

Guffey Community Meeting 10/23/2024: STR Ordinance

Eligibility:

- Distance requirements – mostly no, but should depend on density
- Incidence of complaints – fully supported
- Other:
 - Limit # of STRs in Guffey
 - Limit # of days per year house can be rented
 - No STR without EMS access
 - No seasonal STRs
 - Only allow a certain # in a given area
 - Tighter leash on H2O usage – limit # of beds per area
 - Limit # of STRs individuals/investors can have
 - Require safety inspections for all STRs
 - Mandating STRs that allow pets to have fences.
 - Require posting of rules/good neighbor guidelines inside the STR and add this item to fire/safety inspection checklist
 - Concerns that if a cap is implemented that it isn't fair to owners in the licensure pipeline unless licenses are rotated out annually.
 - During fire inspection, check for cell service availability and if there is no or limited service, require this information to be on the STR listing.

Management Questions:

- Responsibility – unanimously owner
- Licensure – some support for this including from a property manager, but it was not felt to be critical, especially given that it requires another layer of enforcement in order to be effective.
- Other:
 - Require owner or responsible agent available 24/7 and response within 1 hour – unanimous support
 - Unanimous support for publicly posted owner contact information and requirement that complaints go to owners first before the county
 - Is there a possibility to fine guests and land owners for violations?
 - Have a dedicated STR enforcement officer
 - Accountability for all involved including the renters
 - Tiered fining for violations

Zoning Mechanisms:

- Commercial/mixed use: support for STRs in this zone, but some felt there should still be a percentage cap
- Agricultural 35 acres+: yes they should be allowed but with some consideration to whether it is owner-occupied (rationale stemming from both proximity to services and the JeffCo 1+acre ordinance and consequences)
- Support for overlay zones or at least different guidelines for different areas

Owner-Occupied vs. Non:

- Non-owners must be required to have management/responsible agent
- Investment rentals should not be allowed in Park County, limit all STRs, encourage more LTRs
- General consensus that owner occupied properties should have incentives and exceptions.

Future Growth of STRs:

- Maintain current # within townships, allow for increase in other areas (suggested, not supported by majority)