

Hartsel Community Meeting 10/28/24: STR Ordinance Review

Eligibility:

- Minimum distance might be helpful, not sure of specifics
- Consider LTR requirement like Chaffee County
- Tiered fee system by bedroom & # of days rented per year
- A deposit paid to the county (suggested \$10,000) that is refunded when the property sells as an incentive to report the sale.
- Transfer of title incentives, ie septic
- Homeexchange.com – will this be considered an STR when it's more like a timeshare?
- % per subdivision, eg sportsman's locked at 10%, 128 cabins
- Could we do a rotation of licenses if we cap the total?
- Seasonal rentals should depend on road maintenance

Management Questions:

- Ultimate responsibility – unanimously 100% the owner
- Management company and/or owner should have to live in the county
- Management company must handle:
 - Trash
 - Noise enforcement
 - Parking
 - Snow removal
 - Available to take neighbor calls
 - Deal w/ posting to make sure of license & # of postings
- Some felt that adding another level of government by licensing management companies isn't helpful
- Others felt that licensing requirements would help weed out the bad
- Must have a driver's license with Park Co address or else require a full service management company.

Zoning Mechanisms:

- Some made requests for specific exceptions/exclusion zones for STRs such as CR 18, primarily based on emergency services access and response times.

- Mostly yes to allowing in commercial/mixed-use, some inclined to keep it exclusively in these areas
- Split yes/no on agricultural 35+ acres, on the one hand the land creates a buffer zone, on the other hand many of these properties are very remote and hard to get to in case of emergency.
- Some support for creating new overlay zones, mostly based on EMS
- Limitations and caps should be on a by-area basis
- Some felt that STRs should not be allowed in residential areas at all.

Owner-Occupied vs Non:

- Require a sworn affidavit as part of application that allows for criminal or perjury charges if falsified information
- For the next 5 years, only issue STR licenses to county residents, existing can be grandfathered in but then attrition used to reduce and exclude to county residents over time.
- Some felt that at a minimum an STR property should be the owner's primary residence, if not with additional occupancy requirements on top of that.
- If an ADU wants to be used as an STR, the property must be owner-occupied and have gone through the process.
- 1 ADU should be allowable with a valid STR license
- Make application process easier, focus on enforcement of reasonable regulations.
- If owner is not 1 hour or less from property, local management should be required. If local management cancels their contract, the license for the owner should be revoked.

Future Growth of STRs:

- Some believe that the market is self-correcting and is starting to do so.
- Others feel the county needs to strongly limit future growth with 0 STRs as the ideal because they feel it destroys the character of the community
- There needs to be a probationary period, warning & revocation
- Complete moratorium on any STR that has to cross easements, owners to expand to allow lodging rights
- If the existing ~500 licensed STRs were the only STRs, there would be no need for a cap, but 1500 unlicensed is too many.

Other:

- Against any ordinance unless it will be enforced
- Online checklist is wrong
- Forms are difficult to find
- Need a streamlined renewal process
- Been competing against illegal operation for years
- No invoice in citizen portal
- Lack of timely email responses to questions
- Nobody answers the phone
- Building safety inspection/CO