

STR Cte. - Meeting 1
Wednesday, Dec. 7, 2022

Begin with the end in mind.
Spirited, engaging but respectful dialogue

Introductions:

Present:

Maggie Dethloff - 1987
Kevin VanHorn - 1989 (family owned home since 1987)
Deborah Tutnauer - 1995 (sold 2 homes in CBS, building 1)
Alli (Henderson) Melton - 2014
Alt: Ashley Bembenek - 2010, CB South 2015

Regrets: Ashton Wyckoff

Public attending:
Clay Jutte - SFH near Cement Creek Condos
Holly Emerson Wohlers - SFH on Cisneros

Stance on STR's

Ease of enforcing decisions, easy to understand, easy to implement.

User Groups

Owners - Primary - Secondary - Land

Adherence to code - Nuisance concerns

Protect and Preserve

Balance - Minimize

Maintain & Honor Property Rights

Avoid commercial free-for-all

Identify problems

DT:
December 2020 CASS Committee STR concerns identified in meeting recording.
Set a smart track for a community that will last 50 years.

Not anti-regulation, more about the problems of regulations and how they were come across

KVH: Commercial Area Master Plan, Voter Allocation, former BOD

Involved in past with time/energy invested

STR's are important - Fair Community Representation

'Community' makes it special and STR's may be dark streets

DT: Tease out the different perspectives

User Groups or Scenarios

An accessory dwelling with full time residents there.

Different than someone renting their entire house.

Businesses buying for speculation, buying up housing for short term rental.

Enforcement:

Self Identification? Honor system?

What are we considering? What are we excluding?

Lowest impact are homes with full time residents, renting out a room?

What are the problems reported to the POA?

STR's - speeding, variety of vehicles

Surrounding types of neighborhoods

Problems

Loss of community

Noise, parties

Speeding

Dark Streets

Seasonality? Demand is not year-round

Infrastructure capacities, higher use of resources

Taxes flow to Gunnison county

Trash/landfill

Stresses water treatment

[House Bill 22-1137](#)

New statewide HOA laws regarding rule enforcement passed in August 2022.

See Memo from Beth about implementation

Enforcement is under the county Sheriff's office

Identify Aspects of 'What is the Problem?'

Density or dispersion of STR's E.g. 1 per block?

Does this change by neighborhood or use-type

Allow for different types of licenses
Less than 4% STR's in CB South of all owned

Set up a Survey Monkey to Community

Check with other towns to see what they are doing.
Colorado Association of Ski Towns (CAST)

Legal restrictions and how they relate to existing covenants

Find solutions that truly solve the problem.
E.g. If all of the STR's rented their 90 days in June, July and August.
Base on %-age of owned properties and cap

AB - Owners in COA's/POA's within the POA. Do any of these have existing restrictions in place? (Glacier)

How might these be impacted and how can change be affected?

Can be more stringent than POA, just not less.

STR means anything less than (or equal to) 30 days per rental term. (E.g. 1 to 30 nights)

Should move toward questions that we need to survey POA residents for answers.

Work toward looking at those that require STR to be able to keep their home. Increase in taxes. Increase in costs overall. Those that want to return here to their home part of the year. A few months here each season. The LTR or 31+ days doesn't work.

Should think of rules for renters as well as owners. Prevent gaming the system.

E.g. A renter that rents for 31 days, then vacates after 2 weeks. Should that owner be able to rent again the day after the first party departs?

Categories of Short Term Renters

Impact is the same whether one short term renter comes and goes is same impact as one that stays for 30 days on a per day impact basis.

POA regulations versus Municipalities.

Grand Lodge example: Any single owner of 5 or more units is taxed as a commercial business.

What is the current fee for STR licenses? \$400/year. There are 30 licenses that exist today, but others are renting unlicensed, under the radar.

Is fractional ownership a category to address? Cement Creek Condominiums?

Derek to research with Atty Beth Appleton to define how we will notice the meeting.

Meeting interval: Discussed that we may need to meet more frequently than once/month

Note: Need to be ready for ballot language by June 1, 2023 for vote at annual meeting