

## Fairplay Community Meeting 9/30/24: STR Ordinance Discussion

- Future Growth of STRs
  - Should depend on owner/mgmt. on-site vs LLC; primary residence
  - Pillow tax or increase STR lodging tax
  - Increase in owner-occupied non-commercial STRs (vs commercial)
  - Reduce STRs → zero left in the future
  - Attrition
  - Density of houses (eg 12) depending on community
  - Current stock of homes vs # of STRs
  - Prefer STR growth to hotel chain
  - Slow growth...maybe if controlled and compliant (rules are followed)
  - Maintain roughly 10% current housing
  - Increase with local input/support proportionate to the community (ie public notice and input)
  - Bullseye of density of any given area
    - 14ers, seasonal
  - Proximity of STRs
  - “Smart” growth
  - Reduce it through compliance & at renewal consider value, complaints
  - Maintain or increase – not a #s problem
  - More closer to population centers + less further away – also ES closer proximity
  - Where are most complaints? What areas? (see notes from Jefferson meeting)
  - After 3 complaints, license should be pulled
  - Reduce:
    - Trespassing compliance
    - Easements; driving through neighbors
    - Off leash dogs impact wildlife
    - Enforcement issues:
      - not able to take action
      - who’s responsible? The owner of the STR
      - enforcement staffing concerns
  - Zero unlicensed STRs
  - Increase based on proximity to emergency services
- Owner-Occupied vs Non-Owner:
  - Acreage limits

- Limit # of STRs per area
- Multiple citations impact owner (points system?)
- Legal access for assigns (renters)
- Minimum acreage increases to allow STR proximity without over-density
  - 1<sup>st</sup> STR 1 acre minimum, neighbor wants STR, needs 2 acres minimum, etc.
- Target area
- Increasing fines – 1<sup>st</sup>, 2<sup>nd</sup>, 3<sup>rd</sup> = shut down
- Other:
  - 1 acre minimum – Red Hill 10% 21 STRs – 200 homes. \*Best control % + radius
    - Ag – do what they want, 35 acres+, all ok
    - Most appropriate – spread out without impact; dispersed
    - Warm Springs rental – place Do Not Disturb – live in Lakewood, manage with cleaning lady
    - Limitations – Warm Springs 350 lots, 20+ STRs – no limit – connect w/ visitors
  - Commercial/mixed – good use – have expectations of traffic & people – no limit
  - Residential – increased impact on QOL, lower density of STR – control
  - Ag – 35+ ok, no limit per parcel
  - Overlay restriction – non-maintained county roads – no STR rental – non-commercial
  - STR – access easements – not CR – private easements – private easements – private homeowner access only
  - Limit & caps – overall #s – yes limit – vary by neighborhood
    - 1 acre – more dispersal 1%
    - 2-15 - .5%
    - 35+ acres - .25%
  - Commercial & mixed use – no control or restrict – require parking license & safety
  - Ag – no control
  - Residential – boot out bad players – break rules – based on severity, 3 strikes
  - Must license – in good standing
  - Overlay zones – too complex
  - Complaints – noise, trash - / limits # nights can rent - % in neighborhood or per square mile

- Commercial & mixed-use – not as big an issue – not as much control – closer to services
- Easements – private maintained road – no STRs – commercial use w/ access for residential use only
- BLM easement – private easement – to STR
- Ag – 35 acres – one on property
- Target area – town – rings around w/ decreasing % as rings go out
- Neighborhood – circumference – ½ mile radius – density of neighborhood % allowed
- Overlay zones – good – fire EMS response – based on safety response – circles concentric are insurance
- License # on VRBO posting