



## Memorandum

**To:** Board of County Commissioners and Planning Commission

**From:** Kristy Winser, Planning, email [Kwinser@co.routt.co.us](mailto:Kwinser@co.routt.co.us)

**Date:** March 7, 2019

**Subject:** Short-term rental (nightly rental) summary and direction

---

Short-term rentals, sometimes referred to as a nightly rentals or vacation home rentals, are defined as the rental of a dwelling unit for a term or time period of less than one month. Renting a dwelling on a short-term basis is an activity currently prohibited in unincorporated Routt County except in areas zoned Commercial (C) or where a permit has been issued for a use such as a Bed and Breakfast or Guest Ranch. Any property in the County can be rented on a long term basis (for a term or time period of one month or more).

Back in 2015, staff was directed by the BCC to schedule various worksessions regarding possible changes to the Zoning Regulations to allow short-term rentals in the County. The following is a short summary of topics reviewed during those worksessions:

- Short-term rental code enforcement cases are increasing and enforcement of them is an issue.
- HOAs prefer that the County (either through the Sheriff's Office or the Planning Department) deal with short-term rentals, rather than enforcing their own covenants.
- Review of the City's permit and management process
- Potential revenue for the County
- Among 10 ski town municipalities surveyed in a report prepared for Colorado Association of Ski Towns (CAST), loss of long-term rental housing was the number one concern.

As the process moved forward it became clear that allowing short-term rentals could potentially be in conflict with the Master Plan. Some Master Plan policies support short term rentals, but others arguably would not allow them. Therefore, it was determined that questions regarding the

Master Plan needed to be answered before further discussion of allowing short-term rentals was possible. The question became: *does the Master Plan allow short-term rentals outside of the Commercial zone district?*

In 2017, during a joint meeting on this subject, the Planning Commission (PC) took the position that the Master Plan allows for short term rentals in certain zone districts such as the C zone District, in Growth Centers and their vicinities, and in Stagecoach. Allowing short-term rentals in other areas of the County would require the Master Plan to be updated. Since it didn't appear that the community was pushing for amendments to the Master Plan, the PC was not in support of amending the Master Plan to allow short term rentals in other parts of the County.

In summary, PC felt that currently the Mater Plan makes allowances for short-term rentals in the County-specifically in the Commercial Zone District, in Growth Centers and their vicinities, and in Stagecoach. However to allow them in other parts of the County would be in conflict with the Master Plan and there didn't seem to be a push to update the Master Plan at that time. Therefore, the question is: *should the Master Plan be amended to allow for the creation of a short term rental permit process?*