

Short Term Rental(STR) Open House/Public Meeting
Thursday, December 1, 2016
6:00-7:30pm Senior Center
Approximately 30 people in attendance

Meeting began with an overview presentation highlighting proposed regulatory concepts and quickly moved to comments and questions. Major themes included:

- Protecting neighborhood quality
- Proposed Zoning
- Specifics on non-owner occupied STR and STR operation by tenants
- Safety

Specific Comments:

- Proposed zoning isn't addressing where problem/concentration exists.
 - *Proposed zoning is limiting non-owner occupied STRs to zones that currently allow Bed and Breakfast and other lodging.*
- How we will address renters operating non owner occupied STRs?
 - *A renter would need owner permission to operate any STR. The license would be in the renters name and they would be limited to the license restrictions.*
- Zoning is hard to understand
- Safety concerns-both in STRs that are frequently occupied and those that are frequently empty
- Allowing up to 3 non-owner occupied licenses per person/entity is too many. Shouldn't let neighborhoods operate as businesses.
- Look at peer cities for best practices
- Alert owners of low-utility use to flag STR activity
- Put a cap on allowable rent/income per square foot to limit profitability
- Proposed regulations gives more power to investors than to neighborhood/community
- Person receiving the license should have their name on the property deed.
- Deed restricted affordable housing units should not be STRs.
- Owner occupied STRs should be required to live in the house at least 9 months of the year and/or should be required to be present when renting out.
- Enforceability is difficult-asking for trouble (Nashville)
- Big impacts on neighborhoods-house values
- Have stiffer regulations/higher fees for investors.
- How do tax designations work-Commercial vs. Residential?
- NCM zone should be removed as an allowable zone for non-owner occupied STRs.
- Feel STRs do the city no good.
- Have uniform occupancy (U+2) across the city.
- Fort Collins is behind other cities in addressing this.

- Need to study the impact of STRs on long-term rentals.
- If we don't do anything, what will the city look like in 5 years?
- Need to provide better education on current/local STR operation at these meetings.
- BOR does not reflect all real estate community or neighborhoods.
- Should be a limit to the number of STRs by block face and number of occupants per unit.
- For STRs to stay in business they have to be kept clean, nice-better than long-term rentals.
- Other cities with regulations have been unable to enforce.
- Neighbors are tolerating things and not speaking up. Good landlords aren't everywhere.
- Only allow owner-occupied STRs-no non-owner occupied! Someone has to be there.
- Ok by neighbors to sign-off as possible requirement.
- Something to be said for what STRs offer-good experience, home setting for families, etc.
- STRs impact other City policies supporting affordable housing.
- STRs circumvent U+2.
- NCM zone is counter to the idea of STRs.
- Need to address parking and visitor parking in residential permit parking areas.
- Don't feel safe even with owner-occupied STR.
- Parking loopholes-don't have 1 per bedroom, assumes 50% of people don't bring a car. Even with off-street parking street parking is easier.
- Even owner-occupied could rent out 3 rooms-lots of unknown people.
- Allowing renters to operate =too many loopholes/issues.
- There are ways to get a primary (owner-occupied) STR license and not actually live in the house.
- Want data for how we determine parking needs.
- Need to stop talking about money and focus on having good landlords.
- Empty STRs are a safety concern.
- City should be regulating long term rentals as well.
- Should not allow grandfathering of STRs.
- STRs are counter to what makes a good neighborhood.
- This is about neighborliness.
- Have to think about what will happen to non-owner-occupied if we don't allow them.