



BOARD OF COUNTY COMMISSIONERS

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Breckenridge, CO 80424

TO: Board of County Commissioners
Scott Vargo
FROM: Eva Henson
RE: Work Session Meeting of July 31, 2018
DATE: July 31, 2018

Attendees:

Elected Officials: Dan Gibbs, Thomas C. Davidson, and Karn Stiegelmeier – Commissioners

Staff: Scott Vargo, County Manager; Keely Ambrose, Assistant County Attorney; Thad Noll, Assistant County Manager; Marty Ferris, Finance Director; Julie Sutor, Communications Director; Jim Curnutte, Community Development Director; Don Reimer, Planning Director; Kate Berg, Senior Planner; Sarah Meggison, Housing Planner; Jason Dietz, Summit Combined Housing Authority Executive Director and Eva Henson, Administrative Manager.

Guests: Peter Siegel, Bryan and Janelle Fabel, Nichole Rev, Danielle Pena, Heather Pezzella, John Forest, Kevin Burns, Troy Karlin, Chad Most, Diane Wieland, Jesse Larson, Christine Staberg, Blythe Ruhm, Patty Ahern, Corry Mihm, Suzy Bayer, David Florez, Lina Lesmes, Michael Hessel, Shellie Duplan, Toby Babich, and others.

I. Short-Term Rental (STRs) Discussion/Update

In December 2017, the BOCC directed County staff to initiate a public planning process to develop short-term rental (STR) regulations in 2018 that will be applicable to properties within the unincorporated areas of Summit County. The scope of the project includes establishing STR Regulations that address:

- Permitting and fees
- Verifying compliance with the applicable sales tax and property tax collection requirements
- Regulation of life safety issues (e.g., smoke and carbon monoxide detectors)
- An effective compliance monitoring and enforcement system

The key steps in the process include:

- Gather research and data to define the scope of STR activity to be regulated
- Gather community and stakeholder input to inform development of regulations
- Draft and adopt STR regulations, and STR permitting process and fee structure, and a third-party compliance monitoring and enforcement system

Don Reimer explained that today's Work Session is to update the BOCC on the project, discuss the proposed work plan for August – September, obtain BOCC input on a first draft of proposed regulations prior to initiating the public hearing process with the Countywide Planning Commission.

Kate Berg gave a digital presentation to review the STR Survey Results and then reviewed in detail the 1st Draft of proposed STR Regulations that would be inserted into the County Land Use and Development Code – but not limited to:

- Permit and Application
- Health and Safety Standards
- Parking
- Trash and Recycling
- Noise
- Outdoor Lighting
- Pets
- Signage
- Taxes
- Advertising
- Well and Septic Systems
- Formal Complaints, Enforcement and Permit Revocation
- Review Processes

Commissioners gave comments and input including the following but no limited to:

- How do we best maintain the character of the neighborhood?
- Struggling with “One Size Fits All”
- Occupancy
- Parking
- Insurance
- Trash and Bear Proof Containers
- Research companies like Vacation Rental By Owner (VRBO) – that might have best management practices to refer to
- Projected Timeline

Scott Vargo also commented that it is good to have base numbers to set an expectation, but understand there may be exceptions. These regulations will evolve and staff will continue to make changes as we move forward.

Public can also contact Planning Department for more information at 970-668-4200 or visit the blog at www.summitcountycolorado.gov

Respectfully submitted:



Eva Henson, Deputy Clerk



Approved By:



Dan Gibbs, Chair