

The webinar will begin shortly.



**SHORT-TERM RENTAL REGULATIONS UPDATE
INITIAL PUBLIC DISCUSSION DRAFT
WEBINAR –
COUNTYWIDE**

NOVEMBER 7, 2022



Short-term Rental Regulations Update draft regulations and project information:
<https://www.larimer.gov/planning/short-term-rentals>

Community review of the draft regulations and comment period has been
extended to December 14, 2022.



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Intent of Today's Webinar

The intent of today's Initial Public Discussion Draft Regulations Webinar – Countywide:

- to present a brief presentation providing background and timeline on the Short-term Rental regulations update,
- to present the initial public discussion draft of suggested revisions to the regulations, focusing on unincorporated Larimer County outside the Estes Valley, and
- gather feedback and specific suggestions from community members and interested parties on STR regulations.

The information gathered at today's and last week's Estes Valley webinar, will help county staff and officials determine what, if any, changes or revisions need to be made to the draft revisions.



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Webinar Agenda & Instructions

Agenda:

5:55pm – Participants can begin joining the webinar

6:00pm – Team introductions

6:05pm – 6:20pm – Brief presentation providing background information and timeline on the Short-term Rental regulations update and on the initial public discussion draft regulations.

6:20pm – 7:25pm – Participant feedback.

7:25pm – 7:30pm – Summary and closing statement.

Instructions:

- Attendees are muted upon entry into the webinar and video is disabled.
- Our team will ask you to use the “raise hand” control at the bottom of your screen if you wish to provide comment
- If you wish to ask a question, please use the Q&A control at the bottom of your screen
- Please maintain civility when speaking



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Updating the Regulations

Process Timeline:

Approximately 8-9 month process

■ Completed to date:

- July – August 2022: STR Community Questionnaire
- August 9th and 15th: Community Open Houses (Estes Valley and Countywide)
- September 14th: PC-BCC Work Session, to discuss community feedback and possible options for revisions to the existing STR regulations
- Month of October: Additional Stakeholder engagement (Fire Districts, Towns & Cities) and data analysis

■ Current – 1st draft of revision options

- Gather community feedback or input through
 - ❖ Nov. 1st: Estes Valley Webinar
 - ❖ Nov. 7th: Countywide (outside the Estes Valley) Webinar
- Nov. 9th: Planning Commission and Board of County Commissioners work session
- Nov. 17th: Estes Valley Planning Advisory Committee
- Nov. 30th: Community Comment on draft DUE
- Early December: Red Feather Lakes Advisory Committee
- Early 2023: Public hearing draft, potential additional public workshops or meetings may take place prior to adoption

Project webpage: <https://www.larimer.gov/planning/short-term-rentals>



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Initial Public Discussion Draft Regulations Document

- The draft includes all the current Land Use Code standards for short-term rentals (STRs) as referenced throughout the Land Use Code.
- The potential changes reflect analysis and public input to the project, as collected since Spring 2022.
 - Community input or feedback was received through:
 - STR Community Questionnaire
 - Two Community Open Houses (Estes Valley and Countywide)
 - Direct comment through email to project staff
 - Stakeholder engagement
- The contents of the draft document has been organized for ease of understanding and is organized as follows:
 - Introduction and Overview
 - Proposed Land Use Code Changes
 - New and Revised Definitions
 - Short-term Rentals in Zoning Districts Outside Estes Valley (Article 3)
 - Use-Specific Standards for Larimer County, including Estes Valley (Article 3)
 - Supplemental Regulations for the Estes Valley (Article 13)



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Redlined Version

- Notes or points of clarification are noted in cream-colored boxes
- Proposed changes are indicated in blue font, with strikeout for changes or removal and new additions underlined.
- Multiple Options or points for further discussion are highlighted in yellow:

Proposed Land Use Code Changes

New and Revised Definitions

Unincorporated Larimer County

Article 20 of the Land Use Code includes Rules of Interpretation and Definitions. Section 20.2.4. defines Commercial Uses and Lodging Facilities as noted below. Section 20.3 defines other terms. Below are existing definitions and proposed changes and additional STR classifications, including a new term for Bed and Breakfast Inn, Hosted Short-term Rentals, and Short-term Rentals, Full and Limited.

C. Lodging Facilities

Uses in this category provide lodging services for a defined period ~~of time~~ with the incidental food, drink, and other sales and services intended for the convenience of guests. Specific use types include:

~~1. Bed and Breakfast~~ An owner or operator occupied dwelling where short term lodging is provided to transient guests.

~~a. < Ten Guests~~

~~— A Bed and Breakfast that serves no more than 10 guests.~~

~~b. > Ten Guests~~

~~— A Bed and Breakfast that serves more than 10 guests.~~

Bed and Breakfast Inn

An establishment operated in a primary dwelling or portion thereof, which provides transient accommodations for a fee to overnight guests, a meal limited to guests only, and that is occupied by the owner or operator of such establishment. A bed and breakfast inn may provide accommodations to individuals or multiple separate parties concurrently on both a reservation or a walk-in basis. The term “party” as used in this definition shall mean one or more persons who stay at a bed and breakfast as a single group pursuant to a single reservation and payment.

Resort Lodge or Resort Cottages

A building or group of buildings, under single management and ownership with an on-site manager or staff, containing rooms and/or units available for temporary rental to transient guests, which serves as a destination point for visitors, and where the primary attraction is major recreational features or activities for persons on vacation (Options: define features that are on site? Make more consistent with Estes Valley definition?).



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New and Revised Definitions

Current – Short-term Rental, Small and Large

❖ **Small** ≤ Ten Occupants

A short-term rental with 10 or fewer occupants who are part of one party or single group of renters.

❖ **Large** > Ten Occupants

A short-term rental with more than 10 occupants who are part of one party or single group of renters.

Revised – Short-term Rental, **Full and Limited** (Small and Large definitions same as above)

❖ **Full STR** – unlimited or unrestricted in the number of nights rented per year

❖ **Limited STR** – restricted to no more than 135 (or another number) of nights per year as calculated from Oct. 1 through Sept. 30

Current – Bed and Breakfast, Small and Large

An owner or operator occupied dwelling where short-term lodging is provided to transient guests.

❖ **Small** ≤ Ten Occupants

❖ **Large** > Ten Occupants

Revised – Short-term Rental, **Hosted** (Small and Large definitions remain the same as above)

A principal dwelling occupied by a full-time resident or owner living on-site where short-term lodging (less than 30 days) is provided to transient guests.



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New and Revised Definitions, cont.

New – Bed and Breakfast Inn

An establishment operated in a primary dwelling or portion thereof, which provides transient accommodations for a fee to overnight guests, a meal limited to guests only, and that is occupied by the owner or operator of such establishment. A bed and breakfast inn may provide accommodations to individuals or multiple separate parties concurrently on both a reservation or a walk-in basis. The term “party” as used in this definition shall mean one or more persons who stay at a bed and breakfast as a single group pursuant to a single reservation and payment.





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Approval Processes

Uses Permitted By-Right: “R” in a cell indicates that the use is permitted by right in the respective zoning district. Permitted uses are subject to all other applicable regulations of the Code.

Site Plan Review Required: “SP” in a cell indicates that the use is only permitted in the respective zoning district with approval of a site plan review pursuant to §6.4.1, Site Plan Review, subject to all other applicable standards within the Code. This review procedure does not include public notification of neighbors, but it does include a referral process to other agencies. The decision is made by the Planning Director.

Administrative Special Review Required: “AS” in a cell indicates that the use is only permitted in the respective zoning district with approval of an administrative special review pursuant to §6.4.3, Administrative Special Review, subject to all other applicable standards within the Code. This review procedure includes public notification of neighbors and referral to other agencies. The decision is made by the Planning Director.

➤ **Proposed modification:** Administrative Special Review with a public hearing before the Board of County Commissioners **“AS*”** – this indicates that the use would require the approval process noted above but would also require a public hearing before the Board of County Commissioners. The decision is made by the Board of County Commissioners.



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Approval Processes, cont.

Special Review Required: "S" in a cell indicates that the use is only permitted in the respective zoning district with approval of a special review pursuant to §6.4.2, Special Review, subject to all other applicable standards within the Code. This review procedure includes public notification of neighbors, referral to other agencies, and a public hearing before the Planning Commission and a hearing with the Board of County Commissioner for a decision.

Use Prohibited: A blank cell indicates that the use is prohibited in the respective zoning district.





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**Go to
PDF of draft**



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Community Feedback – Comment Period

During comment period:

- Each participant will be given one opportunity to comment.
- Each participant will be given a specific amount of time to comment based on the number of individuals participating in the comment period.
- The more specific you can be in your feedback, the more helpful.

Questions:

If you have specific questions, please provide those in the Q&A control, rather than asking them during the comment period.

Alternatively, questions or feedback, can be emailed to Senior Planner Tawn Hillenbrand at LUC2020@larimer.org.



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For draft regulations, project information and project timeline visit:

<https://www.larimer.gov/planning/short-term-rentals>

Additional questions or if you would like to provide additional comments on the initial public discussion draft, please email:

Please email LUC2020@larimer.org

