



BOARD OF COUNTY COMMISSIONERS

970.453.3402 ph | 970.453.3535 f

208 East Lincoln Ave. | PO Box 68

www.SummitCountyCO.gov

Breckenridge, CO 80424

TO: Board of County Commissioners
Scott Vargo
Jeff Huntley
FROM: Eva Henson
RE: Work Session Meeting of May 1, 2018
DATE: May 1, 2018

Attendees:

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

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

Guests: Deepan Dutta and a large group of citizens were in attendance for the Short-Term Rentals discussion (74 people signed in to the meeting)

I. Discussion of Short-Term Regulations (STRs) (Planning)

In December 2017, the BOCC directed County staff to initiate a public planning process to develop short-term rental (STR) regulations for unincorporated areas of Summit County.

Don Reimer explained the scope of this project including establishing a basic STR regulatory framework that addresses permitting and fees, regulation of key neighborhood impacts and life safety issues, and creation of an effective compliance monitoring and enforcement system. The key steps in this process include:

- 1. Research and Data Gathering to define the scope of STR activity to be regulated**
- 2. Gather community and stakeholder input to inform development of the regulations**
- 3. Draft and adopt STR regulations, a STR permitting process and fee structure, and a 3rd party compliance monitoring and enforcement system**

Kate Berg gave an overview and background information to define the key issues and goals regarding STRs including but not limited to:

- Defining what is a short-term rental
- Identify how short-term rentals are affecting mountain resort communities
- License vs. Permit
- Common goals of a STR Regulatory Program
- Current Status of STRs – Inventory and Tax Collection
- Community Sentiment/Public Input on STRs

- Countywide Planning Commission Input
- Research on what other communities are doing – Towns in Summit County
- Best Practices and Key Items to address in STR Regulations
 - Zoning and Building Regulations
 - Permitting, Taxes and Fees – Provide funds to help mitigate impacts of STRs
 - Compliance Monitoring and Enforcement

The Commissioners and staff also discussed in detail the content of the regulations including:

- Process to review applications and compliance
- Occupancy and Septic Tank Systems
- Parking
- Noise
- Trash
- Bed & Breakfast Regulations
- Compliant Adjudication
- Next Steps and potential timeline

Commissioner Stiegelmeier expressed concern about the knowledge short-term renters have about local issues such as wildfire risks and insisted that education be a component of the regulations.

Commissioner Davidson expressed concern of occupancy/density intensity and the character of neighborhoods. He also noted to work with the Assessor's Office on personal property tax regarding furnishings.

Commissioner Gibbs commented that staff is moving in the right direction, but wants to make sure staff gets as much public input as possible and get enough information from focus groups such as homeowner associations, realtors and management companies.

Scott Vargo also wanted to make it clear that these regulations would only affect unincorporated areas of the county. He also noted that the towns are following a similar timeline as they continue to evaluate short-term rental regulations.

Staff briefly discussed next steps and noted that they planned to come back to the BOCC at a future Work Session later this summer to give an update.

A recess was taken to allow the Commissioners and staff to engage with the public in attendance.

II. Managers' and Commissioners' Issues

Senior Management and the Commissioners gave various updates on topics including but not limited to:

- Recent change in the Department of Regulatory Agencies (DORA) electrical fees and the effects it has locally for our Building Inspection Department's budget
- Early Childhood Appreciation Mixer on May 2nd at the Community and Senior Center in Frisco
- Annual "State of the River" Meeting on May 2nd at the Silverthorne Pavilion
- Eat, Drink, and Give Event for the Friends of the Library Fundraiser on June 6th at Kenosha Steakhouse in Breckenridge
- Commissioners also reviewed their calendars for upcoming events

Respectfully submitted:

Eva Henson

Eva Henson, Deputy Clerk



Approved by:

Dan Gibbs

Dan Gibbs, Chair