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From:

Estes Park concerned citizens and homeowners

**Jonathan and Andrea Hauger**

*Primary home owner of*

**1341 Koral Ct Estes Park**

*Long Term rental home of*

**1525 Juniper Drive Estes Park**

December 21st 2022

Attention City of Estes Park Government Staff and Planning  
Commission:

**Dear members of the Estes Park Town Board and Planning:**

We object to the following proposed zoning change for 685  
Peak View Drive for the following reasons:

1. The zoning change requested is inconsistent with the  
Town of Estes Park Development Code
2. The zoning requested is inconsistent with the  
implementation of the Estes Park Comprehensive Plan.
3. The change in zoning would allow other developers  
who purchase the 1/8 th acre lots to disregard the above

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policies of the Town of Estes Park Planning future. The deed is done now we get to deal with it - **Fait accompli.**

- a. The builders and future home buyers could then apply for short term rental permits which would be inconsistent with the surrounding HOA's.
  - b. The lot sizes and zoning change requested is in conflict with the town's Vision, Mission and 2022 Strategic Plan as stated by the town board members.
4. The zoning change request application by the new owner and at the meeting stated this is being done in the name of affordable housing.
- a. The statement and accounting is false.
    - i. A \$600,000 30 year mortgage payment would be \$4100 per month net pay or \$5000 gross income per month
    - ii. This equals \$60,000 annual income needed just to make the mortgage payment.
    - iii. By the Colorado State definition of affordable housing, housing expenses should not exceed 30% of gross income.
    - iv. Therefore a home buyer needs a gross salary of \$200,000. Which is not affordable based on the average wages of Estes Park workers.

Sincerely,

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