

Q1 Definitions (Regulations draft pages 3-5): What feedback do you have about the lodging types and STR definitions?

Answered: 49 Skipped: 38

#	RESPONSES	DATE
1	A limit of 10 occupants per home is unreasonable for homes that can easily accommodate larger families. My family has been visiting Estes Park for our annual family reunions since July 1970. STR homes are the only way large families can enjoy their time together. There are simply not enough hotel rooms in town or at the YMCA to facilitate family reunions.	1/30/2023 7:26 PM
2	Large STRs and Hosted STRs do not belong in neighborhoods even with a host. With that many people, even with a host, it will change the feel of a neighborhood with commercial lodging, increasing the noise and traffic that would normally not be in a neighborhood.	1/30/2023 4:29 PM
3	Typo at the end of "Administrative Special Review Required: "AS"" section--> The decision is made *by* the Planning Director. This sure sounds like the makings of corruption to me. Approval or declination should be fully defined and not subjective to one person.	1/30/2023 4:07 PM
4	NA	1/30/2023 3:16 PM
5	Fine with me.	1/30/2023 1:43 PM
6	This helped to provide more clarity to each definition. There may be some properties that have adequate space on are on large acreages that should be able to apply for an exception on the number of occupants.	1/30/2023 11:24 AM
7	Whatever term you use, STRs that can accommodate more than 10 should not be eliminated. Why not use the Town's occupancy levels of two per bedroom plus two? If a home has 6 bedrooms, 14 people should be allowed to stay in the home.	1/30/2023 9:42 AM
8	There were no restrictions when I bought my property. The idea that the local government can just choose to take away my rights and value are simply unacceptable	1/30/2023 8:33 AM
9	STR that can have more than 10 and are in accommodations zoning should be treated like other hotel like properties.	1/29/2023 8:54 PM
10	None	1/29/2023 7:21 PM
11	It seems reasonable. A maximum of ten occupants allowable for a Not Hosted STR is appropriate. For a Hosted STR- what is definition for "full time resident or owner? There is potential abuse of this requirement. Wealthy owners that buy and rent out multiple STR properties could exploit the interpretation of living at the property. The previous limiting the number of rentable nights (in the October draft) was good to to try to minimize disturbance to an area, but drew much skepticism to enforce that.	1/29/2023 6:25 PM
12	fine	1/29/2023 6:14 PM
13	Clamp down on the unlicensed STRs but stop harassing the licensed ones that have invested time and money into running a small mom and pop cottage industry. Don't the busy-body commissioners and government bureaucrats have anything more important than to harass the Estes Valley STRs.	1/29/2023 6:09 PM
14	I think that STRs in certain places/situations could have more than 10 occupants. It's more about guests adhering to the rules and regulations than the specific number of guests.	1/29/2023 5:23 PM
15	Resort Lodge or Resort Cottages should include properties in a defined area managed by an onsite property manager. We have several communities in Estes Valley that were built specifically for the Short Term vacation rental market such as Solitude Cabins, Rams Horn, and Mountain Village that are owned privately but are rented and managed by a single entity. Are these types of properties not included in the STR regulations due to their zoning?	1/29/2023 5:09 PM
16	Agree that there are different categories and regulations should not be one size fits all, but you	1/29/2023 4:02 PM

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have made more complicated than necessary

17	Need to consider homes with bunk beds for children. Often these rooms can sleep 4. Because a home sleeps 10+ doesn't always correlate to extra vehicles. Two families renting a property is two cars. A good property manager can enforce parking regulations.	1/29/2023 3:05 PM
18	I think the STR definitions and lodging types are too restrictive	1/29/2023 3:00 PM
19	There are a lot of duplicate and onerous requirements for STR. Such as all the maps posted and numerous amounts of fire extinguishers. We believe in information to the renter and their safety but this goes way beyond that and will destroy the ambiance. And the 500' clause is ridiculous!	1/29/2023 2:59 PM
20	Fine	1/29/2023 2:35 PM
21	Excellent definitions.	1/29/2023 1:56 PM
22	STR are essential to the tourism industry. It is widely accepted worldwide and a perfect option for families and family gathering. Giving more space, flexibility and a better option than hotels or motels.	1/29/2023 1:46 PM
23	No problem	1/29/2023 1:46 PM
24	seem ok	1/29/2023 1:17 PM
25	Well done!	1/29/2023 12:53 PM
26	The news rules seem completely unreasonable. The rules are clearly an no over reach and will only have negative impact on owners, renters and the highly necessary tourism needed.	1/29/2023 12:48 PM
27	In general I am in favor of them. They don't seem to change the legal status of either one and seem to keep the distinction between STRs and hotels/motels/etc.	1/29/2023 12:31 PM
28	I like that you have clarified and streamlined the definitions of Bed and Breakfast, Small and Large STR, and Lodge. I do like how you have limited large STRs to no more than 10-16 people. Anything larger is an invitation for disaster.	1/29/2023 12:27 PM
29	I agree with lodging because it doesn't take away housing from locals.	1/29/2023 12:07 PM
30	Sorry to see large homes gone	1/29/2023 12:00 PM
31	I have had an approved str for 5 years. I am making no more impact now than I was when I started. Making me pay for impact is wrong!	1/29/2023 11:50 AM
32	No issues	1/29/2023 11:48 AM
33	Having a 30 minutes affirmative response time frame is very short sighted in that an owner who is a teacher would not be able to respond in the middle of class, a police officer handling an accident, a judge in court, even a council member in a meeting would all end up in violation of a 30 minute response time. I understand that this is an attempt to eliminate out of town ownership or at least require in-town management contracts, but it is highly impractical and even discriminator against anyone who has a job.	1/28/2023 9:07 PM
34	I approve of the simplification of the terms and the definition of the various lodging opportunities.	1/28/2023 10:48 AM
35	With STRs limited to ten, what happens to owners who have been approved for more than ten? I went through the process to have my five bedroom home approved for twelve guests. Do I keep my county approved license for twelve? What happens to my license?	1/28/2023 10:42 AM
36	they need to 100% up to current building codes, no exceptions. If someone wants to buy a home and turn it into a STR there should be a minimum of 3-6 months to review that plan before a permit is given. there should also be a questionnaire from all the surrounding homes near a new application for feedback before a STR is approved.	1/28/2023 8:42 AM
37	The 3 strike rule for the property manager sounds good as well as the 10 or fewer quests.	1/27/2023 1:56 PM
38	The nomenclature is much clearer now.	1/27/2023 11:34 AM
39	I believe the STR greater than 10 should still be allowed on larger lot sizes (large STR). There is already a formula in place that makes sense to calculate maximum occupancy.	1/25/2023 6:13 AM

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40	Don't change anything. It's fine the way it has been.	1/24/2023 6:57 PM
41	They are understandable	1/24/2023 8:52 AM
42	Well done, no additional comment.	1/23/2023 11:30 AM
43	I agree with limiting the occupancy to 10 or less for short term rentals on lots less than 10 acres. The max occupancy for lots greater than 10 acres should not be limited to 10 but should still follow the general standard for potential number of occupants (number of bedrooms times 2, plus 2). So a 5 bedroom house on 10+ acres would still be allowed to have 12 maximum guests. These properties should still be subject to all other proposed regulations. Justification: The distance between properties on these larger lots more than mitigates the additional number of guests, and the homes are designed from the beginning for higher occupancy (traditional bedrooms, ample parking, etc.). The clientele renting these 5+ bedroom properties are typically larger families that want a private secluded location that simply isn't available in a typical hotel or lodge accommodation in Estes, and they represent lost opportunity for the town if they cannot fit their entire family in one private location.	1/22/2023 2:34 PM
44	ok	1/18/2023 11:22 AM
45	I would like to know if this could also include camping short term rentals that are hosted through HipCamp or Dyrt.	1/18/2023 8:55 AM
46	I find it impossible to support STRs for owners who have multiple properties- it drives up housing costs for the rest of the county	1/17/2023 8:19 PM
47	I think it is confusing having different rules for Unincorporated Larimer County and Estes Valley. Perhaps it is just that it all blends together as the two are addressed throughout the document rather than the document first addresses unincorporated Larimer County and once that is completed, then Estes Valley could be addressed. However, I'm not sure why there should be two sets of rules?	1/17/2023 9:10 AM
48	They are very clear. I support the definitions.	1/14/2023 1:22 PM
49	The most recent draft from January 13th has a much more streamlined lodging definition. I believe this will prevent confusion and unintentional violations that would create extra work for the county.	1/14/2023 10:17 AM

Q2 Zoning and Where STRs are Allowed in Larimer County Unincorporated Areas (Outside Estes Valley) (Regulations draft, Tables 3-1 and 3-2, pages 5-7): What feedback do you have about where lodging facilities are allowed?

Answered: 47 Skipped: 40

#	RESPONSES	DATE
1	would be good to direct people to a link of where to see where their home sits as the borders on map are vague	1/30/2023 7:54 PM
2	Same as above, Large and Hosted STRs do not belong in neighborhoods and within the EV zoning districts	1/30/2023 4:29 PM
3	These tables basically put all STR's in a category giving people that have no right and justified authority the final say in what happens in each instance, without and defined requirements. AKA each case is subjective. AKA CorruptionRUS All we heard was "NO, this isn't a power grab for the county commissioners at all, we're just trying to help!" Then we find the outcome is the county commissioners will make all the final decisions with no accountability or oversight, or defined criteria.	1/30/2023 4:07 PM
4	NOT in Residential Areas!!!! please these are accommodation Businesses.	1/30/2023 3:16 PM
5	Fine.	1/30/2023 1:43 PM
6	There needs to be careful consideration to not be so restrictive that there will never be a chance of any more STR's in residential areas that can easily accommodate them if owners understand the regulations and they are enforced.	1/30/2023 11:24 AM
7	Court legal opinion holds that short term rentals ARE NOT commercial entities. The county should not attempt to find a "work-around" by establishing new zoning regulations.	1/30/2023 9:42 AM
8	2 years ago I was number 43 on the waiting list, I'm now number 39. That is unacceptable and discourages those to follow rules	1/30/2023 8:33 AM
9	The minimum distance requirement seems arbitrary and not useful as a means to control STR saturation in a residential neighborhood. It is conceivable that 2 STRs nextdoor to each other in a neighborhood could have a less significant impact on the neighborhood than STR's scattered throughout. It seems arbitrary. "A short-term rental must be a minimum of 500 feet from another short-term rental." (page 9 General Standards)	1/29/2023 9:25 PM
10	They should be allowed wherever based on the limits of the total number of licenses in these areas.	1/29/2023 8:54 PM
11	None	1/29/2023 7:21 PM
12	Table 3.1 - Not sure why a Hosted 1-10 STR is not viewed the same as STR Hosted 11-16 or the STR (Not Hosted). They have the same potential negative impact to a neighborhood. Allowed/Not allowed - instead of such similar but different (?) types of reviews, instituting some tighter density regulations for rural areas would decrease the number of applications and tedious process by staff or hearings by the BCCs. One of the biggest issues people have with STRs is density and that they are EVERYWHERE and trying to saturate many neighborhoods.	1/29/2023 6:25 PM
13	Extremely confusing and cumbersome to STR owners. Strongly disagree with this plan.	1/29/2023 6:14 PM
14	Don't create more rules. Start by dealing with the unlicensed ones. Realize that more regulations require more bureaucracy. Do we really need MORE government rules? No we don't. And if an area, like Windcliff, was built as a vacation rental area, leave well enough alone.	1/29/2023 6:09 PM
15	In many places, STRs have been operating for decades and have been managed well. By using the proposed new zoning allowances, we are disallowing a number of well-managed	1/29/2023 5:23 PM

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STRs

16	This is very confusing. You need to include maps showing all zoning areas within Estes Valley and in other parts of Larimer County. Red Feather Lakes is another area of Larimer County where numerous STRs exist and it's not clear what the zoning is there.	1/29/2023 5:09 PM
17	Some number STRs should be allowed in every zone, and higher percentage in some zones	1/29/2023 4:02 PM
18	Having different regulations for homes in Larimer (both Estes Vally & unincorporated) vs the city of Estes Park allows disproportionate advantages for STR's in city limits.	1/29/2023 3:05 PM
19	I think these restrictions will create a shortage of lodging options for tourists	1/29/2023 3:00 PM
20	Much too restrictive	1/29/2023 2:35 PM
21	Zoning is critical to proper management of rentals. Zoning appears to be well thought out. I support these defined zones.	1/29/2023 1:56 PM
22	They should be allowed in any location, keeping in mind HOA rules. However different guests might have different needs, while one party would like to stay in a centrally located place another family would prefer a more secluded area. It is important to allow options for guests and visitors.	1/29/2023 1:46 PM
23	Windcliff is in eve1. We have been owners and rented our unit there since it was built in 1981. Windcliff should be an area that allows all short term rentals.	1/29/2023 1:46 PM
24	I think if they are in an unincorporated area outside of town limits, they should be allowed without any restriction. I am basically not in favor of the large Estes district that far exceeds the boundaries of the town.	1/29/2023 1:17 PM
25	Well done and clear.	1/29/2023 12:53 PM
26	These rules again appear to o be driven by a misguided attempt to control issues which simply don't exist.	1/29/2023 12:48 PM
27	My focus was on the Estes Valley as an owner of a home in that area. I do not feel any of these areas should be subject to a hearing in front of the county commissioners b/c most of these developments were built to be short term rentals from day one. My home was a short term rental at one time and most of my neighbors use them as short term rentals. I don't feel that should change in these regulations. The entire development was approved originally as short term rental units. I think there should be more of a focus on the original intent of the various developments in each area - whether in or outside the unincorporated areas.	1/29/2023 12:31 PM
28	The more strict requirements for "O" zones is much appreciated. Most "O" zones are in rural areas and struggle to support un-hosted STRs let along large STRs.	1/29/2023 12:27 PM
29	Lodge should be allowed in current zones.	1/29/2023 12:07 PM
30	Should be every zoning	1/29/2023 12:00 PM
31	Zoning and permitting process is already in place.	1/29/2023 11:50 AM
32	We have an STR in a condo area that has about 1/3 STRs. There is no way that there is 500 feet between STRs. If this is required, many people will be unable to rent out their places, causing significant financial stress to them.	1/29/2023 11:48 AM
33	Our experience in dealing with county commissioners in the licensing process is that they did not understand these restrictions. I would not increase restricts but rather invest in training for decision makers they were embarrassed when corrected by staff on what was and was not allowed. In essence, great understanding before new regulations.	1/28/2023 9:07 PM
34	I am already licensed, and I don't think I will be affected	1/28/2023 10:42 AM
35	extremely restricted	1/28/2023 8:42 AM
36	I live in an unincorporated area , Pinewood lake. The fire danger is real and we have been evacuated because of fires many times. I do not feel this to be a area to be considered for STRs.	1/27/2023 1:56 PM
37	The nomenclature is much clearer now.	1/27/2023 11:34 AM
38	We are a 90 day economy and I believe STR should be allowed everywhere. Estes Park does	1/24/2023 8:52 AM

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NOT fit the typical "town" definition. We depend greatly upon visitors. You are in a position to affect over \$260 million dollars in assets, and I am very concerned as to why representatives have stated that they are not taking economic impacts into consideration as they work through this process. To me, that is very short sighted and foolish. The unintended consequences of your decisions could have a permanent effect on diminishing our local economy. We depend upon tourism to fund our local government and it would be responsible for the community development director to consider the above.

39	No comment.	1/23/2023 11:30 AM
40	No suggestions.	1/22/2023 2:34 PM
41	be careful in allowing STRs to permeate all neighborhoods and areas of the valley	1/18/2023 11:22 AM
42	Why is this specific to one area and not also in the Red Feather/Livermore area?	1/18/2023 8:55 AM
43	Location isn't as important as limits on how many per owner. Should ONLY be allowed by MICRO - (i.e., no more than 3 property including homestead) owners.	1/17/2023 8:19 PM
44	n/a	1/17/2023 9:10 AM
45	n/a	1/15/2023 2:33 PM
46	Any limits you can put into place are desirable and welcome.	1/14/2023 1:22 PM
47	The new proposed zoning looks more streamlined.	1/14/2023 10:17 AM

Q3 Zoning and Where STRs are Allowed in the Estes Valley Unincorporated Area (Regulations draft, Tables 13-1 and 13-4, pages 7-8): What feedback do you have about where lodging facilities are allowed?

Answered: 53 Skipped: 34

#	RESPONSES	DATE
1	I believe that STRs and residents can co-exist when rules are followed and respect is given on both sides.	1/30/2023 8:26 PM
2	The zoning around Estes Park is hard explain and defend.	1/30/2023 7:26 PM
3	Same as above, Large and Hosted STRs do not belong in neighborhoods and within the EV zoning districts	1/30/2023 4:29 PM
4	More of the same. Not a real problem, not a real solution.	1/30/2023 4:07 PM
5	There is one item in the proposed regulations which can have a significant impact on our PPNRMA neighborhood. In the General Standards 13.6.1.D item c states "A short-term rental must be a minimum of 500 feet from another short-term rental. This minimum separation distance is measured from property line to property line." PLEASE no less than 500 feet!!!!	1/30/2023 3:16 PM
6	ok	1/30/2023 1:43 PM
7	There needs to be careful consideration to not be so restrictive that there will never be a chance of any more STR's in residential areas that can easily accommodate them if owners understand the regulations and they are enforced. If this reduces the cap it could have an economic impact over time. It also takes away the opportunity to serve guests that enjoy visiting Estes with families instead of staying in more limited accommodations.	1/30/2023 11:24 AM
8	Court legal opinion holds that short term rentals ARE NOT commercial entities. The county should not attempt to find a "work-around" by establishing new zoning regulations. These attempts are not unlike redlining efforts undertaken in places like St Louis, Chicago, LA, Atlanta, etc. etc.	1/30/2023 9:42 AM
9	To take away individual rights to cater to the hotel lobby disgusts me	1/30/2023 8:33 AM
10	I would prefer STR's not be allowed in residential districts at all but that is probably a pie in the sky wish! Given that they are allowed, my major concern is the issue of density in any one neighborhood. The overall cap on SRT's in the Estes Valley does not address this issue.	1/29/2023 10:13 PM
11	No limits other than total number of licenses.	1/29/2023 8:54 PM
12	None	1/29/2023 7:21 PM
13	Extremely confusing and cumbersome to STR owners. Strongly disagree with this plan. This plan is aberrant to mainstream community approaches to STR regulations nationwide.	1/29/2023 6:14 PM
14	Not really.	1/29/2023 6:09 PM
15	By using the proposed new zoning allowances, we are disallowing a number of well-managed STRs	1/29/2023 5:23 PM
16	Should not be any more restrictive than Town of Estes	1/29/2023 4:02 PM
17	The limitation to have at east 500 ft between STRs makes no sense. It is mentioned in the memo that it is to reduce density. However, the homes are used as a regular resident would use them. There is a limit on the vehicles and numbers of people already, so what does the spreading them apart do? Opponents of STRs will tell you that the STRs ruin the neighborhood but I tend to disagree since they are being relied to make money they are better kept in appearance and maintenance. Otherwise, they will not get any bookings. There are a number of areas in the Estes Valley where there are broken down vehicles and other kinds of trash in properties that are permanent homes. Are there complaints about these homes and	1/29/2023 3:27 PM

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suggestions on how to "fix it". This is another ploy to get rid of STRs by tinging them to irrelevant issues.

18	Restricting STR's to accommodations zones, discourages purchasing legacy homes in Estes Park. The ability to responsibly rent a legacy home until a person retires is a deciding factor for those wanting to make significant investments in the Estes Valley. A family won't invest if they can't transfer a license to family (children). This policy encourages families to seek other Colorado communities for their investments. Allowing communities with HOA conveniences allowing STR's such as Windcliff is fiscally responsible. Renters who pay up to \$1500/night bring tax & workforce housing dollars to the Estes Valley.	1/29/2023 3:05 PM
19	They look ok	1/29/2023 3:00 PM
20	How about property rights? When do they come into consideration?	1/29/2023 2:59 PM
21	Much too restrictive	1/29/2023 2:35 PM
22	This section is critical. I support this section. Density is the key to maintaining private property enjoyment, reducing environmental damage, and pressure on wildlife. This section must be monitored carefully and purposely. I support with hope it will be properly enforced.	1/29/2023 1:56 PM
23	Same as above!	1/29/2023 1:46 PM
24	STR should be allowed in more areas.	1/29/2023 1:46 PM
25	see above	1/29/2023 1:17 PM
26	How will any future regulations be grandfathered? The distance recommendations are just so arbitrary. We have neighbors that are VR rentals as well. Who gets to stay and who can't. We were the first but all have done a wonderful job with their homes and the neighborhood.	1/29/2023 1:11 PM
27	No comment as I do not live in Estes.	1/29/2023 12:53 PM
28	These areas are outside of the established in incorporated areas and VC additional requirements and rules are not necessary.	1/29/2023 12:48 PM
29	Same as above - I feel this whole area was developed as a short term rental community and the entire community will benefit from the tourist dollars that come here as a result of having the vacation experience they want to have, which is a home-based family environment such as in a STR.	1/29/2023 12:31 PM
30	I think the clarification on additional guests is good. I do think the number of additional sleeping areas should be restricted.	1/29/2023 12:27 PM
31	No where.	1/29/2023 12:07 PM
32	Should be everywhere. We need the tax dollars!	1/29/2023 12:00 PM
33	Neighborhood factors are most important to allow residents privacy and normal living standards	1/29/2023 11:50 AM
34	I'm not sure about the idea that folks in STR's won't know how to evacuate in case of a flood. Not sure if any long term residents know that, as it's not a regular occurrence. I don't think that should be a part of deciding where STRS can be located.	1/29/2023 11:39 AM
35	I am in an EV RE zoning and across the street is an area that is EV E1. This does not acknowledge that we are a neighborhood that is serviced by one dirt County access road and a secondary road the neighbors maintain with a road maintenance association that requires voluntary participation in it to function. The area has 6 STVR, one of which is for greater than 10 and falls within the Estes Park city regulation, not the county. Consideration of the impact that these differences have on a neighborhood should be given.	1/28/2023 10:48 AM
36	I am not affected as long as it doesn't change.	1/28/2023 10:42 AM
37	There needs to be a limited maximum number of STRs in any given geographic area that preserves the neighborhood.	1/28/2023 8:42 AM
38	Once again as in the Pinewood lake area, where I live because of the constant fire danger. I do not believe this to be an area for STRs	1/27/2023 1:56 PM
39	NA	1/27/2023 11:34 AM
40	I am very disappointed to see that Larimer County is not using the density of STVRs within a	1/25/2023 8:26 PM

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given area as criteria for accepting additional applications for STVRs. In residential areas that already have 20-25% of homes that are STVR (such as mine), Larimer County should have rules in place that state that further consideration of STVRs within this designated area is not allowed. Larimer County should be more decisive in stating what is an acceptable level of STVRs within residential communities. Instead of protecting the integrity of residential areas, you are leaving homeowners unprotected and subject to the whims of having businesses run within areas that were never meant for businesses. STVRs are taking much needed homes off the market for people seeking long-term rentals so that they can live in the Estes Valley. Letting STVRs continue to operate without strict regulations means you are prioritizing the investment strategies of a select group of people over the people who are needed to keep our town economically strong and viable.

41	Large STR > 10 occupants should be allowed on RE-1 properties.	1/25/2023 6:13 AM
42	Don't change any rules. It's fine the way it has been.	1/24/2023 6:57 PM
43	Large lodges should be in accommodations districts or by special review. STR should be allowed in any neighborhood where they are permitted by covenants and treated as residential purposes...no matter who the resident occupants are. The problem is not with where they are, but rather with why the present regulations are not enforced.	1/24/2023 8:52 AM
44	Concur with draft, no additional comment.	1/23/2023 11:30 AM
45	No suggestions.	1/22/2023 2:34 PM
46	Good changes: for residential zoning, limiting unhosted STRs to 10 guests. For accommodation zoning, reducing the process to go thru. This will drive STR development into the areas intended for that density/level of activity	1/20/2023 9:23 PM
47	We are requesting removal of STR's requirement to have an onsite "water source available for firefighting". Most homes outside city limits do not allow for fire department access. This language is flawed. All properties outside city limits with a public water source would be negatively impacted by this. That language is also left up to interpretation, which can lead to subjective disagreements. Fire trucks that carry water (tenders) are sent to fires outside city areas, then refilled with nearby water sources such as lakes, ponds, etc. This is common practice. Personal wells and small public water sources do not always have the capacity needed to supply the fire departments with ample water. Access to a properties well could also be impacted by location of fire. Having onsite "reliable water access for firefighting" is unreasonable, and usually unattainable. Instead, we would recommend pre approval by the Fire Department confirming appropriate available access to the property for firefighting, and nearby water source for refilling tenders, if no hydrants. Or, have the language more appropriately encompassing such as; "Water source available for firefighting, or approved nearby water source such as lake, pond, river, etc.". Another option would be to remove "available for firefighting" and put "Pre approval by the fire marshal is required in order to ensure proper access, and firefighting ability" this way the fire department themselves can use all specific factors for individual properties when determining if it can be adequately accessed for emergencies. They are already doing pre approval measures for each application anyways. Leaving it up to the fire departments to make the decision if it is adequately able to be protected would be more appropriate. Thank you!	1/19/2023 10:30 AM
48	be careful in allowing STRs to permeate all neighborhoods and areas of the valley	1/18/2023 11:22 AM
49	No feedback.	1/18/2023 8:55 AM
50	Quit pretending that location is the issue - it doesn't matter where they are- if they drive up taxation for bona-fide full-year residents - it's not okay.	1/17/2023 8:19 PM
51	the map in the document can't be enlarged without distortion and I can't see where our property is relative to what zone it may be in. Is there a way to provide a hyperlink to the map so that it can be enlarged?	1/17/2023 9:10 AM
52	i am happy to see a minimum separation of 500 feet; that a property manager has to be 30 minutes or less away- how do neighbors get the names of the property managers?	1/15/2023 2:33 PM
53	Any limits you can put into place are welcome.	1/14/2023 1:22 PM

Q4 Review Procedures (Regulations draft page 5 explains the abbreviations, see pages 5-8). What feedback do you have about the review procedures required for different types of STRs, as noted in the zoning tables?

Answered: 43 Skipped: 44

#	RESPONSES	DATE
1	The Review Procedure is one sided and favors the STR as it currently stands. We just went through this with a STR that recently got approved in our neighborhood. We got a postcard in the mail that told us where to send comments. That was it. Additionally, we had one week to send the comments in. The neighbors comments (unknown to us) are sent to the STR owner so they can address how they will address the concerns. It sounds like a good idea, but really, it puts the neighbors behind the eight ball, because the STR owner gets months to prepare, then has 10 minutes to present, while the neighbors only get 3 minutes to share their concerns. At the very least, it seems that the process needs to be written out for the neighbors on the card, so all the issues are sure to be addressed. We feel like we had a missed opportunity as we didn't know the letter we sent was really the only chance we got to express our concerns; 3 minutes is nothing when the STR owner gets months and the chance to prepare a 10 minute power point presentation with color handouts. It baffles us why STR owners have the upper hand in our neighborhoods where we live and work.	1/30/2023 4:29 PM
2	Subjective, undefined, no oversight, what could go wrong?	1/30/2023 4:07 PM
3	ok	1/30/2023 1:43 PM
4	If someone has been able to meet all of the requirements of a short term rental in a residential neighborhood and agrees to the standards they should be able to get their license. It becomes very subjective when neighbors have unfounded negative comments in general about STRS. More than likely they have had experiences with unlicensed operations or STRS that have not be notified with follow up enforcement. There should be no ongoing issues with a licensed STR. It is a privilege to be able to serve visitors and should only be taken away if they are in violation. Please give new licenses the chance to prove themselves before passing judgement on them.	1/30/2023 11:24 AM
5	The procedures are extremely effective in limiting, or eliminating Short Term Rentals. When you put enough rules in place, of course people will choose another path -- including going underground.	1/30/2023 9:42 AM
6	If so few permits are processed it's all meaningless	1/30/2023 8:33 AM
7	I live in an EV RE zoning district but our neighborhood also contains EV RE-1 lots. Our neighborhood already has about a 15% density of STR's. I strongly agree with the AS* review procedure assigned these two zoning districts in Table 13-1. I would want nothing less than the option of a BCC hearing if any additional properties in our neighborhood seek STR licensing. Even if STR's are well managed they alter the character of a neighborhood. STR renters are not neighbors.	1/29/2023 10:13 PM
8	Too complicated.	1/29/2023 8:54 PM
9	In my opinion, an Administrative Special Review would be adequate for STRs in residential zone districts.	1/29/2023 7:21 PM
10	I appreciate that reviews are a necessary component, but.... Similar Reviews of criteria - a demand of so much time and review. A potential Planning Commission hearing and may have a BOCC hearing. AS vs. AS* vs. S - confusing/similar/different explanations/reviews.	1/29/2023 6:25 PM
11	zoning tables are difficult to interpret and I can't zoom in on the map to see details. Review procedures are cumbersome and unnecessary and again, seem to be an overreach by the county.	1/29/2023 6:14 PM

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12	You are all creating a mountain out of a molehill in so many ways. Government just loves to tell people what to do and what not to do.	1/29/2023 6:09 PM
13	I think that one of the reasons that the proposed regs cap the STRs at the current level, or lower) is because the process is pretty labor intensive, which will cost the city/county more money. I believe by determining what it is that the regulations are really for, the processes for that can be derived to be optimized allowing for a cap based upon visitors rather than existing licenses.	1/29/2023 5:23 PM
14	I am unable to determine where my property is on the zoning maps. Maps with some street names would be helpful	1/29/2023 5:01 PM
15	Again too complicated. Think about administration and enforcement	1/29/2023 4:02 PM
16	I think there needs to be more uniformity	1/29/2023 3:00 PM
17	The tables were designed so we couldn't understand them. Typical government- hide the true facts.	1/29/2023 2:59 PM
18	Should be less frequent. Expensive to implement as presented.	1/29/2023 2:35 PM
19	I am supportive of review procedures.	1/29/2023 1:56 PM
20	I believe the proposed procedures and regulations are becoming very strict and unnecessarily complicated and excessive. STR should not me scrutinized.	1/29/2023 1:46 PM
21	Crazy. Who has paid off the county to create a problem where none exists?	1/29/2023 1:46 PM
22	all of these seem to me like they are gonna need more employees to handle the paperwork and processes. Where is there a pay going to	1/29/2023 1:17 PM
23	Very clear	1/29/2023 12:53 PM
24	These rules have been hastily promulgated and are not well thought out in regards to the intentional and unintended negative impact they will incur.	1/29/2023 12:48 PM
25	I feel strongly that if there is to be a review, it should remain within the purview of the Planning Department b/c STRs have become a political issue with the current county commissioners. They don't approve folks who come up in front of them despite having met all of the regulatory requirements and/or have Planning approval. I think the politics should be taken out of it and it should merely be a review for a property use just like any other use - building a shed, adding onto a home, changing the use of a property from residential to commercial, etc. The STR issue has become the marching cry of many commissioners who are trying to get rid of them in a short-sighted way w/o thinking of the economic impact of doing so, the historical use of the properties as a short-term rental, the historical development history of the valley and/or of the particular development where a STR permit owner is trying to get a renewal and/or new permit, etc., etc. Take the politics out of it - it is a county planning department issue. Not a political issue.	1/29/2023 12:31 PM
26	One comment - I do think there could be a little more clarity between S and SP reviews. They are very similar and as a layman - I struggle to see if there is enough of a difference to really tell between the two or when one or the other is used? Another comment - I still think you should consider restricting STRs in ISO score 10/10 - the fire risk is more likely than any flood risk (see: STRs restricted in flood plains). I think you have accomplished part of this with the requirement to "The short-term rental shall have an approved and reliable water source (well or public water) available for firefighting and meet standards for wastewater system". This means rural communities not on public water (I don't think well should count as a fire fighting source?) are already exempt. I do think more focus could be made to address fire risk in STRs. According to Larimer County's own statistics - 70% of fires in 2021 were started in STRs, Lodges, and Guest Houses. Limiting occupancy and limiting total number are all good steps in the right direction. Thanks for all your hard work on this - it has really come a long way.	1/29/2023 12:27 PM
27	They should not be in residential zones.	1/29/2023 12:07 PM
28	Too often and too onerous	1/29/2023 12:00 PM
29	Section 9 A 2 is written so broadly that they can do anything they want to shut down an SRT. At least remove the "but limited to" clause so they would be required to follow something. Leaving it means they can bypass the Ordinance, Land Use Code and Int Building Codes and just make up a new rule on the fly.	1/28/2023 9:07 PM

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30	I am OK with the review process. More importantly are the clear rules and regulations that guide the staff and the County Commissioners in the process and a streamlined format that can be used to report violations.	1/28/2023 10:48 AM
31	none	1/28/2023 10:42 AM
32	they need to meet ALL the standards no exceptions	1/28/2023 8:42 AM
33	I think these Regulations are reasonable.	1/27/2023 1:56 PM
34	Thank you for requiring public notification and hearings for STR requests from Zone O	1/27/2023 11:34 AM
35	It is my belief that you are not serving our community as well as you could. For instance, with collaborative efforts with people who actually live in, work in and are engaged every day in Estes Valley, this current process would be better served.	1/24/2023 8:52 AM
36	Concur with procedures proposed.	1/23/2023 11:30 AM
37	Zoning for the Estes Valley (Article 13, Table 13-1, Low Intensity Accommodations). The EV-RE1 only category should allow occupation greater than 10 occupants, with Special Review Required.	1/22/2023 2:34 PM
38	For residential zoning, I like requiring a hearing for unhosted STRs and larger hosted STRs. There's no replacement for a hearing to determine impact on the neighborhood. As above, I support reducing requirements/hoops to develop STRs in accommodation zoning	1/20/2023 9:23 PM
39	No feedback.	1/18/2023 8:55 AM
40	Each STR needs to be put to public approval.	1/17/2023 8:19 PM
41	Why are you requiring a meeting with the planning commission and board of county commissioner for an STR. If an owner of an STR does all the required paper work and is in compliance with what the county demands, it doesn't make sense to have meetings where someone with their own agenda can have a say as to whether or not you can be approved or denied an STR license.	1/17/2023 3:56 PM
42	I support your review procedures.	1/14/2023 1:22 PM
43	The review procedures could be clearly posted to avoid issues with delays or non compliance.	1/14/2023 10:17 AM

Q5 Standards for all STRs (Regulations draft, pages 9-12): What feedback do you have about the draft standards?

Answered: 65 Skipped: 22

#	RESPONSES	DATE
1	I strongly support the regulation about 500 feet between STRs. As someone living across the road from 2 adjacent STRs, I can say that the proximity of these serves to increase the noise and use of our dirt roads, causing the degradation of the neighborhood. There should be at least 500 feet or more between rentals.	1/31/2023 1:49 PM
2	I do not support the proposal for minimum STR separation of 500 feet because it would be difficult to apply fairly.	1/30/2023 8:26 PM
3	pg 9 art 3.3.5-A.2.c 'operator manual/user guide'..manual/guide to what? pg 10 '..need to fill out renewal form..where/what form - is it part of forms given you - are you sent an email and mailed a letter with all required forms? Sounds like you have to get them from Community Development Dept and it sounds disjointed in the process. Are people going to fill out one form one place and lose their license because they needed a form done somewhere else? One Stop Shopping needed - is that how it will be?? pg 9: Where is the 500 ft between STRs coming from? How is that to be regulated? There are many HOAs that have 1/2 units are STRs and the other 1/2 are 2nd homes. Much of Estes is comprised of 2nd homes where NO ONE lives for the majority of the year. It has nothing to do with 'bothering neighbors' or the breakdown of the community in some HOA areas. I get that you are saying an option is re-zoning but you know that isn't an option as the 2nd home owners aren't going to convert and some STRs hope to retire to their homes later. Is there any other ave that would work? So the elephant in the room (my apologies if this was vetted out 1/25 as I couldn't listen in) is how will that play out? My HOPE which I think is reasonable would be to just NOT allow new STR filings to be approved if there is another STR w/in 500 ft = more of a stopgap. I agree that is a good idea, would work, and not divisive. It would work. What are rules now? I know STRs can be transferred but only once right? After the current STRs sell it transfers but the new owner can't transfer when they sell too, right? Point being, eventually this will right itself if the stopgap is applied. Worst scenario which is destructive to current STR owners and the county is to SHUT DOWN PRE-APPROVED STRs within 500 ft of one another. This is a loss of business-use and very destructive and unnecessary. If this thought lingers, how do you choose who gets zapped? Or do you single-out those operating STRs and say only they are not allowed to transfer their STR? That would be unfair - everyone should be able to transfer ONCE.	1/30/2023 7:54 PM
4	The 500 foot separation distance requirement is not realistic.	1/30/2023 7:26 PM
5	The occupancy needs to stay at number of bedrooms x 2 and NOT exceed that by adding 2 additional people. STRs are commercial lodging entities which is enough of a disruption to a neighborhood that is not supposed to be zoned for commercial lodging or businesses. We would hope for 1000ft between STRs. We were forced out of our last neighborhood, because we had a STR on both sides of us with another that was being built next to one of the STRs when we moved. Without a minimum separation, the density of STRs in neighborhoods is likely to be high, and it puts many neighborhoods at risk of becoming a lodging area more than a neighborhood. Now with this new STR in our neighborhood, there is a risk of more getting approved there as older neighbors die or move and their homes getting sold.	1/30/2023 4:29 PM
6	B.2.c. makes no sense, why wouldn't you want STR's grouped together?? Are you trying to maximize exposure of permanent residents to STR's? All this will do is ensure that ll neighbors of an STR are unhappy. STR owners and permanent residents would all prefer STR's to be grouped, so what's the point of this regulation? Guessing STR density, which the county has looked into and found that without this regulation, the STR density is very low. This is in there to solve a problem that doesn't exist, and will only serve to aggravate the problems trying to be solved. B.2.m. should be 1 hr minimum. There is nothing within 30 min of Estes. Its rural nature demands at least 1 hr commute. B.2.n.i. You have to be kidding. What would GPS coordinates possibly be needed for? Calling in a drone strike?? B.2.n.ii. This isn't a hotel. Escape instructions aren't necessary. These are small homes with simple floorplans. We don't	1/30/2023 4:07 PM

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need to identify which set of stairs leads to which exit. B.2.n.iii Please provide an instance in Estes Park that justifies this provision. All of B.2.n. is unnecessary. The only useful information is contained in m. and posting it at every door is a useless overreaction to an imagined problem that maybe could exist some day. In general the safety section of B.2. appears to be a huge overstep. As usual, anything regarding 'safety' is put in a regulation without cause or need because somebody somewhere could imagine a situation where somebody somewhere could possibly be injured to any extent. There has to be a more reasonable way to evaluate the need for this. How many deaths in Estes Park have been caused because there wasn't an antitip device on a cooking appliance? Either the safety precautions are an unnecessary nuisance that shouldn't be in the regulation, or there is a genuine danger to people, and the entire town, including permanent residents should have to follow it. When it comes to safety measures, if you don't make everyone follow it, it's either not necessary or you just don't care about the people that live in Estes Park. Same with life safety inspection. It makes no sense to apply rules for multistory high density hotels to single family homes. If it's a real safety concern it should be applied to everybody in Estes Park. If it's not a real safety concern, then STOP WASTING TIME AND MONEY! Transferrability should not be retroactively amended without just compensation. Transferrable permits are property valued at hundreds of thousands of dollars. Removing that property without massive justification and recompense is theft and should not be considered. THIS SECTION MUST BE REVIEWED AND AMENDED. I don't know what "paragraph (iii)" in section B.2.z is referring to?

7	Our average lot size exceeds those of many other neighborhoods, and 500' minimum for our PPNRMA is inadequate. I strongly support the 500' minimum distance or that the 500' distance be made even further. We are FULL TIME Residents. PLEASE NOTE: that There are organized and well-funded groups that want this clause removed or significantly reduced from the final regulations and without our individual input, that very well may happen. Please do not let this happen.	1/30/2023 3:16 PM
8	Article 3, Section 3.3.5, B. 2. b. The phrase "shall require a change of occupancy permit" should likely read "shall require a certificate of occupancy permit." Article 3, Section 3.3.5, B. 2. h. This section requires, for any short-term rental property that is within 1,000' of the boundary of a public open space or park land, that "the STR owner will mitigate potential impacts to the public natural resources or wildlife." That provision is vague and seemingly sets no upper bound on what might be required for such mitigation. In the Estes Valley, virtually all properties are likely within 1000' of a park or open space, and other properties that are much closer to the park or open space have a much greater potential impact on wildlife than the STR. So why was a 1000' distance requirement chosen? Article 3, Section 3.3.5, B. 2. n. This Safety Standards section requires posting a sign at each entrance and exit of the short-term rental. Each of these signs must include a long list of information, including: (i) a map including the address and Global Positioning System (GPS) coordinates of the short-term rental; (ii) exit mapping from each habitable room; (iii) a map of escape routes from the neighborhood to a public road; (iv) contact information for and a copy of current registration with the Fire Department having jurisdiction, as well as contact information for Police/sheriff and ambulance service; and (v) contact information with a phone number for the short-term rental owner or manager. I believe this signage requirement is vague (in certain respects), requires information beyond that which would even be helpful to a guest, and is potentially counterproductive to the intended goals of the short-term rental regulations. First, what does it mean to post a sign at each entrance AND exit? I cannot think of an STR property having an entrance that is not also an exit. So does this requirement mean posting the sign on the exterior AND interior side of each exterior doorway? Because of the large number of items required to be shown, such a compliant sign would be inordinately large. If required to be posted outside, such a large sign would be unsightly to neighbors, who likely do not want such signage adorning nearby homes in their neighborhood. Moreover, if posted outside, such a sign will be largely unhelpful to a rental guest. If posted inside, many of the required items to be included on such a sign would still be largely unhelpful to a rental guest. For example, what value does the "current registration with the fire department" provide to an STR guest? Guests need only know to call 9-1-1 and provide the property address when reporting a fire. Most of us learned that in elementary school. As another example, showing (on a sign posted by the exit door) the exit mapping from each habitable room is totally unhelpful, since to read such a sign one would already be standing next to an exterior door. Besides, people know how to exit a typical house, as they enter and leave multiple times per day, such STR houses rarely, if ever, have non-obvious exit paths, and each bedroom is already required to have an egress window or door. Commercial hotels do not even require posting this amount of information in all the locations required by this draft. To the extent that any of the required information is actually helpful to a guest, such information would be better provided in the operations manual/users	1/30/2023 3:11 PM

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guide for the guest, rather than posted in an unsightly sign at the interior and exterior of each doorway.

9	ok	1/30/2023 1:43 PM
10	I do not feel that 30 minutes or even an hour solve the issue of response time. Someone could be 5 minutes away and not be responsive. At least make sure that the response person does live in the area, not so much as a time factor. The 500 feet restriction will probably eliminate new STRS all together. Not sure why 500 feet was the magic number to stop an issue that can be controlled by good enforcement and an understanding of the STR guidelines. The issue of signage all over the house for exits etc...does not make sense. Most properties it is very obvious where the exits are. Maybe the county could just put together general safety information for all guests so that there is a standard, I think that everyone making up their own list of safety rules could be an issue. Owners could add info for their own situation.	1/30/2023 11:24 AM
11	See #8	1/30/2023 9:42 AM
12	Posting outside by the front door leads to advertising for burglary. Inside the front door or on the entry table is obviously sufficient. 30 minutes response time for a manager is unreasonable. 1 hour as initially proposed makes more sense. Even the sheriff cannot respond that quickly. Any emergency would be handled by fire, police, or ambulance and not the manager. I have never in 15 years had a need for anything that could not be handled by a phone call. 30 minutes would require someone in Estes Park only to respond. This is ludicrous.	1/30/2023 6:33 AM
13	4 B 2 General standards c. (pg 9): I strongly agree going forward, a STR needs to be minimum 500 feet from another short-term rental. I would prefer that distance be 600 feet. It is the only regulation in this update that may address the issue of STR density or saturation in any particular neighborhood. An issue that is of great concern to many, many Estes Park residents. Transfer of Short-term Rental License (pg 11): z - Allowing STR's all ready in existence to retain the option to transfer the license upon sale of the property to the new owner seems fair (although I would prefer the license go back into the cap pot at that point) aa - Other licenses. I strongly support STR licenses issued following the March 1 date not be transferable. That seems like a more fair and democratic approach to the cap system. The license that goes back into the cap pot may end up being issued to an STR in another area but it does not lower the overall number of STR's permitted. 3 C 4 (pg 12) I would like to see the current number of STR licenses allowed in residential zoning districts (266) reduced, particularly if the 500 ft minimum distancing regulation is lowered. If the latter is the case I would want to see the cap reduced by 20%. If the 500 ft holds I would support a 10% or even lower reduction.	1/29/2023 10:13 PM
14	*This comment may not be in its "proper" box. Apologies if this is the case.. Requiring managers to live within 30 minutes instead of one hour seems very restrictive and arbitrary. The distance that a manager is from the property seems less important than the effectiveness of a managerial response to any issue. The distance to the manger's location seems an arbitrary and false solution to any problems, real or projected, with responses to property/guest issues. Instead, perhaps establish consequences for unsatisfactory responses to actual violations.	1/29/2023 9:25 PM
15	There are far too many regulations. People invested and improved properties over the past 10+ years and you are negatively impacted their investments. Specifically the non-transferability of a license to the buyer.	1/29/2023 8:54 PM
16	t. The short-term rental shall have reliable cellular or VoIP service available or provide access to a landline telephone to enable guests to call 911 in the event of an emergency. IF AN STR IS IN AN AREA THAT HAS CELL SERVICE, THERE MAY BE GUESTS THAT HAVE CELL PHONE PROVIDERS THAT ARE NOT AVAILABLE IN THE ESTES VALLEY. I THINK THAT THE VOIP OR LAND LINE SHOULD ONLY BE REQUIRED IN AREAS WHERE CELL SERVICE IS NON-EXISTENT. CHANCES ARE, IF YOU DON'T HAVE CELL SERVICE, YOU ALSO WOULD NOT HAVE VOIP. SOME GUESTS WANT IT THAT WAY. REGARDING THE FLOODWAY - IF YOU ARE APPLYING THIS TO STRs, YOU SHOULD ALSO APPLY IT TO EVERY DWELLING THAT HAS THEIR PRIMARY ACCESS IN A FLOODWAY. WHEN GUESTS RESERVE A STR, THEY HAVE TO SIGN A RENTAL AGREEMENT (IF THEY'RE A LEGAL STR) WHICH WOULD STATE THAT THEY HAVE READ ALL THE RULES AND REGULATIONS OF THE STR, WHICH SHOULD INCLUDE INFORMATION ABOUT ACCESS. I THINK THIS REQUIREMENT IS OVERKILL. IF THE STR OWNER PROVIDES AN ACCURATE DESCRIPTION OF THE PROPERTY, HE WILL SAY THAT THE ACCESS TO	1/29/2023 7:21 PM

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THE PROPERTY MAY BE ROUGH. IT IS UP TO THE GUEST AS TO WHETHER OR NOT THEY WANT TO RENT THAT PROPERTY, KNOWING THE CONDITION OF THE ACCESS TO THE PROPERTY. AGAIN, OVERKILL. AGAIN, SOME GUESTS MAY WANT IT THAT WAY. NOT EVERYONE WANTS TO BE 10 MINUTES FROM TOWN. IN REALITY, IN THE ESTES VALLEY, HOW MANY STRS WOULD FALL INTO THIS CATEGORY?

17	Total Occupancy: Appeals to increase guests/sleeping areas should not be permitted. Or any appeals of these regulations in an application. Appreciate only one STR per property. I see concern for flood zones but not for high fire risk areas? Fire danger should be just as important. The distance separation from an existing licensed STRs is a very important good step but 500 ft. is not enough. In some rural areas 500 ft. may only include one or two properties next door. That does not address the potential saturation concern that many residents have. 1,000-2,000 ft. minimum distance should be considered to have any real effect on saturation for both Hosted or Not Hosted STRs in rural areas. Appreciate General Standards e, f, g, h Pg 10. but what does a reliable water source for "firefighting" really mean?	1/29/2023 6:25 PM
18	I do not agree with the changes and I believe the reasoning for the changes is significantly flawed. These changes feel like an infringement on an individual's property rights and paint STR properties as dangerous which require significant county oversight which is not reality in my opinion.	1/29/2023 6:14 PM
19	Work WITH the licensed STR community to develop best practice standards. You're foolish and arrogant to not talk with and engage with them. Don't shut them out as you have. Seriously. And I am not an STR owner. I live in between two STRs. It's not a problem. Don't try to regulate what you can't police.	1/29/2023 6:09 PM
20	I believe that there will be many unexpected consequences from many of the regulations. I also believe that many of the specific numbers in the regulations are not based upon need or effectiveness, but on guesstimates and that the proposed regulations as written are preferring one set of homeowner/citizen over another	1/29/2023 5:23 PM
21	While we agree with most of the language in the safety standards, it is ridiculous to require exit mapping in every room. People walked into a room, and they understand how to leave. This is government beaucracy at its worst. This needs to be removed. These are not large hotels and do not need this kind of regulation. The same is true for a fire extinguisher being located in so many places. This is not necessary and is tremendous overkill.	1/29/2023 5:09 PM
22	500 feet between property lines of STRs seems very excessive. Looks like a typographical error. All of my guests receive a list of regulations upon arrival which include issues such as noise restrictions and trash instructions. As an owner I don't have the power to ensure or enforce compliance. If a renter is breaking the law, the renter should be held accountable by law enforcement.	1/29/2023 5:01 PM
23	(1) Distance between STRs should be 750'. We live in a neighborhood that was established in the 60's. As more and more homes have become STRs, it has become clear that density is the key to saving our quiet, rural, neighborhood. If we must have STRs in our area, we feel strongly that the distance between STRs should be no less than 750'. If STRs are allowed more densely than that, it will change the character and enjoyment of our long-standing, non-commercial neighborhood. (2) Compliance and transfer regs should apply to all STRs. We appreciate the efforts being made to update the country STR regs, but we were shocked and dismayed to see that current STRs are both excluded from these new regs and able to transfer their license at will. We can understand some year or two grace period to allow current STRs to adjust to, and comply with, the new regs, but they should not be able to operate under the current, weaker regs as long as they, or their transferee(s), hold the license. If they can continue and never come under the new regs, this effort is somewhat thwarted.	1/29/2023 4:09 PM
24	Suggest the minimum distance between STRs in incorporated areas be 1,000 feet to reduce noise and light issues in areas more sensitive to both, as well as community support requires where there is less available. Good to see impact to parks and open spaces considered.	1/29/2023 3:41 PM
25	An allowance needs to be made for the 500' rule for duplexes and/or small condo units with shared walls.	1/29/2023 3:05 PM
26	They really limit owners rights	1/29/2023 3:00 PM
27	They are government overreach to the ultimate. Have you nothing better to do than destroy people's property rights?	1/29/2023 2:59 PM

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28	Is Windcliff Estates included in transference of license per our legacy and if not, why not. Life safety inspections: Who fronts the cost of this and will this cost be capped since the Building Division will have critical change information already--already at owner cost. A 500ft limit between STRs is extraordinarily arbitrary and discriminatory. Why was this included.	1/29/2023 2:58 PM
29	The amount of signage that is being required is not needed. Do you really think someone is going to look at the escape map in a house. These are not hotels. The number of fire extinguishers is more dangerous than useful.	1/29/2023 2:35 PM
30	Requiring signage for entrances and exits along with escape routes is absolutely ridiculous. Homes are not the same as multi-story hotels where you exit your room and need to know where the closest exit to the outside is. Building codes for homes and an occupants ability to exit any room in the event of a fire is already in place (hotels do not have that same requirement and as such they need signage within the hotel room). A short term rental occupant enters the home through the front door so they automatically know that is at least one of the exits.	1/29/2023 1:57 PM
31	The maximum number of people should be smaller. Parking is often much small, but can two vehicle be 12 passenger vans? I would be much more supportive of 6 being the maximum. Very few families are larger. If so, there are companies that can provide services. I am strongly supportive of the 500 feet requirement. "Party villages" will spring up if it was smaller. I support 1000 ft ideally. Stability of neighborhoods is highly compromised when a small area is overrun with party houses (commonly called short term rentals).	1/29/2023 1:56 PM
32	Same as above. There should certainly be standards, like any industry, however when STR seem to be scrutinized and overly targeted, it seems personal and unnecessary.	1/29/2023 1:46 PM
33	2a. We have 4condos. Why should only one be able to rent? 2c. 500 feet between property lines is nuts. Right now all of my neighbors allow STR. Under this definition only one could rent. I guess the lucky winner is the one who contributed most to your reelection campaign? 2h. We have coexisted for 40 years with no problem. Why is this needed? 2n Every entrance and exit? People know how they got in. They will know how to get out. We have 6 exits. Putting this in one main exit is enough. 2o. Posting a bunch of signs on the property just makes a mess. We have rented for 40 years and have no problem ever. 2w. It is impossible to make our roads wider. All kinds of vehicles including cement trucks regularly use the roads. Estes must have fire equipment that can use the roads. 2y. Reinspection should not be needed if there have been no major building projects. VRBO rentals depend on reviews and these are much better than some government intrusion. 2z. And 2aa. This has got to be illegal. By taking away my ability to transfer a rental license you are devaluing my property. This is an unconstitutional taking. All existing licenses should stay with the property if it is sold. 3c3 and 4. Why feel the need to reduce STR rentals. Estes needs more rentals, not fewer.	1/29/2023 1:46 PM
34	none	1/29/2023 1:17 PM
35	The 500-foot minimum is a good standard in non-commercial areas. I would support 750 feet also. I would prefer the property manager have a 15-minute response time in rural areas.	1/29/2023 12:53 PM
36	These rules are again hastily proposed and the speed at which they are attempting to o be moved is completely unreasonable.	1/29/2023 12:48 PM
37	I think the requirements are strict and seem to be a money maker for the county with all of the inspections and requirements. I also don't agree with the non-transferability provision. I think obtaining a STR use permit should be the same as any other use and not subject to change. I don't agree with treating STRs differently than any other approval that doesn't disappear when the property transfers. That doesn't seem fair to STR owners. I also think the health and safety inspection should be done once and that's it. Long term rentals aren't inspected to the same degree so why should STRs? Overall, I think STRs have become a political issue nationally and I don't agree with that at all - it seems to be something that the county can easily handle without making all sorts of changes to the existing system, especially in an area that has always had them. The economy depends on them here. The affordable housing issue isn't going to be solved by overly regulating (as a way to lessen the number of STRs) STR owners and/or taxing them. This is an expensive place to live - as STRs go away, private owners will buy the homes and/or do long term rentals that will have rent the average worker won't be able to afford. I think there is way too much emphasis/pressure on generating revenue from STR owners. It is unfair to this one class of property owners. Grandfathering some permits in (prior to 2020), and treating others differently (pre-March 2023 and after) doesn't seem fair. Again - I go back to the use issue. If you have a the use how is it different once you have it? Why does	1/29/2023 12:31 PM

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the date of your use permit (or right) affect how the county treats you? It makes no sense to me and seems arbitrary.

38	I think the distance regulation is good: A short-term rental must be a minimum of 500 feet from another short-term rental. This minimum separation distance is measured from property line to property line. Short-term rentals in the EV A and EV A-1 zoning districts are not subject to this requirement. I think it is necessary to really limit to total number - the density - of STR businesses in residential areas. I would recommend considering increasing this to 750 or 1,000 ft for all areas - as it will really crack down on inundating residential areas with STRs. For sure please keep the 500ft. limit - but please consider increasing the distance. Also - I think the following regulations are terrific!!! GREAT WORK guys! No person shall be permitted to stay overnight in any motor vehicle, including but not limited to a recreational vehicle, travel trailer, tent, or other outdoor structures The short-term rental property shall not be advertised as an event space. Again - great regulations.	1/29/2023 12:27 PM
39	Please make it so that they cannot operate in and out of town limits.	1/29/2023 12:07 PM
40	We have an STR in a condo area that has about 1/3 STRs. There is no way that there is 500 feet between STRs. If this is required, many people will be unable to rent out their places, causing significant financial stress to them.	1/29/2023 11:48 AM
41	At least 500' from property lines between rentals.	1/28/2023 9:01 PM
42	I strongly support the 500' minimum distance and recommend that it be made even further. John H. Stauffer, 583 Hondius Circle	1/28/2023 3:54 PM
43	I stongly support the provision that "A short-term rental must be a minimum of 500 feet from another short-term rental. This minimum separation distance is measured from property line to property line." Adoption of this will ensure that STRs don't dominate a neighborhood.	1/28/2023 12:59 PM
44	I strongly support a 500 foot minimum distance between STR properties. In addition, I would ask that distance requirement be raised to a higher number. I would suggest a requirement of at least 1,000 feet between STR properties. I also wonder if 500 feet is enough to focus sufficiently on density and other values? There are other issues beyond density though related to density: sound/noise, from vehicles and people travel well more than 500 feet in our mountainous neighborhood. I also think the concern for density only minimally addresses the cost of road maintenance. Any extra drivers on our roads, especially those how drive with less awareness of who is paying for maintenance, less aware of how to drive on dirt roads, and less aware of the negative impact on other values residents have, damage our area whether the visitor knows it or not. Residents maintain and finance road care. Residents also value an area with minimal disruptive driving—we already have observed STR renters seem to be oblivious of these concerns. Furthermore, the additional of temporary rental people, has a negative effect on community. Each STR reduces the opportunities between people who value developing a relationship with each other. For example, a resident might never have a next-door neighbor to meet much less have one to develop a relationship with. With either current or proposed rules, some resident could have more than one stranger renting adjoining properties. Considering these concerns and others, I question if the financial value to an individual STR property owner justifies the negative impact upon community relationships, character, ambiance, and increased resident-paid costs and irritation. If this point is valid, a question immeges. Why should local residents be required to make life-style and financial sacrifices so someone can buy a second home with the intent of paying for it, at least partly, by using a STR option? In addition, we have a substandard water supply system. We neither have a large enough main pipe or pressure to fight a fire without less than idea water trucks. Given the carelessness of some STR renters, renters raise residents concerns for fire safety and whether their houses could have less protection than before because of a sub-standard water supply.	1/28/2023 12:58 PM
45	As a resident of a residential neighborhood, I am not interested in permanent licensed STVRs. I approve of the requirement that the license would not be renewed upon the transfer of ownership. I approve of setting a cap on the number of licenses. I approve of the rule to have 500 feet between STVR properties as an effort to reduce concentration in an area. I would approve of a greater distance between STVR properties in areas where there are larger properties.	1/28/2023 10:48 AM
46	I would like to keep the one hour call out for property managers. I have operated an STR in Estes Valley for over sixteen years and have never had a complaint. I will have to hire a	1/28/2023 10:42 AM

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property manager and I have not had good luck with property managers and prefer to handle things myself. Could I please have an hour?

47	I strongly support the 500ft minimum distance and that you support the 500ft distance and recommend that it be made even further. Our neighbor hood has been diminished in quality and safety due to the STRs invading a nice safe quiet place to live. The renters drive way too fast and believe that if the rent a house they can do WHATEVER they want as far as size of occupants and noise. This is not a positive for Estes Park. Our road has a curve that will someday result in a horrible accident and 99% of the drivers who abuse the speed limit are STR renters and of course the steady traffic of contractors who drive horribly fast with no concern for children and pedestrians who walk on our streets. We live above the Worldmark lodge and may visitors walk up our roads for exercise. One day someone will be hit by one of the STR folks or a contractor. I will likely be the one who dials 911 and has to administer CPR.	1/28/2023 8:42 AM
48	I am strongly against reducing the 500-foot limit and would support extending it. See General Standards 13.6.1.D item c which states: "A short-term rental must be a minimum of 500 feet from another short-term rental. This minimum separation distance is measured from property line to property line."	1/28/2023 7:45 AM
49	I strongly support the 500' distance between STRs. I would like to see that distance increased in certain neighborhood areas. Our lots are larger than many in the Estes Valley neighborhoods I have property in the Prospect Park neighborhood in Estes Valley. We currently have 7 STRs . Many bought property here because they planned to have an STR to offset their expenses until they retired and moved here. We have a road association, but we are not an HOA. Neighbors have already had issues with some of the STR guests. There are already too many STR in this quiet residential neighborhood!	1/27/2023 10:08 PM
50	I support the 500' distance and recommend that it be made even further.	1/27/2023 5:37 PM
51	We strongly support the 500" minimum distance between STR's and feel like even further is appropriate for many subdivisions.	1/27/2023 5:02 PM
52	I think the 500' separation may not be large enough, as some communities have large properties and that dimension would not be large enough	1/27/2023 4:51 PM
53	Standards should be varied by location. Fire danger as a primary consideration.	1/27/2023 1:56 PM
54	I strongly support the 500' distance between STRs. This is a significant standard that will very much moderate the density of STRs in residential neighborhoods. Thank you!	1/27/2023 1:44 PM
55	We like what you have proposed	1/27/2023 11:34 AM
56	If a STR has been permitted and is as safe as someone's home who does not have a STR license, I see no reason to further regulate them.	1/24/2023 8:52 AM
57	1) General Standards "c". I very much appreciate the minimum distance requirement from STR property line to property line. A very good and innovative way to address a "density requirement " that I have been advocating for. However, I would strongly prefer that the density be somewhat lower in EV-R zoning, or other that the minimum distance between STRs be 750 feet vs. the 500 feet proposed. 2) re: Local Roadways: STRs in "Road Districts" should provide funds via the license, that are then deposited into the Road District to offset the increase in traffic and road use, as in the dirt road district in Carriage Hills. Residents should not carry this financial burden when the STR is making the money from rental. 3) I strongly encourage the license cap limit be decreased to the 215 cap level. 4) Vehicle Parking - please add statement that parking expect for loading/unloading is not allowed on the street, especially during inclement weather (snow storms).	1/23/2023 11:30 AM
58	Suggestion in Article 3, section 3.3.5: B.2: Remove mention of "ten or fewer occupants" or add an exception for RE1 properties to exceed 10 occupants (using the formula of # of bedrooms X 2 + 2) J. Clarify that existing approved STRs will be grandfathered into existing rules regarding max occupancy, the 500 ft. Rule, or transferability rules. Later in the draft (article 13.6.1) it states existing approved STRs will be considered non-conforming STRs, but it is not clear what that definition is. Would be helpful to make this ultra clear.	1/22/2023 2:34 PM
59	1. I support new transferability rules. The ordinary homeowner knows his property improvements have a limited lifespan: appliances, bathrooms, kitchens, even floor plans diminish in value over time. There WILL be homes where the investment required to meet STR rqmts will be too high given lack of transferability. That is ok. I am concerned the living	1/20/2023 9:23 PM

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room/loft bedroom count is too strict. I know of several homes where the loft is a large bunkroom with 4+ double built in beds for grandchildren, etc. I'd count the loft as a bedroom and the living room as the spare room (so loft + living room = 4 people)

60	No feedback.	1/18/2023 8:55 AM
61	You're not listening to residents. Values should override tax income.	1/17/2023 8:19 PM
62	If you are placing a limit stating that STR's have to be a minimum of 500 feet from another STR, why are we being required to let neighbors have a say in whether they approve of the STR. I understand rules and regulations, but why do neighbors have a say in what I do with my property if I am in compliance with the county's rules. Especially if you are limiting the amount of STR's. This is not the case with long term rentals.	1/17/2023 3:56 PM
63	Article 3, Section 3.3.5 B - it is not clear as to what happens if there is an existing STR (with Larimer County approval) within 500 feet? Does that create an issue or are the STRs grandfathered if they were previously approved? In general, it isn't clear whether a pre-existing STR is grandfathered or is subject to the new standards (floodplain, roadway, distance between STRs, etc). The requirement for the property manager to be within 30 minutes should be changed back to 1 hour - this was the standard previously (since at least 2019). Why the change? As we know, summer traffic in Estes is horrendous. Additionally, we self-manage and from our other property to our STR takes more than 30 minutes but less than 1 hour. In the summer time, the time to get there can take 15 minutes longer due to traffic. 30 minutes isn't reasonable and it should revert to 1 hour.	1/17/2023 9:10 AM
64	I approve of the standards.	1/14/2023 1:22 PM
65	Standards look appropriate	1/14/2023 10:17 AM

Q6 Estes Valley Unincorporated Standards (Regulations draft, pages 13-14): What feedback do you have about standards specific to the Estes Valley unincorporated areas?

Answered: 33 Skipped: 54

#	RESPONSES	DATE
1	The occupancy needs to stay at number of bedrooms x 2 and NOT exceed that by adding 2 additional people. STRs are commercial lodging entities which is enough of a disruption to a neighborhood that is not supposed to be zoned for commercial lodging or businesses. We would hope for 1000ft between STRs. We were forced out of our last neighborhood, because we had a STR on both sides of us with another that was being built next to one of the STRs when we moved. We could have stayed in our neighborhood had there been a minimum separation regulation at that time. Without a minimum separation, the density of STRs in neighborhoods is likely to be high, and it puts many neighborhoods at risk of becoming a lodging area more than a neighborhood. Now with this new STR in our neighborhood, there is a risk of more getting approved there as older neighbors die or move and their homes getting sold. Our experience with property managers is they aren't responsive. So, it doesn't matter if they are 30 minutes away or an hour. They rarely have gone to the STR when a complaint was reported let alone call. The only way to deal with this is lodging facilities in areas zoned for that where the manager is onsite.	1/30/2023 4:29 PM
2	"approved fire extinguishers shall be installed .. i. In each room with a cooking appliance, fireplace... ii. Inside and adjacent to the door leading to a deck, porch, or patio with such appliances Question: Doesn't proposed Safety Standard S prohibit fire pits, etc?	1/30/2023 1:43 PM
3	I am very much against reducing the cap. It was put in place several years ago and has been working well. It is a small percentage of all residential homes and has not been increased. I think that there should be careful consideration to the way the waiting list is handled. The waiting list is way too long and some of those people have been operating without a license. Are they able to continue to be on the list. The staff needs to work closely with people on the list so that they have realistic expectations of all that they have to go through to be approved. I was wondering if they have been a part of this discussion since they will be most affected by the regulations. Many of them have made an investment under other guidelines. I would recommend limiting the waitlist to a one or two year supply of applicants and dropping anyone that violations operation without a license.	1/30/2023 11:24 AM
4	See #8	1/30/2023 9:42 AM
5	Rather than require inspections every four years, why not just require STR owners to sign an affidavit stating everything is in order? Make it a complaint-based inspection. Are you really going to have the manpower to address all these inspections?	1/29/2023 7:21 PM
6	Applaud a maximum cap reduction. As mentioned, saturation of STRs in one of the biggest issues.	1/29/2023 6:25 PM
7	This is so confusing. I go to page 13-14 and it does not discuss incorporated standards. I don't think unincorporated EV should need special approval.	1/29/2023 6:14 PM
8	Work WITH the licensed STR community to develop best practice standards. You're foolish and arrogant to not talk with and engage with them. Don't shut them out as you have. Seriously. And I am not an STR owner. I live in between two STRs. It's not a problem. Don't try to regulate what you can't police.	1/29/2023 6:09 PM
9	I believe that there will be many unexpected consequences from many of the regulations. I also believe that many of the specific numbers in the regulations are not based upon need or effectiveness, but on guesstimates and that the proposed regulations as written are preferring one set of homeowner/citizen over another	1/29/2023 5:23 PM
10	They limit owners rights	1/29/2023 3:00 PM

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11	I'm disturbed that you find this necessary across the board to all home owners. How about going after the dirtbags and leaving the rest of us alone.	1/29/2023 2:59 PM
12	Same as above	1/29/2023 2:35 PM
13	Very supportive! This is not a NIMBY issue! It is a right to live peacefully in a rural community issue. Stable, happy, well cared for homes and the right to a peaceful and safe countryside living need as much protection from abuse and environmental damage as densely populated cities. If not, only the ultra wealthy will have the peace of privacy and enjoyment of our natural land. These regulation are not of list of shall nots. Its protection, preservation, and wise management of precious resources. Water resources are thinning. Wastewater is growing. Using single family homes for commercial lodging operations is not in the interest of our rural area. I am very supportive of this provision with an eye toward careful monitoring.	1/29/2023 1:56 PM
14	Same as above. Without going into details, this is becoming excessive and unnecessarily complicated.	1/29/2023 1:46 PM
15	see above	1/29/2023 1:17 PM
16	No comment as I do not live in Estes.	1/29/2023 12:53 PM
17	No additional rules are required. There are appropriate rules by which to provide oversight.	1/29/2023 12:48 PM
18	It looks pretty much the same except for the 4 year inspection rule.	1/29/2023 12:31 PM
19	Should not be allowed. The area in town limits is too small to make an impact on the damage they do to our community.	1/29/2023 12:07 PM
20	Listen to the HOS folks	1/29/2023 12:00 PM
21	none	1/28/2023 10:42 AM
22	should be more strict than in town.	1/28/2023 8:42 AM
23	I think these to are reasonable.	1/27/2023 1:56 PM
24	NA	1/27/2023 11:34 AM
25	same as above	1/24/2023 8:52 AM
26	Not sure where it should be located, but specifically stated that parking is not allowed on the street.	1/23/2023 11:30 AM
27	Article 13.6.1, add a definition of what Non-Conforming means.	1/22/2023 2:34 PM
28	Part of the plan should be where overflow cars will be parked. Ex: I have 10 friends renting an STR this summer. They are middle-age women from all over the country coming and going for parts of the week. Each woman will have a car. The STR is on a narrow dirt road. The driveway holds 2-3 cars max. Cars parking along a road such as this can make entry/exit difficult for neighbors, impede emergency vehicles, breakdown drainage berms, and drive erosion of the bank. If approved for 10 guests, plan should show where 10 vehicles can be parked, and this should be included in guest directions/expectations	1/20/2023 9:23 PM
29	No feedback.	1/18/2023 8:55 AM
30	There are too many proposed STR allowances.	1/17/2023 8:19 PM
31	Need better map to determine/understand the zoning districts. Need more information/clarification on transferability of rental approvals/licenses.	1/17/2023 9:10 AM
32	I live on Chasm Drive which is off of Devils Gulch Road. Out of 7 houses that have winter water, 3 are STR- how did that happen? we live on a private road & the STR's do not contribute more to road maintenance or snow plowing. How can we change that?	1/15/2023 2:33 PM
33	I approve of the present cap of 266 but encourage the cap of 215 to become the accepted standard.	1/14/2023 1:22 PM

Q7 Ordinance for Implementation and Enforcement of Short-term Rentals: What feedback or input do you have about the proposed Ordinance changes?

Answered: 42 Skipped: 45

#	RESPONSES	DATE
1	I wish to state in main STR rules and hear that it should be MANDATORY that the property OWNER be contacted if there is a violation. It is the county/city which 'requires' a property mgr be listed if owner lives over 30 min away. Why are the property owners rights to know issues obliterated? Unless the owner signs a waiver or checks a box stating they do not wish to be contacted the owner should ALWAYS be contacted! If there are way the owner can at least put that on the contact with the city/county etc. that BOTH the prop mgr and owner should be contacted- with number owner provided at renewal?? The way it's set up in the rules the owner could get three violations BEFORE they are notified - yes the prop mgr should contact owner but what if they don't? The 30 min rule will require many who don't have prop mgrs to get one - how are they to vet out the good ones? If they are not good they will never know because they aren't communicating issues...which when discovered by owner - per rules only AFTER the 3 violations - it's kind of too late. The enforcement presents reasonably -not that 3 violations will shut the STR down but it will be evaluated. I just don't know if the county or the owners know prop mgrs well enough to know if they have a good one and it would avoid county time if they had to evaluate owners who were greatly aghast to find out they were not fully communicated on the matters that are before them.	1/30/2023 7:54 PM
2	Enforce the ordinances equally for all community residents. There should not be different enforcement procedures for STRs and permanent residents. No one is above the law.	1/30/2023 7:26 PM
3	Implementation and Enforcement puts neighbors in a terrible position. We were told the only way to prove a violation was with pictures and videos. Property Managers don't want to deal with violations, because it means the risk of making the renters unhappy and getting a bad review. Not only are they never there to see if there is a violation made, but they aren't looking to make sure their rental is in compliance. Therefore, if STRs are going to be compliant, it becomes the neighbors' job to "police" and be the property manager. There are regulations for a reason, because there are expectations on how these rentals are run. However, the neighbors (we know this from personal experience) look awful documenting violations with pictures and videos. It's the last thing we wanted to do, but since that was the only way to prove violations (and were told to do this by the town government), we had to do it. We looked sneaky for documenting violations. This does not happen at lodging facilities, because there is a manager onsite and someone to go to if a guest is having a bad experience. Once again, neighbors are powerless.	1/30/2023 4:29 PM
4	Unnecessary government overreach. I find it unethical and in poor taste.	1/30/2023 4:07 PM
5	Safety Standard S: I propose this prohibition of outside fire pits allow exceptions when fire pit is surrounded by 10ft of incombustible pavers.	1/30/2023 1:43 PM
6	It seems that the problems that this is trying to address are enforcement issues. I don't think that more regulations is the answer to these issues, just makes it harder to enforce.	1/30/2023 11:24 AM
7	See #8	1/30/2023 9:42 AM
8	I have a long term rental. They have 5 cars, 2 trailers, a storage shed and a pile of junk. Never see this on ANY STR. We compete with each other for business and have the nicer and better maintained properties. The number of noise complaints are primarily from motels/hotels. I just don't get it.	1/30/2023 6:33 AM
9	I strongly support Section 8 B's requirement that the Property manager respond to complaints within 30 minutes of notification. If there is a serious incident even 30 minutes is a long time for neighbors to have to wait to have it addressed. I feel the property managers should reside in the Estes Valley, if not in Estes Park proper for another reason. They are more likely to have a vested interest in the community as a whole, as well as the properties they manage.	1/29/2023 10:13 PM

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Longmont requires those who own an STR to live in Longmont, probably for that reason. I do not think the neighbors should have to fill out and file incident reports so I support having the property managers be responsible for that. Even so it falls upon the neighbors to oversee or police the STR. The owners or managers are not there to see the number of cars or the numbers of people or if an RV parked in the driveway is being used to sleep in. Ironically it is the neighbors who are doing the STR owner/managers a favor by alerting them to problems that may impact the integrity of their property or license. That is not a role we need to assume with our full time neighbors. A negative about an STR is it places the neighbors as opposed to the owner

10	They have gone too far. Another example of government overreach.	1/29/2023 8:54 PM
11	I think enforcement is the main issue. If you're going to implement requirements, be prepared to enforce them effectively. Make owners/managers know you mean business - three strikes and they get their license suspended or revoked. Not all managers are good, and the owners may not have a clue that their STR is a problem. Complaints need to be addressed with all seriousness and the penalties need to have some teeth in order for owners/managers to wake up and better manage their STRs.	1/29/2023 7:21 PM
12	What are the consequences of purposeful STR operations without a license? They receive a letter to stop then it seems vague to say the County will seek any remedy available. Should not be able to apply again. A 30 minute response time is very appropriate. Owner/managers of STRs should be very involved, very responsive and eager to correct problems with their rentals, for all parties.	1/29/2023 6:25 PM
13	I disagree with the approach the county is taking and it is very disruptive to home owners who use their homes as STRs. This plan is cumbersome and in no way a solution for the areas housing shortage.	1/29/2023 6:14 PM
14	I guess you have to talk with the Larimer county Sheriff to figure out how much bandwidth they have to enforce a whole bunch of new rules. I hope they look at you all like "are you serious?"	1/29/2023 6:09 PM
15	Most of it seems alright, although I haven't read it extremely closely. However, Section 9.D.5 has the statement "Egregious and/or severe life-safety violations may be subject to immediate revocation." perhaps should have some allowances for known and meant vs an inadvertent lapse.	1/29/2023 5:23 PM
16	If you must have home inspections every 4 years (which you don't require for all homeowners) then I request a reasonable cap on the cost of the inspection, say \$100.00 or less.	1/29/2023 5:01 PM
17	Enforcement direction must be clearer. If home owners and STRs will be able to co-exist, it must be clearer how a complaint must be made and substantiated. The ordinance says to start with the property manager, but then who do we need to contact with the county if that doesn't resolve the issue? In that case, we need clear direction on who we need to contact to officially lodge a complaint and how to follow it through to make sure it's substantiated to their satisfaction. Also, the ordinance says that an owner has to give the property manager's contact info to neighbors within 500', but that is way too narrow. Issues about an STR can impact many houses in the area, and everyone in a neighborhood needs to know how to reach the property manager if something comes up. We know of one STR owner who refuses to share this contact info with anyone except those required by the ordinance. That totally ignores the many other neighbors who may be aggrieved by renters who, for example, trespass on their property, drive dangerously on the neighborhood roads, and otherwise violated the county regs. It is also possible that the neighbors within 500' of an STR may not be there when an issue arises, and the others in the neighborhood need to know how to contact the property manager.	1/29/2023 4:09 PM
18	Enforcement of all rentals is important especially those operating without a license.	1/29/2023 3:05 PM
19	I find them over controlling. Too much big government in our county.	1/29/2023 2:59 PM
20	Larimer County should not be held harmless--need to have a stake in these proposals and be held responsible for all actions.	1/29/2023 2:58 PM
21	Supportive and encourage public disclosure of each ST rentals performance.	1/29/2023 1:56 PM
22	I believe that there should definitely be more efforts to shut down and penalize str that are not following the rules of getting a license, follow some of the basic requirements. This should be top priority.	1/29/2023 1:46 PM

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23	our town and police cannot enforce the codes and laws they have in place now. This all adds more burden to them, and it seems in every direction adds more taxes.	1/29/2023 1:17 PM
24	Nice focus on safety!	1/29/2023 12:53 PM
25	It is important to go after vacation homes that aren't registered. They are more likely to be the homes that have over occupancy, extra cars, noise, etc. The licensed vacation homes are more likely to screen their guests and want to follow the rules in order to keep their license.	1/29/2023 12:52 PM
26	As previously stated these rules are poorly conceived and do not reflect an actual need other than be a narrow view of those promoting them.	1/29/2023 12:48 PM
27	Overall, I think it's fine but I don't like the addition of the requirement for a property manager to share a history of complaints with the county. The PM has the ability to take care of issues directly and also understands the neighborhood dynamics. I think when things rise to the level of a problem with an ordinance like noise or parking, the appropriate citations may be made but an on-going oversight provision isn't warranted and is intrusive. If there is an on-going problem that isn't addressed, cite the guests. That would take care of it. I don't like to see increased government intrusion into private business like the oversight new addition.	1/29/2023 12:31 PM
28	If they have even a single complaint they should have their license taken away. We didn't move here to live in a community where the neighbors are overnight guests.	1/29/2023 12:07 PM
29	Enforcement is the answer to all of the issues	1/29/2023 12:00 PM
30	Enforcement of short term rental rule and regulations starts with the owner/manager of the rental but requires the continued surveillance of the neighbors in the residential area. It appears that neighbors need to be in the potentially awkward position of having to provide documentation of a noise complaint, hosting a party for others, a violation of the # of cars allowed, etc. STVR owner managers do not seem to realize that they are dependent upon the neighbors to provide direct feedback regarding issues to them as opposed to reporting the issue to the County. When a STVR owner berates one of my neighbors for expressing their opinions on STVRs in this process, I am not inclined to collaborate with that owner in the reporting process. From the discussions that I have heard at the meetings, STVR owners/managers do not seem to appreciate the importance of the neighbors and their good will.	1/28/2023 10:48 AM
31	none	1/28/2023 10:42 AM
32	I work at the 9 hole golf course and witnesses 4 individuals staying at a STR off the 2nd hole out abusing the fairways and greens by taking chunks of dirt with one golf club. I was told by the neighbor that this had happened the night before also. There were 6 -7 cars at the rental and I was told the house was way over the limit for occupants for an STR. there is NO oversight and enforcement in my mind.	1/28/2023 8:42 AM
33	I am strongly in favor of the change to have the owner or property manager be available within 30 minutes of a call about STR guest violations, We have had incidences of excessive noise,loud late parties;trespassing on neighbor's property;target practice with arrows going onto neighbor's property,etc Some guests have had no respect for the speed limit on our unpaved roads causing destruction to our road base and creating more expense for us to maintain. Our roads are listed as "unmaintained county roads" because the county does not do the maintenance. Joy riding and use of ATV's has occurred. I feel it should be required that the owner/property manager actually go over the details and requirements of a guest when they come to pick up the keys for the rental. Posting it is not sufficient! They also need to come back and make a check to see that there are not more people than stated at the rental or have other ways to monitor that such as the minut.com These incidences occurring in our neighborhood have had significant adverse effects on some of our residents. In researching the known violations and reports,it appears that these incidences have not led to documentation between the agencies for a property which might lead to a possible revocation of a license,etc.	1/27/2023 10:08 PM
34	I hope these will prove sufficient.	1/27/2023 1:56 PM
35	You can place every regulation you wish, but will likely drive the industry underground. It would be better to contract with a service to implement enforcement.	1/24/2023 8:52 AM
36	Section 4-C, Clearly define Non-Conforming STRs and state that previously approved STRs have to be Renewed every other year (not re-registered), and be clear that they will not be	1/22/2023 2:34 PM

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subject to new rules regarding occupancy, transferability, or distance between other STRs.

37	How can we enforce the law for those that operate str without even applying for a permit?	1/22/2023 10:50 AM
38	I'm alittle confused: property manager now required to respond within 30 min (which is excellent), but no violation unless he responds later than 1 hour. So isn't this really still an hour to respond? For non-conforming STRs licensed prior to 2020, I'd be clear that 4(c) is subject to 8(E). Last, part of the property manager's required reporting re: complaint should be identifying the party who was complaining (so that the county can get ahold of them if necessary)	1/20/2023 9:23 PM
39	No feedback.	1/18/2023 8:55 AM
40	Again- stop favoring tax income over values. Long-term residential occupation is just as important for property value.	1/17/2023 8:19 PM
41	good	1/15/2023 2:33 PM
42	I fully support them.	1/14/2023 1:22 PM

Q8 Do you have any other ideas or general feedback about the drafts?

Answered: 62 Skipped: 25

#	RESPONSES	DATE
1	I hope that STRs are not automatically seen in a negative light. Many of us have enjoyed staying at STRs over the years and a well run STR is positive for business and visitors.	1/30/2023 8:26 PM
2	I think everyone should be careful to consider this didn't happen overnight and everyone's interests should be protected. I agree to reduce future STR limits, not allow 'new' STRs to pop-up in areas w/in 500 ft of pre-existing STRs is reasonable and will create the change needed. I agree that all current STRs should retain the right to transfer the STR once. I would welcome more education on this issue on the points I questioned. I'm really glad this was shorter to review which I'm sure took some editing. Thank You! As usual reviewing it at the last minute-sure I'll have more questions later. Please continue to share ideas. Thank You again	1/30/2023 7:54 PM
3	Your proposed changes seem to ignore the negative economic impact that decreasing the number of beds will have on the community. If decreasing the number of tourists in the Estes Valley is your objective, these changes will do just that.	1/30/2023 7:26 PM
4	We have been in Estes Park for most of the last 29 years. We knew it was a tourist area and we aren't against tourists. However, we could avoid tourists and vacationers if we wanted to by staying out of lodging areas, the downtown, and RMNP at certain times of the day. We were ok with making those accommodations and signed up for that so to speak. We never signed up for not being able to get away from tourists/vacationers in our own neighborhood. We never signed up for being kept up at night by loud people on vacation who are in a different mindset than getting up to go to work the next morning. We never signed up for strangers walking by our home that only neighbors typically walk by. If there were strangers in the past before STRs, it was because they were family or friends of neighbors, which we welcomed, because we care about our neighbors. STRs are changing the landscape of our neighborhoods in Estes Park, and it's not ok. We aren't just fighting for our neighborhood in a selfish way. We are fighting to keep our neighborhoods filled with neighbors in order to sustain the future of Estes Park. There are plenty of ways to support tourism and places for tourists to stay that are not disruptive to our neighborhoods.	1/30/2023 4:29 PM
5	None of this is required. Pretending there's some big problem that requires government to step in and help things run smoothly, efficiently, and ethically is nothing short of a foolish power grab. "oh but people were complaining!" so what, I complain my 80 yr old neighbor sunbathes in a swim suit. Doesn't mean I want you stepping in and regulating our age vs dress code.	1/30/2023 4:07 PM
6	No STVR in Residential Areas, please. We must have homes for individuals who live and work at the School, Hospital, RMNP, Restaurants, Businesses, and Grocery stores. please These takes are paid and investment in the community is all year long rather than just during the summer vacation season.	1/30/2023 3:16 PM
7	What is the reason for posting boundary markers if STR homeowner and neighbors are not urgently concerned about innocent trespassers? And, lastly, the MOST important question: (is our Preexisting STR not subject to Section B) "D. Preexisting Lodging Facility 1. Preexisting lodging facilities shall receive a basic life-safety inspection as defined by the Building Division. 2. Preexisting lodging facilities license shall be renewed every other year. 3. Such uses are not subject to the requirements for short-term rentals as set forth in subsection B., above"	1/30/2023 1:43 PM
8	I am sorry that there was not an opportunity to have more two way conversations with staff and elected officials. It always seemed that the communication was very controlled and was one way comments and presentations by the county. The Open Houses were okay but I felt like everyone was just trying to mark the community input box. It would have been a great opportunity for differing opinions to be discussed, STR Owners, neighbors of STRs and the staff. The webinars were also very controlled and did not feel like there was any discussion, just one sided comments. I think that there was a lot of wasted effort on some of the issues that could have been reduced by just having dialog. Daily we work very hard serving the visitors that stay at our STR's as they contribute to the well being of Estes Park and Larimer	1/30/2023 11:24 AM

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County. I hope that we can begin to be recognized as a valuable part of the community in the future.

9	All the regulations and hoops likely will be effective deterrents, which is the same, publicly stated, purpose to reduce or eliminate short term rentals. At the same time the county succeeds in meeting this goal, I have not heard the county offering to replace the lost funds for developing workforce housing and childcare in the Estes Valley. Be careful what you wish for: If the county is not willing to consider major improvements to its enforcement efforts, limiting the number of licenses will not solve issues created by unverifiable nuisance reports. It will only be absolutely effective in becoming a deterrent to the Estes Park area being able to provide adequate workforce housing and childcare due to the reduction in lodging tax receipts. This effort smacks of the same attitudes of people who settle in a home under the flight path of planes taking off and landing at major airports. What? You didn't think there would be noise? In Estes Park, that equates to new residents saying they didn't expect there would be so many tourists having a good time and enjoying the mountain lifestyle.	1/30/2023 9:42 AM
10	Regarding Larimer County's proposed regulations on Short Term Rentals, the Estes Chamber of Commerce encourages the County Commissioners to consider economic impact when adopting new regulations.	1/30/2023 8:52 AM
11	To use the guise that this is to help benefit workforce housing is really non sensible and shows contempt for voters intelligence	1/30/2023 8:33 AM
12	I believe the County has done a good job in designing and conducting this review. But it is clear that it has become sort of a David and Goliath situation. It is hard for an unaffiliated Estes Valley resident with concerns about STR's to feel like they have much clout when confronted with an organization like EVSTRA whose tentacles extend far and in some instances raise issues of conflict of interest. I was very unhappy to see the President of EVSTRA handing out one sided materials to those attending the open meeting on Wednesday. He was positioned at a table placed before the County registration tables. Those waiting inline to register needed to pass his table first and may have assumed he was part of the registration process. I do not know if he had clearance from the County or not but I thought it was very inappropriate. I hope the County will continue to listen to the David's in the Estes Valley. and that their final draft will be balanced and reflect more than just one perspective. (I have wondered how you evaluate/weight/tally the comments submitted. It appears names are not required, residing in the Estes Valley is not necessary and there is nothing to prevent one individual from submitting more than one questionnaire.	1/29/2023 10:13 PM
13	The fact that you jacked up the license fee almost 3X and then passed another tax increase for visitors is outright robbery. Did it become 3X more expensive to run the city government? Did you move up all your taxes 30% across the board? There doesn't seem to be a measured approach to any of these changes. Just a lot more taxes, fees and regulations. Does Estes not want to be a tourist town anymore? If so, just post that and see all your tourism revenue go away to other places in Colorado.	1/29/2023 8:54 PM
14	Very few STRs in the Estes Valley are owned by large corporations, as is perceived by many. We purchased our STRs within our 401K, and it is an LLC. Even though it may look like a corporation on paper, it is a personal investment for us. We live in Estes and manage our STRs, and have not had one complaint in the ten years we have owned them. Most owners/managers are good, and it's too bad that a few bad apples create problems for everyone. Regarding the 30 minute response time, I think this is unrealistic and a negative way to show your authority over STR owners. Many people that live in the Estes area frequently run errands in Loveland or Longmont. If they are in those other county areas when they receive a call, they can usually address the issue by phone. However, if they need to go to the STR, they would not be able to get there safely within 30 minutes. If there is snow, the owner/manager may need to spend time shoveling themselves out of their own driveway before they can get to the STR, which could easily take more than 30 minutes. Please give us a little more time to address issues. Keep in mind that it often takes a couple of HOURS for the Sheriff Deputy to arrive at a site. BE FAIR.	1/29/2023 7:21 PM
15	Skeptical of monitoring of non-licensed rentals. (There are more than a few rental websites) The 500 ft. separation is not enough to help any real STR density issue. Your hard work is appreciated and your lengthy consideration of resident's opinions in the attempt to find middle ground for all. The webinars have been important so that both sides can hear each other's perspective. Thank you-	1/29/2023 6:25 PM
16	There is no reason for any major changes to be made to the STR management plan.	1/29/2023 6:14 PM

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17	You all been busy bureaucrats, that's for sure. Pat yourselves on the back. Too bad Larimer County was so busy trying to fix all the STRs that it really turned a blind eye to the migrant crisis in Denver over Christmas and New Years. Sorry, but you need some perspective and you really don't have it. You look like busy body fools and I can't help but think whose agenda is this? And who wants to climb the political ladder to the statehouse? And you think this is going to get you there?	1/29/2023 6:09 PM
18	The # of occupants should include a loft space as a full fledged sleeping space, and should also allow for a sofa bed in a living room. Many times the bedrooms would be occupied by parents and kids in the loft / living room sofa. Our property was always rated for 8 occupants and now we are only rated for 6, which makes no sense. Our primary guests have always been families - usually 2 sets of parents with their kiddos. The feedback from the renters have always been positive and appreciative of the sleeping spaces.	1/29/2023 5:09 PM
19	It would be nice to see the changes, both clean and redlined, in the context of the entire regulation or ordinance being amended.	1/29/2023 4:09 PM
20	Generally to much, too complicated and appears to have objective of reducing STRs. Also, have not taken into consideration of economic benefits which is a huge failure of County	1/29/2023 4:02 PM
21	Reflects a lot of good discussion and consideration of competing issues. Nicely done.	1/29/2023 3:41 PM
22	Not sure if transferability should have been addressed in the above sections so I will do it here. There is already a cap on the number of licenses and a at my last update there were over 50 people on the waiting list. A lot of short term rental owners have purchased these properties as an investment to help with retirement. (myself included) Some plan to run the STR to supplement their retired income while others plan to sell the property when they retire and move elsewhere. A number of owners actually have their STRs in their retirement portfolio. By limiting the transfer of the license when the property is sold you are reducing the value of that property drastically therefore impacting the owners(seller) future. You are also reducing the buyer pool which impacts the sellability and directly affects the seller(the average STR in the Estes Valley is worth more than \$500k so it is not affordable for the workforce as some like to asert) I find it interesting that as a Real Estate agent I am supposed to put my seller's interests first and can be sued and lose my license if I fail to do that but the local government is free to do the opposite at their whim.	1/29/2023 3:27 PM
23	Windcliff sets the gold standard for STR's. I encourage you to visit Windcliff Homes & the staff to see first hand how a well managed STR program has benefited the community for over 50 years.	1/29/2023 3:05 PM
24	I think if you are so restrictive on short term rental options it will affect the Estes economy	1/29/2023 3:00 PM
25	Think of the damage you are doing and leave the current rules in place. Go after the violators of the current rules. You are putting our retirement supplemental income at risk. Please reconsider the consequences of your actions.	1/29/2023 2:59 PM
26	The requirements for safety etc. should be made applicable to every single inhabited structure is Estes and Estes Valley otherwise this is a discriminatory document veiled in an effort to limit and tax an individuals means of earning a living or maintaining a legacy. This entire effort is clearly discriminatory against owners of STRs despite the significant amount of commerce these garnish. You have not addressed county plans for long-term housing other than punishing current renters. You have not addressed how you plan to enforce these requirements and you have not addressed what you initially suggested was your concern about disturbances to others. Simplifying this system rather than complicating it would be helpful. How about a virtual tour every 4 years rather than an expensive on site review especially if the building division has no changes. Managing and maintaining these homes is VERY expensive and trying to save this home as an inheritance is becoming impossible.	1/29/2023 2:58 PM
27	Re-inspection of licensed STR properties every four years is unnecessary, and will be burdensome for STR owners and the inspection office (already understaffed).	1/29/2023 2:15 PM
28	Stop driving away folks that are facilitating the main industry of the Estes Valley - tourism!!	1/29/2023 1:57 PM
29	There are a lot of ST rentals held by individuals that do not live or vote in our area or Colorado. It is important to give more weight to those that live here and vote here. Overall these proposed regulations give some hope that problems are being solved for the better. Please move forward with these regulations and don't back down to moneyed interests.	1/29/2023 1:56 PM

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30	Str are a widely used and accepted accommodation worldwide. Str are also a way for people to have a second home without having a loss. These second home owners add value to the community as well as opening their home to guests to enjoy Larimer county.	1/29/2023 1:46 PM
31	Forget the whole idea. You are punishing hundreds of people who have never had any problems to satisfy complaints from a few vocal citizens, or hotel owners. Enforce existing regulations without putting out new ridiculous regulations.	1/29/2023 1:46 PM
32	My property (2210 MacCracken Lane) is east of town on 120 acres. (Home of the first RMNP ranger, Dixie McCracken). No one else is impacted by tenants in the 100-year old log cabin. I understand that your job is to regulate, regulate, regulate. But if you regulate me in this instance I will remove the cabin from the rental pool. I don't need the income and definitely don't need your regulations to comply with and clog up my life. I have owned property in Estes Valley for 41 years. Maybe exempt my cabin for historical significance? Respectfully, Charles P. Rahe	1/29/2023 1:12 PM
33	Its just a constant constant constant harassment of VRs in this county that far exceeds any issues, many of which are fabricated and multiplied by the very few annoyed locals who scream the loudest and most often. When will it ever stop?	1/29/2023 1:11 PM
34	Please keep the 500-foot minimum to control density of STR's in neighbors.	1/29/2023 12:53 PM
35	I think that Estes Valley needs STR rules and enforcement just like the Town of Estes Park. I think the rules and regs for Estes Valley should be the SAME as the Town of Estes Park. EP has had strict rules for 6 years and they are working well. Vacation homes are safer due to one time Home Safety Inspections and complaints from neighbors are very limited. The regulations are reasonable and enforceable. My home is located by 3 vacation rentals and we haven't had any complaints due to the restrictions and enforcement by the Town Compliance Officer.	1/29/2023 12:52 PM
36	No further rules are required. If there are so specific incidents of CV compliance then address themv directly.	1/29/2023 12:48 PM
37	I think they are entirely unnecessary and a waste of government resources. They clearly look like the county is bowing to political pressure and trying to regulate STRs out of existence by driving up costs and decreasing margin/profits for STR owners. This makes me sad for the county b/c Larimer county has always been very much a property rights county (I've lived in it since 1992). I own 10 properties in various counties and if Larimer County is going to go in this direction, I won't be further investing in it. I don't like to see any particular "use" of a piece of property being treated differently than any other - the transferability issue really bothers me (inability to transfer it), the various oversight mechanisms (PM sending reports to community development, life and safety inspections every 4 years, etc.). This particular community was developed to be a tourist area and people come here wanting a STR experience. That has historically been what this entire area has been used for and many of the areas that are now being denied STRs were developments originally developed to be STRS..... I think there will be a lot of litigation by the various STR owners/organizations and i hate to see my county put us in a situation where all tax payers may have to pay to defend regulations that went too far. I urge everyone in the county to slow down and think about this situation - think about the economic impact of over-regulations this sector of the business community (STR owners), think about if they want to be responsible for changing the community that has been here for generations (from STRs to private owners), think about the real effect on affordable housing (turning STRs into long term rentals will have rent past the ability of most workers to afford), and to otherwise think about if these new regulations will get us in a situation where we will be subject to suit. I also ask you to think about jumping to get this done quickly b/c of political pressure is the best thing for the county long-term. Everyone who works for the county works for all of us who live here and pay property taxes - not just the lodging industry who is lobbying hard to get rid of STRs nationally, the neighbors who purchased in developments with STRs who now want them gone (regardless of the history of the neighborhood and valley), etc. Please remember all of us who have been here a very long time and feel things have worked out just fine. Thank you.	1/29/2023 12:31 PM
38	General Feedback - I can see how you have listened to community and home owners and incorporated this feedback into your regulations. I appreciate the hard work. You have had several community hearings, have taken edits and comments, and have kept moving progressively forward on these regulations in a responsible manner. Thanks for all your hard work and dedication. Thanks for adding rigor and regulation to keep residential areas residential. From a Home Owner who does not want to see my community overrun with rentals	1/29/2023 12:27 PM

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- who has seen the damage STRs can do - these updates give me hope for the continued protection of my community.

39	They should not be allowed. A home is not a business.	1/29/2023 12:07 PM
40	Over regulation is going to be a big problem	1/29/2023 12:00 PM
41	This feels like an attempt to eliminate family owned businesses, which is a bit discouraging. Compliance is easily funded by corporations but is becoming almost impossible for us local families.	1/28/2023 9:07 PM
42	EVSTRA states that underground short-term rentals are a significant number and a major source of the enforcement issues that some neighborhoods experience. Is there any documentation of this. EVSTRA implies that it is not their properties that are an issue in violations based upon the reported number of violations. They do not acknowledge that only a small portion of violations are officially recorded. More importantly EVSTRA minimizes the impact that STRs can have upon a neighborhood or the goodwill that is required to put up with a neighboring STR. EVSTRA assumes that the taxes generated are a major issue in the (potential decreased) availability of STRs. I feel that this is a separate issue that needs to be addressed by the City and the Commissioners.	1/28/2023 10:48 AM
43	i would like the one hour call out to remain in place. Were there problems with the one hour call out or is it opinion?	1/28/2023 10:42 AM
44	corporations buying up residential housing for making STRs should be illegal. It ruining the American dream of owning a house across the country.	1/28/2023 8:42 AM
45	I really do not think many areas should be considered for STRs The Pinewood lake area for the constant fire danger. this is where I Live.	1/27/2023 1:56 PM
46	Our only suggestion for improvement would be to decrease potential STR densities by increasing their minimum separation from 500' to 1000'.	1/27/2023 11:34 AM
47	Generally, I believe that all existing short term rentals (previously approved and in good standing) should be 'grandfathered in' to the rules under which they were approved. They would still have to be up to date with current building codes and safety rules. Regards- Nicole Baraff	1/25/2023 6:13 AM
48	Yes. The 500' setback is not a workable space, as virtually no one has a property that is a tenth of a mile from the next property. The current "notification" system seems adequate to me. If only 22% of STR are in town accommodations zones and a mere 9% STR in the county are not in accommodation zones, why is this exercise even important? With the new tax to fund workforce housing and childcare coming from lodging taxes, please think about the economic impact you are placing upon Estes Valley. The current proposed policies, overall, are horrible. Estes Park has a long history of lodging and there are many legacy properties. Any transferability should be allowed. PLEASE CONSIDER THE ECONOMIC IMPACT YOUR REGULATIONS WILL HAVE UPON OUR TOWN!	1/24/2023 8:52 AM
49	I want to thank the Larimer County Planning Department, and the Larimer County Commissioners for taking on this difficult issue. STRs directly affect long-term residential residents and these regulations go a long way in beginning to address concerns. Thank you.	1/23/2023 11:30 AM
50	What is a non-confirming short term rental? What is the definition? I'm hoping the existing short term rental regulations only apply to new applications, not existing approved short term rentals. Thank you!	1/22/2023 4:09 PM
51	General feedback: I am in full support of regulating and enforcing the rules governing short term rentals in residential areas - making sure we respect our neighbors by providing proper oversight on who rents and how we maintain our second homes is of paramount importance. I believe STRs play a vital part in fueling our tourist industry in Estes Park, and provide a more efficient expense model for homeowners with second homes that only utilize their homes in Estes Park a few months out of the year. I think many of the complaints about STRs are directed toward homes that are not second homes but rather investment vehicles for real estate investors or property management companies. If we can find a way to eliminate these then I am in support. I have found short term rentals of second homes are the way many tourists prefer to travel vs. staying in a traditional hotel or lodge, and without this option many visitors would choose other mountain destinations that support the STR market. Like it or not, this model for travel accommodations is here to stay, and we need to continue to regulate smartly to make sure we don't adversely affect any of the parties involved. I believe based on	1/22/2023 2:34 PM

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the current draft, that is exactly what you all are trying to accomplish. That being said, I do have two main suggestions on the current draft: 1. STRs on 10+ acres should not be subject to the 10 maximum occupancy rule, rather be subject to the current rule for maximum occupancy for a STR (number of bedrooms x2, plus 2). The distance between properties on these larger lots more than mitigates the additional number of guests, and these homes were designed from the beginning for larger occupancy (traditional bedrooms, ample parking, etc.). The clientele renting these 5+ bedroom properties are typically larger families that want a private secluded location that simply isn't available in typical hotel or lodge accommodations in Estes, and they represent lost revenue opportunity for the town if they cannot fit their entire family in one private location. 2. Make it crystal clear that existing STRs are grandfathered into the rules in place at the time of their respective approval (for the number of occupants, transferability rules, and should not be subject to the 500 ft distance rule). It currently states these STR licenses will be considered Non-Conforming STRs, but it is not 100% clear to me what that really means. Thanks for your consideration of these suggestions. My wife and I support a smartly regulated short term rental environment, as it will allow us to keep our second home until we reach retirement age and move to our Estes Park home full time. Take care- Tyler Sherman

52	Is there anything after non licensed strs get their cease and desist letters? Are they fined?	1/22/2023 10:50 AM
53	Clearly a huge amount of consideration and work went into this 2nd draft. I'm very impressed and also feel much more comfortable as a homeowner who resides in a residential zoning district	1/20/2023 9:23 PM
54	Why are you trying to restrict people from renting houses they own? This entire thing should be scrapped and people should be allowed to rent. If there's not enough houses in Estes Park, then make it easier to build more.	1/20/2023 9:56 AM
55	Greg job overall. What a daunting task. We would like to see all existing STR's not affected by new regulations, and transferability limitations. I think this is already proposed.	1/19/2023 10:30 AM
56	As to building more and more houses or "units" as the 'industry' calls them - a city cannot build its' way out of an affordable housing crisis! Builders and developers do not have any altruistic ideals about contributing to the truly affordable housing numbers! Just look around at what is being built - it is all high-end and expensive...	1/18/2023 11:22 AM
57	No feedback.	1/18/2023 8:55 AM
58	DECREASE OVERALL STR RENTAL numbers. Increase taxes on STRs already in place. I say that as an STR owner. (micro-only one property).	1/17/2023 8:19 PM
59	Why do the county commissioners believe that a short term rental brings in worse people than those that rent for more than 31 days? doesn't make sense to me. I don't mind rules and regulations to make rentals safer, and even limits on STR's, but this seems like way too much. As people making rules for the county based on rentals of another persons property, you should be concerned with safety, not micro managing every aspect of someone's home, which they paid for and are paying taxes on. If a neighborhood wants to not allow rentals, they should vote for it with their HOA.	1/17/2023 3:56 PM
60	I think it's important to remember that many of the STRs are personal Vacation Homes as well. As an owner we decide when we want to rent the property. Not all of us try to maximize monetary intake over quality of the property and the quality of the life of permanent residents who are our neighbors. Most of the regulations seem fair and logical as presented. Not crazy (maybe I misunderstood) about having to pave a parking area. Ours is quite large and hasn't been an issue in the past 11 seasons.	1/16/2023 4:47 PM
61	how do neighbors get the contact info of STR's managers? and how can we make STR's pay more for upkeep of private roads because of their increased traffic & the fact that they now have a financially viable business operating on a private road?	1/15/2023 2:33 PM
62	Thank you for tackling the issue of limiting the proliferation of STR in Estes and Larimer County. You have my full support.	1/14/2023 1:22 PM