

**From:** [Noah Beals](#)  
**To:** [Development Review Comments](#)  
**Subject:** FW: SHORT TERM RENTALS (Old Town North) - Thank You!  
**Date:** Thursday, April 10, 2025 4:24:16 PM

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**From:** Bill Kennison <billk@jbiconstruction.com>  
**Sent:** Wednesday, April 9, 2025 6:16 PM  
**To:** City Leaders <CityLeaders@fcgov.com>; Noah Beals <nbeals@fcgov.com>  
**Cc:** otnresidents@gmail.com  
**Subject:** [EXTERNAL] SHORT TERM RENTALS (Old Town North) - Thank You!

City of Fort Collins Leadership,

I wanted to drop a quick note to thank you for providing a forum that has allowed all Old Town North residents the opportunity to voice our concerns regarding the problems with Short Term Rentals (STRs) that currently exist in our neighborhood. Based on recent news, it appears we have been heard! As a 10+-year resident of OTN, I fully support your decision to eliminate the non-primary STRs in OTN. The fact that this relatively small/quaint neighborhood includes 75 STRs (68 of which are non-primary) is unbelievable to me. I live directly across the street from a non-primary STR (**362 Pascal Street**). I find it somewhat ironic that, as I sit here writing this email, I am watching a group of guests unload a truckful of suitcases, coolers, and people for what appears to be at least a 3-4 day temporary stay in our neighborhood. I am not sure what kind of guests they will be but, in what has become normal operating procedures I will keep an eye on the place and report any inappropriate behavior (parties, parking, trash, noise, etc) for the next couple of days. **I hate that I have to do that!**

I hope we can continue the progress we have made regarding these issues and appreciate the attention the Fort Collins City Leadership has provided.

Simply put, we want our neighborhood back!

### **HOMES NOT HOTELS**

Best Regards,

Bill Kennison  
357 Pascal Street  
Fort Collins, CO 80524

**From:** [Noah Beals](#)  
**To:** [Development Review Comments](#)  
**Subject:** FW: STR in Old Town North - Suggestions to resolve issues  
**Date:** Wednesday, April 16, 2025 1:03:36 PM

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**From:** Ginny Sawyer <GSawyer@fcgov.com>  
**Sent:** Wednesday, April 16, 2025 12:31 PM  
**To:** Noah Beals <nbeals@fcgov.com>  
**Subject:** FW: STR in Old Town North - Suggestions to resolve issues

She had a typo in your email.

Ginny Sawyer  
Project and Policy Manager  
City Manager's Office  
[City of Fort Collins](#)  
300 LaPorte Ave  
970-224-6094 office  
[gsawyer@fcgov.com](mailto:gsawyer@fcgov.com)

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**From:** Ginny Sawyer <[GSawyer@fcgov.com](mailto:GSawyer@fcgov.com)>  
**Sent:** Wednesday, April 16, 2025 12:29 PM  
**To:** Marianne Payne <[marianne@concentrate.com](mailto:marianne@concentrate.com)>; City Leaders <[CityLeaders@fcgov.com](mailto:CityLeaders@fcgov.com)>  
**Cc:** [nbeals@fcgov.co](mailto:nbeals@fcgov.co)  
**Subject:** RE: STR in Old Town North - Suggestions to resolve issues

Hi Marianne,

Thank you for your email to City Leaders. Your email has been received by each member of City Council.

City Council and City Manager Kelly DiMartino appreciate you sharing your thoughts. Due to the high volume of emails received by City Council, you may not receive an additional response, but if Councilmembers have personal thoughts or additional requests based on your email, you may hear from them directly.

Thanks again for writing

ginny

Ginny Sawyer

Project and Policy Manager  
City Manager's Office  
[City of Fort Collins](#)  
300 LaPorte Ave  
970-224-6094 office  
[gsawyer@fcgov.com](mailto:gsawyer@fcgov.com)

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**From:** Marianne Payne <[marianne@concentrate.com](mailto:marianne@concentrate.com)>  
**Sent:** Wednesday, April 16, 2025 9:00 AM  
**To:** City Leaders <[CityLeaders@fcgov.com](mailto:CityLeaders@fcgov.com)>  
**Cc:** [nbeals@fcgov.co](mailto:nbeals@fcgov.co)  
**Subject:** [EXTERNAL] STR in Old Town North - Suggestions to resolve issues

**Dear Mayor, Councilmembers, and Planning Staff,**

I am writing to express my firm opposition to the proposed zoning change that would eliminate non-primary short-term rentals (STRs) in the Old Town North neighborhood. As a homeowner who has invested a significant portion of my savings into my property—and who has consistently complied with all STR regulations and HOA covenants—I am deeply concerned about the consequences of this proposal. I purchased and operated my STR in good faith, adhering to the clear guidelines established by the City. To now alter those rules retroactively not only erodes that trust but also jeopardizes the financial security of responsible property owners like myself.

It is important to emphasize that a newly elected board is now leading the Old Town North HOA and is actively addressing concerns raised by a small, though vocal, group of neighbors. In addition, a Special STR Committee has been formed specifically to address key issues such as noise, trash, and parking—demonstrating a clear commitment to finding community-based solutions.

Implementing a blanket zoning change is a sweeping response that penalizes compliant owners while failing to address the actual sources of concern. We respectfully urge the City to support and allow time for the internal, collaborative efforts already underway in our neighborhood before moving forward with such a consequential decision.

Furthermore, the upcoming City Council discussion on May 15 regarding STRs in Old Town North comes amid concerns that this process has moved forward too quickly and without sufficient outreach to ensure all homeowner perspectives are considered. We ask that the City pause any decisions until a more inclusive and transparent process can be undertaken.

I have never had an issue with guest at my STR guests . In fact, Fort Collins community and businesses greatly benefit from the availability of STR's. I have a four bedroom house and find that often only a couple or two couples will rent the house and not use the other two bedrooms, I'd like to share the profiles of my most recent guests.

- A Couple came for a week for a surgery for their dog and needed a yard for the dog and convenience post surgery and our planning on a follow up surgery
- A retired couple from Washington returns twice a year to spend a week with their family in Fort Collins. We have developed a great relationship.
- A couple from Denver comes up three times a year because they love the Fort Collins environment and my house. It's their "staycation." They bring their bikes and enjoy the Fort Collins lifestyle.

- On Thanksgiving I had a stay for a week because their daughter could is in the Veterinary School at CSU and could not leave for the holiday so the family came to be with her.
- In September I had a week long guest that came to be with their freshman son who was not adapting well to the college transition- she was thankful for a safe space for her family to hang out and get back on track.

I feel that my house is a attribute to the community and brings business to the Fort Collins Community. There are so many solutions to address any problems that might be occurring. Not solutions to address specific issues have been discussed or implemented. For example, each STR is register but a local contact number list should be available to all homeowners so any problems can be addressed immediately. I have never been provided with this type of information. I feel that there are multiple steps that should be taken to remediate any problems before any conversation of changing the zoning is even discussed.

Thank you for your time and attention to this matter. I strongly encourage you to work in partnership with our HOA and the STR Committee to pursue a more balanced, constructive, and community-driven path forward.

Regards,

Marianne Payne

949-351-1492

208-918-5500

**From:** [Noah Beals](#)  
**To:** [Development Review Comments](#)  
**Subject:** FW: STR Zoning changes  
**Date:** Monday, April 14, 2025 8:35:43 AM

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**From:** Rob Doyle <robertdoyle12@outlook.com>  
**Sent:** Friday, April 11, 2025 6:52 PM  
**To:** City Leaders <CityLeaders@fcgov.com>; Noah Beals <nbeals@fcgov.com>  
**Subject:** [EXTERNAL] STR Zoning changes

Dear Mayor, Councilmembers, and Planning Staff,

I'm writing to express my strong opposition to the proposed zoning change that would eliminate non-primary short-term rentals in the Old Town North neighborhood.

As a homeowner who has invested a significant portion of my retirement savings into my property—and who has fully complied with all STR regulations and HOA covenants—I am deeply concerned about the potential impact of this change. I purchased and operate my STR in good faith, under a clear set of rules that the City put in place. Changing the zoning now undermines that trust and creates financial uncertainty for responsible homeowners like myself.

It's important to note that a new board has been elected for the Old Town North HOA and is actively engaged in addressing the concerns raised by a small but vocal group of neighbors. A Special STR Committee has also been formed to tackle key issues like noise, trash, and parking. This group will be working on solutions so that issues can be resolved quickly and directly within the community.

Blanket zoning changes are a disproportionate response that punish compliant property owners rather than addressing individual bad actors. We ask that the City support the collaborative efforts already underway in our community before taking such a sweeping and potentially damaging action.

Additionally, the City Council is scheduled to discuss STRs in Old Town North at the May 15 meeting. Many residents feel this process has been rushed and lacked proper outreach to ensure all homeowner voices were heard. We respectfully request that the City pause any decisions until a more inclusive, transparent process can take place.

Thank you for your time and consideration. I urge you to work with the STR Committee and our HOA to find a more balanced, neighbor-driven approach.

Sincerely,

Robert and Suzanne Doyle

City Council Members  
City of Fort Collins  
300 Laporte Avenue  
Fort Collins, CO 80521

Dear Mayor Arndt and City Council Members,

While waiting to speak to Planning and Zoning today, I was able to review the Report to the Community 2024 and was struck by the increase in activities and visitors to Fort Collins. As a resident in Old Town, I am familiar with the hotels in and around Old Town and had a moment to ponder the rationale between the increase in Visitors and the possible limit to short-term Rentals (STRs) in Old Town North.

In addition, I am writing as a Fort Collins resident, Realtor and community advocate to express concern regarding discussions and meetings on the proposed limitations on short-term rentals (STRs) in Old Town North.

While I understand the City's desire to preserve neighborhood character and support long-term housing goals, I respectfully urge you to consider a more balanced approach—one that also honors the important role STRs play in supporting our local economy, property values, and homeowner flexibility.

### **A Cultural Destination with Limited Lodging**

As reflected in your 2024 Report to the Community:

- The Lincoln Center welcomed **229,000 visitors**, hosted **1,119 events**, and sold **128,447 tickets** last year.
- The Fort Collins Museum of Discovery drew **113,311 visitors**.
- Old Town offers only **227 Reputable and Safe hotel rooms in the Downtown area**.

These numbers clearly show a thriving cultural scene—but also a significant lodging shortage. Short-term rentals, particularly in neighborhoods like Old Town North, help absorb this demand in a way that blends seamlessly into the fabric of our community.

### **STRs Fill the Gaps—Without Replacing the Neighborhood**

Unlike hotels, STRs provide a home-like environment ideal for visiting families, multi-generational groups, university-related guests, and others who want to stay together while experiencing Fort Collins more personally. These visitors frequently support nearby businesses and enjoy walkable access to shops, trails, and arts venues—enhancing the vitality of our local economy.

Importantly, many STRs in Old Town North are **owner-occupied or locally managed**. These homes are not commercial hotels—they are part of the neighborhood. When thoughtfully



regulated, STRs complement our community and offer valuable lodging flexibility without disrupting residential life.

## **STR Owners Often Invest More in Property Upkeep**

Another important distinction is that **short-term rental owners typically maintain their properties at a higher standard** than long-term rentals. Because STRs rely heavily on guest reviews and frequent bookings, owners are incentivized to keep their homes clean, safe, attractive, and well-furnished. This includes ongoing landscaping, timely repairs, updated interiors, and regular professional cleaning.

In contrast, long-term rentals often do not have the same level of care. Many STR owners are hands-on, present, and highly responsive contributing to improved curb appeal and neighborhood quality overall.

## **The Economic and Property Value Impact of STRs**

Cities that have implemented strict STR bans have seen unintended consequences:

- In **Palm Springs, CA**, home prices dropped by **4.5%** after STR restrictions, and **22% of sellers** reduced their asking price in 2023—the highest rate since 2019.
- In **Los Angeles County**, jurisdictions with STR bans saw an **18% decrease in residential building permits**, reflecting lowered investment and future value.
- In **Washington, D.C.**, each additional STR within 200 feet of a property correlated with a **0.78% increase in sale price**.

Short-term rentals also contribute significantly to the broader economy. In **Summit County, CO**, for example, STRs accounted for nearly **29% of the county's GDP**, generating **\$1.7 billion in economic activity**. While Fort Collins may not match these figures directly, it's clear that STRs drive meaningful local revenue and help preserve housing stability for homeowners who rely on occasional rental income.

## **A Smarter Way to Address Concerns**

I understand that noise and disruption are valid concerns for some residents, however, rather than broad limitations, Fort Collins can adopt **targeted enforcement policies** that ensure STRs operate responsibly, such as:

- 24/7 local contact requirements
- Occupancy and quiet hour enforcement
- “Three-strike” systems for problem properties
- Annual licensing and guest education standards

These are proven tools used successfully by cities nationwide—and they strike the right balance between protecting neighborhood quality and supporting responsible homeowners.

## **Finding a Fort Collins Solution**

Prior to selling real estate, I was a police officer for the City of Fort Collins and often responded to noise complaints or disturbances. Why is the City stepping in to control a noise ordinance or disturbances through STR regulation or restrictions? Isn't this something that can be given back to the entity who is able to enforce the City Ordinances, Police Services?

Fort Collins is a city that values innovation, inclusivity, and local stewardship. Rather than restrict STRs in Old Town North entirely, let's lead with thoughtful regulations supporting long-term housing goals without limiting tourism, harming property values, or removing opportunities for residents to remain financially secure.

Thank you for your time and dedication to our community. I ask that you consider these perspectives in your deliberations and work with the public to craft STR policies that are fair, flexible, and forward-thinking.

Sincerely,

**Jennifer Kelly**  
**Old Town Resident**  
**Broker Associate – Keller Williams**

**From:** [danmorgan747@gmail.com](mailto:danmorgan747@gmail.com)  
**To:** [devreviewcomments@fcgov.com](mailto:devreviewcomments@fcgov.com)  
**Subject:** [EXTERNAL] Request for Restrictions on Non-Primary Short-Term Rentals in Old Town North  
**Date:** Saturday, February 15, 2025 3:23:35 PM

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To Whom It May Concern,

My wife and I reside at 474 Osiander Drive in Old Town North, Fort Collins. It has come to our attention that there is a possibility for restrictions on the use of units for non-primary short-term rentals in our neighborhood. We would like to express our support for such restrictions to ensure the high quality of life in the area.

I am sending this message to this email address, since there is still on-going development in Old Town North. So hopefully any housing code changes would apply to both existing housing and new housing.

As I understand it, Fort Collins generally does not allow or heavily restricts non-primary short-term rentals. It seems appropriate for Old Town North to adopt similar policies to protect the character and livability of the community.

I would appreciate your assistance in addressing this oversight in the Old Town North housing code.

Regards,  
Dan Morgan

**From:** [Noah Beals](#)  
**To:** [Development Review Comments](#)  
**Subject:** FW: [EXTERNAL] Old Town North - Short Term Rentals  
**Date:** Wednesday, April 9, 2025 1:08:00 PM

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**From:** Kay Osentowski <kayos160@yahoo.com>  
**Sent:** Wednesday, April 9, 2025 10:37 AM  
**To:** City Leaders <CityLeaders@fcgov.com>; Noah Beals <nbeals@fcgov.com>; Spencer Douthit <spencerdouthit@yahoo.com>  
**Subject:** [EXTERNAL] Old Town North - Short Term Rentals

Dear Mayor, Councilmembers, and Planning Staff,

I'm writing to express my strong opposition to the proposed zoning change that would eliminate non-primary short-term rentals (STRs) in the Old Town North (OTN) neighborhood.

As the developer of Old Town North, I feel it is imperative to recognize some important issues: OTN was in bankruptcy. The development fell on a difficult time for real estate and the subdivision languished for years. My husband and myself made the decision to take on the bad debt of the former developer and begin to salvage this beautiful neighborhood. We were very happy to learn, that the former developer had provided in the development agreement the right to build short term rentals. This became a very important piece to this development in getting motivated sales activity. Investors were excited and encouraged by this zoning allowance and was the primary reason for this development to sell out. Most people put major parts of their portfolios into this development and it has proven to be very good for all that did this. The tax dollars that were created by these new homes and finishing this development has been a tremendous windfall for the city. To change the zoning would potentially cause a reduction in values, and peoples livelihood.

As a homeowner who has invested a significant portion of my retirement savings into my property—and who has fully complied with all STR regulations and HOA covenants—I am deeply concerned about the potential impact of this change. I purchased and operate my STR in good faith, under a clear set of rules that the City put in place. Changing the zoning now undermines that trust and creates financial uncertainty for responsible homeowners like myself.

It's important to note that the Old Town North HOA is actively engaged in addressing the concerns raised by a small but vocal group of neighbors. A Special STR Subcommittee has been formed to tackle key issues like noise, trash, and parking. This group is implementing tangible solutions, including standardized signage and a local contact registry for STR owners, so that any concerns can be quickly resolved at the neighborhood level.

Blanket zoning changes are a disproportionate response that punish compliant property owners rather than addressing individual bad actors. We ask that the City support the collaborative efforts already underway in our community before taking such a sweeping and potentially damaging action.

Thank you for your time and consideration. I urge you to work with the STR Subcommittee and our HOA to find a more balanced, neighbor-driven approach.

Sincerely,

Kay Osentowski  
NCREB  
160 Fairway Lane  
Fort Collins, CO 80525

970-420-9005

**From:** [Sarah Payne](#)  
**To:** [City Leaders](#); [Noah Beals](#)  
**Subject:** [EXTERNAL] Old Town North STR limit - Homes not hotels, please!  
**Date:** Thursday, April 17, 2025 7:13:16 PM

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Dear City Council, Mayor, and Managers,

We are very pleased to hear that the city is more formally considering limiting non-primary STR's in our Old Town North (OTN) neighborhood. Thank you for listening to our concerns. We hope that these changes will be expedited to prevent further uncontrolled growth of these STR's, and that steps will be taken soon to reduce the existing ones to the same level as other residential neighborhoods in the city. Our residential neighborhood is currently burdened with 20% of all STR's in the city, a majority of those being non-primary which cause the biggest impact.

We have lived on Osiander street for 12 years. In that time we have seen our neighborhoods on either side of us leave and be replaced with STRs. This has caused numerous issues for us. From lack of parking, loud parties, trash in yards, illegal alley parking, loud music and TV, and so much more. One night, a drunk man climbed the fence between our houses and into our yard in the middle of the night in an attempt to get into the AirB&B next door he locked himself out of. The most adverse effect of so many STRs in Old Town North, however, is a lack of community. This is not a neighborhood, it is mostly strangers coming and going. There are few people on our block who are permanent residents. With new construction finally being completed across the street, we fear all these problems will be exacerbated if a limit on STRs is not imposed in this neighborhood.

As you know, our neighborhood is dense, with residences close to each other and streets narrower than other residential neighborhoods. Osiander is barely wide enough for two cars to pass with parking on the South side of the street. Streets department told me once it doesn't meet the city standards for a two way street. Illegal parking on the north side of Osiander is a constant problem with temporary guest to our neighborhood. We have about 236 properties in the size of 14 football fields combined in OTN. As a result, the impact of this high number of NP-STR's is much larger and a nuisance to many who live here full time. Primary STR's and long-term rentals are not the issue.

What we are requesting:

- Immediate moratorium on new non-primary STR licences until the vote by city council. 72 STR licences in our neighborhood is already way too high. Investors/owners will rush to add new ones to beat the anticipated Land Use changes.
- Prevent existing licences from being moved/sold to other addresses.
- A fair process to reduce the existing number of NP-STR's to a level that is consistent with other residential neighborhoods in the city.

Thank you!

Sarah Payne  
363 Osiander Street

**From:** [Noah Beals](#)  
**To:** [Walter Abercrombie](#)  
**Cc:** [Em Myler](#); [Development Review Comments](#)  
**Subject:** RE: [EXTERNAL] Old Town North neighborhood..  
**Date:** Thursday, January 30, 2025 3:06:12 PM

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Hello Walter & Linda,

Thanks for the email. The meeting will be an open house event. Meaning individuals can come and ask questions and provide comments at their own pace. We will have some boards on display to help start any conversations but there will not be formal presentation. We certainly do take comments and question outside of events and those can be sent to [emyler@fcgov.com](mailto:emyler@fcgov.com). Again we are not proposing any changes at this time, we are collecting information.

Regards,

**Noah Beals, AICP**  
Development Review Manager | City of Fort Collins  
[nbeals@fcgov.com](mailto:nbeals@fcgov.com) | 970.416.2313 direct

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**From:** Walter Abercrombie <walt.abercrombie@gmail.com>  
**Sent:** Wednesday, January 22, 2025 7:22 PM  
**To:** Noah Beals <nbeals@fcgov.com>  
**Subject:** [EXTERNAL] Old Town North neighborhood..

Hi Noah. We currently own a home and reside in the Old Town North neighborhood. We just received the attached letter from the city about an Open House to discuss STR (Short-term Rentals) in our neighborhood on February 3rd. I know that a lot of folks are interested to hear about this, but might not be able to attend in person. Is there a way for them to get more information and provide feedback? I assume that your team will be presenting a plan/proposal about STR's on OTN, or will it be a feedback gathering event? I am on the HOA board as well and we would like to let folks know about this, and how to get more information and provide feedback in the event they can't be at the meeting.

My wife and I are personally hoping that the city will put some more regulations in place for STR's since they seem to have "expanded" recently. We want to have this more as a true residential neighborhood without the added disruptions that STR's often bring (parking issues, noise, etc.).

Thank You.

Walter & Linda Abercrombie  
Pascal St, Fort Collins





**From:** [Noah Beals](#)  
**To:** [Kate Penning](#)  
**Cc:** [Dan Roarty](#); [Development Review Comments](#)  
**Subject:** RE: Old Town North STR  
**Date:** Thursday, April 17, 2025 9:30:43 AM  
**Attachments:** [image001.png](#)

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Hello Kate,

Thanks for the email. We appreciate the input that has been given on this issue. We will include these comments to both Planning and Zoning Commission when they discuss a recommendation and then City Council as they contemplate a decision.

For what it is worth, at this time the only thing being proposed is to eliminate the ability to issue any new non-primary STRs.

Regards,

**Noah Beals, AICP**  
Development Review Manager | City of Fort Collins  
[nbeals@fcgov.com](mailto:nbeals@fcgov.com) | 970.416.2313 direct

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**From:** Kate Penning <[Kate.Penning@clarkenersen.com](mailto:Kate.Penning@clarkenersen.com)>  
**Sent:** Wednesday, April 16, 2025 4:12 PM  
**To:** Noah Beals <[nbeals@fcgov.com](mailto:nbeals@fcgov.com)>  
**Cc:** Dan Roarty <[roartysa@gmail.com](mailto:roartysa@gmail.com)>  
**Subject:** [EXTERNAL] Old Town North STR

Hi Noah,  
Hope you're doing well. It was great seeing you at the Southeast Community Center meeting—thanks for being involved in helping move that project forward.

I wanted to reach out and share some personal thoughts on the discussions surrounding short-term rentals in Old Town North.

My husband and I purchased our first home in the neighborhood, and after our family grew, we moved to a larger home nearby. We chose to keep our original house as a long-term investment for our daughter, and we've been able to do so by operating it as a non-primary short-term rental. We've followed all city regulations and have always strived to be responsible, compliant operators.

The potential zoning change is deeply concerning to us. Eliminating non-primary STRs would significantly devalue homes in the area and create serious financial challenges for families like ours who have made plans based on the current, established rules.

I understand that some concerns have been raised, but I also know that a new HOA board and a dedicated STR Committee are now actively working on constructive solutions—addressing issues like noise, trash, and parking—within the community. A broad zoning change feels premature and overly punitive, especially when local efforts are already underway to find better balance.

Please share our concerns with those involved in shaping the future of this policy. We urge the City to pause any decisions until a more transparent and inclusive process takes place—one that values the input of all homeowners, not just a vocal few.

Thank you for your time and consideration.

Best,

**Kate Penning** AIA, NCARB

**Architect**

Associate Principal

o 970.818.8999

e [kate.penning@clarkenersen.com](mailto:kate.penning@clarkenersen.com)

w [clarkenersen.com](http://clarkenersen.com)

123 N College Ave, Suite 200, Fort Collins, CO 80524

**CLARK &  
ENERSEN**

**From:** [Noah Beals](#)  
**To:** [Linda Ripley](#)  
**Cc:** [Development Review Comments](#)  
**Subject:** RE: SRTs Old Town North  
**Date:** Monday, February 24, 2025 1:24:59 PM

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Hello Linda,

The following are responses to your questions.

*Of the 42 active short term rentals in OTN, how many are non-primary?*

- The neighborhood is zoned Community Commercial North College and allows both primary and non-primary STRs
- Almost 20 percent (75) of Fort Collins STRs are in the Old Town North neighborhood. Seven are primary and 68 are non primary
- Almost 30 percent (48) of complaints about STRs from 2019 to present have been in the Old Town North neighborhood. The two main complaints topics are noise/parties and parking/vehicles

*Are licenses renewed annually?*

- STRs also require a STR license. This license is \$150 with a \$100 annual renewal fee.

*Are licenses ever revoked?*

- Yes, we have revoked licenses in past under the criteria mentioned below.

*Under what circumstances can a license be revoked?*

- The Director may suspend, revoke, or not renew any license issued pursuant to this Article if the Director determines that any of the following have occurred:
  - (1) Fraud, material misrepresentation or false statement in the initial application for the license or any renewal application;
  - (2) Failure to obtain a sales and use tax license and lodging tax license or failure to remit taxes pursuant to [Chapter 25](#), Art. IV, of the Code of the City of Fort Collins;
  - (3) Failure to comply with the terms of the license, the provisions of this Article, or any other applicable provision of federal, state, or local law including, but not limited to, the Code of the City of Fort Collins and Land Use Code.
  - (4) Failure to comply with conditions imposed on any license pursuant to [§ 15-647\(c\)](#) and [§ 15-649\(b\)](#).

*Can the criteria to revoke be changed or expanded?*

- Council could add or change the criteria.

Let us know if you have more questions.

Regards,

**Noah Beals, AICP**

Development Review Manager | City of Fort Collins  
[nbeals@fcgov.com](mailto:nbeals@fcgov.com) | 970.416.2313 direct

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**From:** Linda Ripley <linda.ripley@ripleydesigninc.com>

**Sent:** Monday, February 24, 2025 10:16 AM

**To:** Noah Beals <nbeals@fcgov.com>

**Subject:** [EXTERNAL] SRTs Old Town North

Noah ,

I have a few questions:

Of the 42 active short term rentals in OTN, how many are non-primary?

Are licenses renewed annually?

Are licenses ever revoked?

Under what circumstances can a license be revoked? Can the criteria to revoke be changed or expanded?

Some of my neighbors are very concerned about the proliferation of SRTs. Personally I am neutral on the subject, but would like to keep informed.

Thanks!

Linda

**From:** [Noah Beals](#)  
**To:** [Development Review Comments](#)  
**Subject:** FW: OTB STR  
**Date:** Friday, February 14, 2025 1:27:07 PM

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**From:** Robertson, Gregory <Gregory.Robertson@colostate.edu>  
**Sent:** Friday, February 14, 2025 1:26 PM  
**To:** Noah Beals <nbeals@fcgov.com>  
**Subject:** [EXTERNAL] OTB STR

To Noah Beals

My name is Greg Robertson. I have been a full-time resident at 233 Osiander St in the Old Town North Neighborhood since 2016, when I purchased my home. Over that time, I have witnessed a dramatic increase in non-primary short-term rentals [STRs] (6 in total in direct proximity to my home). The continued support of non-primary short-term rentals has led to increased issues with garbage cans being left unattended in alleyways – often for weeks and all the other nuisance complaints that you have probably heard at length. However, the 2017 land use code allowing non-primary STRs has broader impact. First, it allows companies and individuals to profit from the cities inequitable and selective “continued allowance” of non-primary STRs in OTN which is not aligned with the rest of the city. Second, it negatively impacts the already critical housing shortage for those looking to purchase and establish full time residence in Fort Collins. Indeed, as many of the non-primary STRs are modern single-family homes often with separate “mother-in-law” suite additions, re-aligning the land use code for OTN with the rest of the city, would open up a large number of mostly unoccupied non-primary STR properties for purchase, long-term rentals, or a combination of homes for purchase + primary STRs – which is acceptable and encouraged. Such measures would continue to keep the OTN neighborhood strong and encourage continued growth of families and property upkeep to keep property values and hence, property tax values high for Fort Collins. It will also help with the housing shortage issues the city is facing for those wanting single family homes for their families.

In conclusion, I am joining my neighbors in asking that the OTN neighborhood be brought into alignment with the rest of the City. We request a Primary STR designation in the Land Use Code.

Thank you for your Consideration  
Greg Robertson, OTN resident

**From:** [Noah Beals](#)  
**To:** [Development Review Comments](#)  
**Subject:** FW: [EXTERNAL] Old Town North  
**Date:** Friday, February 14, 2025 10:55:08 AM

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-----Original Message-----

From: Lorna Yoder <ljy517@gmail.com>  
Sent: Thursday, February 13, 2025 5:32 PM  
To: Susan Gutowsky <sgutowsky@fcgov.com>  
Subject: [EXTERNAL] Old Town North

Hello, my husband and I live at 502 Osiander Street in Old Town North and we are very concerned about the number of short-term rentals in our neighborhood. Several months ago we were awakened at two-thirty a.m. to very loud music, which was actually rattling our windows. I finally called the police to report the loud noise. I had my eight year old grand daughter here that night and it even woke her up. The people next door were obviously very drunk and their music was intolerable. It was very upsetting to say the least. We are really tired of all the noise and cars and loud people doing this to our neighborhood. They let their animals run around doing their duty on lawns and park in front of our house heading the wrong way and seem not to care one bit about us. It is not the neighborhood I thought I was moving into and it is very disheartening to say the least.

When the neighborhoods are inhabited by many short-term renters the neighborhood becomes less of a neighborhood.

No other neighborhoods in Fort Collins allow this to happen so I am wondering why Old Town North allows it. I encourage you to please try to get the city to do something about this issue as there are several lots around our house that could possibly have short term rentals built. One was just built last year!

Thank you for your time.

Lorna and Richard Yoder