

May 2, 2023

My name is Anne Johnston. I am a resident of the West Plaza neighborhood, where I have lived in the same home for 36 years. I am writing regarding the proposed committee substitutes to Ordinances 23067 and 23068.

Short-term rental proponents always focus on the economics of the STR industry; money is what this is all about. For neighbors it is the opposite – we are fighting for our communities' well being - though there are financial aspects of note.

- People may want to stay in a short-term rental, but they do not see their dream home next to or among them. They don't want to raise their children near spaces where people they don't know come and go regularly. I live within a one-minute or shorter walk of four non-owner occupied STRs. So far. Another West Plaza neighbor has seven near her home.
  - ❖ Nor does it matter to a prospective home buyer or long-term renter if these STRs are good ones or bad ones. A motel is a motel no matter the quality or quantity per block. There is no 100% guarantee about how each and every lodger will behave, no matter how many rules, cameras, devices, screenings, hotlines, and after-the-fact enforcement measures are required of these unstaffed motels-hotels.

Given a choice, people will buy, rent, and live in an STR-free area.

- The depiction of non-owner occupied STRs as “Mom and Pop” operations is deceptive. Only the STRs in which the owner lives at all times flirt with this Norman Rockwell image. STRs are overwhelmingly owned by investors, all of whom are for-profit businesses which exist to capitalize on a trend best described as a cancer in residential areas. Their profits fuel our decay.
- Density of STRs in residential areas is a moot point. No one would wedge a home between the Gap and Barnes and Noble, then another home between The Melting Pot and Kona Grill, or long-term residences on alternating floors of the InterContinental. Each belongs where it belongs.

Neighbors do not have attorneys to raise the specter of the U.S. Constitution to support their position. You are Kansas Citizens' voice – this committee and the members of the full City Council. Please respect proven zoning regulations based on purpose and participants. Protect and preserve the common sense reflected in residential neighborhoods zoned for residents.

That's a “yes” for any portions of the proposed committee substitutes to Ordinances 23067 and 23068 that do so.

Thank you for your time.