



Public Meeting Information and Short Term Rental FAQ for Wednesday, February 15th

Thank you for attending today's meeting!

A note about capacity:

- » The courthouse is subject to capacity limits. The hearing room is limited to 90 people.
- » There are 90 seats in the room, and we expect each of those to be filled. Therefore, we will not allow standing in the hearing room.
- » If the building reaches capacity, deputies will manage exit and entry at the door. Please consider using the QR code on this sheet to log into Zoom to participate online.

Short Term Rental FAQ

Why are you changing the regulations from limiting number of nights to limiting booking parties?

Limiting the number of booking parties provides more flexibility for the STR operator, and may encourage longer stays, with less "come and go" impacts.

Why are caps by Basin and not by Neighborhood?

The Basin-level caps reflect the County's unique areas as they exist now, without making value-laden judgments about how each neighborhood serves tourists and locals. It would be far more contentious to issue licenses on a street-by-street basis.

Are you restricting "guest of owner" stays?

No, there is no restriction on non-paid owner guest stays.

What are the proposed License Types?

Upon adoption of Ordinance 20-C, there will only be Type I and Type II licenses granted in the NOZ. Type II Licenses will be counted under the Cap. Type I Exception Licenses will not be counted under the Cap, and will be granted continuously if the applicants meet the exception criteria. Pre-existing and Type III Licenses will be phased out at renewal 2023.

Are you taking licenses away?

No, we will reach the caps through attrition: transfers of property, and other voluntary actions through which the STR operator decides to make the STR License inactive will allow us to reach the cap over time.

Please note: The agenda will begin with a proclamation honoring an employee. We will reserve some seats during this agenda item and will open them afterwards.

We are expecting a large attendance today, and appreciate your help in allowing your fellow attendee to be heard. A few important notes:

- » Comments will be limited to two minutes, both in person and on Zoom. This will be strictly enforced so that we can accommodate everyone. If you prefer to email your comments, please send them to bocc@summitcountyco.gov
- » If you are attending in person, you will be asked to sign up to speak prior to entering the room and, when called by the Chair, people will be asked to line up at the podium five at a time. Please listen for your name and respect your fellow speaker.
- » If you agree with a prior speaker, you may simply state their name, and your agreement will still be noted alongside that person's name.
- » The Chair may ask the public to hold their applause or any other reaction to a speaker's comments so the next speaker can have their time.
- » We will alternate between comments in the live audience and those on Zoom. Zoom attendees will be called upon in the order they appear. If you wish to speak, please use the 'raise hand' feature on Zoom.
- » The Chairperson will announce breaks during the meeting, and there is a recess planned for lunch approximately between 12:15 and 12:45pm. We ask you do not leave personal belongings in the room.

Scan for Zoom Meeting Access

(for use outside hearing room only please!)



Since the Moratorium is lifting on February 24, can I apply for a license in the NOZ at that time?

The number of existing licenses is currently more than the caps. Applications will only be accepted for Type I Exception Licenses when the moratorium lifts. Otherwise, we will not be accepting applications until we are below the cap set in each basin.

Will there be grandfathering, like there was with the last round of regulations?

No. All licenses (Type I, Type II, Type III, Pre-existing) will automatically convert to the new Type II license at renewal 2023, unless the operator applies for and is approved for a Type I Exception License.

Can I put my name on a waitlist?

No, Summit County will not be keeping a waitlist until we are below the caps. When it has been determined that any Basin is within 10% of the caps, the County will publish a process for new license issuance.

Why is the consideration of Peak 7 as a Resort Zone not included in this Ordinance process?

Overlay zones are contained in Chapter 4 of the Land Use and Development Code. In order for the overlay zones to be amended, the County-Wide Planning Commission (CWPC) would first have had to review the request / amended code language in detail before the request could move to the BOCC for final decision. This has not occurred, and therefore this consideration was not included in the Ordinance revisions.

What are the requirements for a Type I Exception License?

Type I Exception Licenses will be granted if the applicant meets the criteria for a Qualified Occupant. The Qualified Occupant can be the owner or a long-term renter. The applicant must show that they or their renter meet criteria for both primary residency and local workforce employment, working at least 30 hours a week in Summit County, and living on the property at least 9 months of the year. Local workforce retirees and self-employed individuals may also meet the criteria.

If we are capping licenses, why do exception licenses exist?

Exception licenses are meant to incentivize local workforce housing. By offering uncapped licenses where a Qualified Occupant must live on the property, the offering of housing to Qualified Occupants is encouraged in order to receive a Type I exception license.

I recently purchased a home that has an active STR license. How do I get the license switched over to my name?

STR licenses are only transferable in certain situations, relating to familial or court determined ownership agreements. The transfer exceptions listed in the Ordinance include some family transfers, marriage/divorce arrangements, transfers to an LLC, and property bequest in a will, among others. Please review the 9 transfers listed in the proposed Ordinance.

I'm in the process of purchasing a property in unincorporated Summit County. Can I apply for an STR license before closing?

Neighborhood Overlay Zones: You can apply for a Type 1 License if you meet the exception criteria. We are not accepting other license applications until the caps are reached in each basin.

Resort Overlay Zones: You can email us at str@summitcountyco.gov with a letter from the current owner granting you to apply for the license, then proceed with your application as usual.

Short Term Rental Regulation Public Outreach and Public Meeting Timeline:

- » BOCC Work Session: Goals (6-21-22)
- » Open House: Tenmile Basin, (7-19-22)
- » Open House: Lower Blue (7-20-22)
- » Open House: Upper Blue: (7-26-22)
- » Open House: Snake River (7-27-22)
- » CWPC Work Session (8-1-22)
- » BOCC Work Sessions (8-23-22) & (8-29-22)
- » Basin Planning Work Sessions (4 in Sept-Oct 22)
- » BOCC Work Session (10-18-22)
- » CWPC Work Session (11-7-22)
- » BOCC Work Sessions: Nov. 15 (Regs.), 22 (EPS), 29 (Water)
- » Facilitated Meeting for Peak 7 Neighborhood (11-30-22)
- » BOCC Work Sessions (12-8-22 and 12-16-22)
- » CWPC Public Hearing (1-4-23)
- » BOCC Ordinance Readings (1-24-23, 2-15-23)