

The webinar will begin shortly.



SHORT-TERM RENTAL REGULATIONS UPDATE
PUBLIC REVIEW DRAFT #2 AND AMENDED
ENFORCEMENT ORDINANCE
WEBINAR –
COUNTYWIDE

JANUARY 26, 2023



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

Community review and comment period for the Public Review Draft #2 and
Amended Enforcement Ordinance closes on Monday, **January 30th**.



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Intent of Today's Webinar

The intent of today's Countywide Webinar:

- to present a brief presentation provide an updated timeline on the Short-term Rental regulations update,
- to present the *Public Review Draft #2 and Amended Ordinance for Implementation and Enforcement of Short-term Rental Regulations*, focusing on unincorporated Larimer County outside the Estes Valley, and
- gather feedback and specific suggestions from community members and interested parties on the proposed regulations.

The information gathered this evening, and at last night's Estes Valley Open House, will help county staff and officials determine what, if any, revisions need to be made to the draft revisions prior to the development of the final public hearing drafts.





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Webinar Agenda & Instructions

Agenda:

5:55pm – Participants can begin joining the webinar

6:00pm – Team introductions

6:05pm – 6:20pm – Brief presentation providing an updated project timeline on the Short-term Rental regulations update and on the Public Review Draft #2 and Enforcement Ordinance.

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

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

Instructions:

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



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Process and Schedule

Currently – Gathering community feedback on the *Public Review Draft #2 and Amended Ordinance for Implementation and Enforcement of Short-term Rentals*

- Online questionnaire & open houses
- Public comments on the drafts DUE Jan. 30th

Next Step – late January and February

- **Summary of input received**
- **Jan. 30th:** Board of County Commissioners (BCC) work session
- **Feb. 3rd:** Final Public Hearing drafts
- **Feb. 8th:** Planning Commission (PC) and BCC work session

Coming Up – March

- **Mar. 15th:** PC Public Hearing
- **Mar. 27th:** BCC Public Hearing (adoption of proposed STR regulations)

Early April – final draft and adoption of the *Amended Ordinance for Implementation and Enforcement of Short-term Rentals*

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



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Public Review Draft #2 and Enforcement Ordinance

- The Public Draft #2 includes all the current Land Use Code standards for short-term rentals (STRs) as referenced throughout the Land Use Code.
- The potential changes to both documents reflect analysis and public input received on the *Initial Public Discussion Draft* from October 27th to November 7th
Public Comment Included:
 - 180 written comments
 - 3 groups or organizations comments
 - Approximately 220 webinar attendees in NovemberA summary of public comments can be found on the project webpage.
- Context and reasoning for the proposed revisions was provided in a staff memo organized to follow the draft regulations and changes that have been proposed.
- ❖ Reminder: New regulations would apply only to short-term rentals applied for and approved following the adoption of the regulations in April 2023.



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Public Review Draft #2 - Redlined Version

- Notes or points of clarification are noted in cream-colored boxes
- Proposed changes are indicated in blue font, with strikeout for changes or removal and new additions underlined.

Proposed Land Use Code Changes

New and Revised Definitions

Unincorporated Larimer County

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

C. Lodging Facilities

Uses in this category provide lodging services for a defined period ~~of time~~ with the incidental food, drink, and other sales and services intended for the convenience of guests. Specific use types include:
~~1. Bed and Breakfast~~ An owner or operator occupied dwelling where short term lodging is provided to transient guests.

~~a. ≤ Ten Guests~~

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

~~b. > Ten Guests~~

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

Bed and Breakfast Inn

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

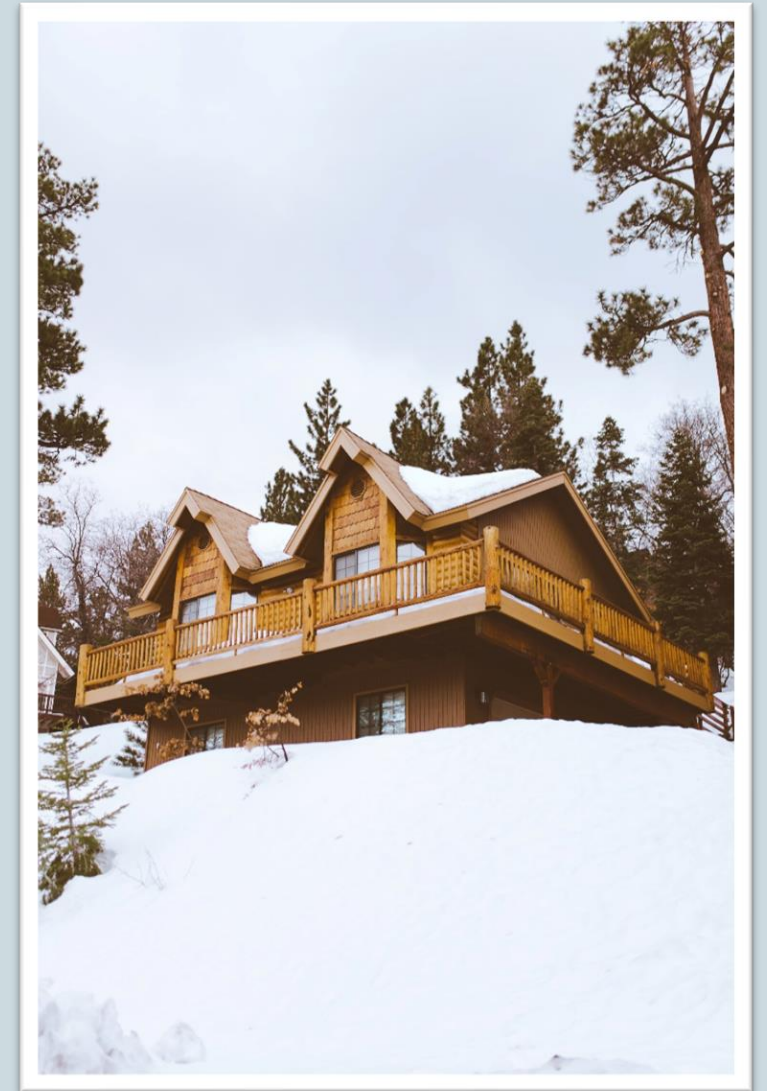


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Switch Screens: 1 – Draft Regulations 2 – Enforcement Ordinance





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Public Feedback – Comment Period

During comment period:

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

Questions:

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

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



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**For draft regulations, project information and
project timeline visit:**

[https://www.larimer.gov/planning/short-term-rentals-
regulation-updates](https://www.larimer.gov/planning/short-term-rentals-regulation-updates)

**If you would like to provide written comments
on the draft regulations and/or ordinance,
please email:**

LUC2020@larimer.org

