



COUNTY MANAGER'S OFFICE

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To: Board of County Commissioners

From: Bentley Henderson, Assistant County Manager
Scott Vargo, County Manager
Keely Ambrose, Deputy County Attorney
Jeff Huntley, County Attorney

Date: September 14, 2021

Subject: Public Hearing Regarding Consideration of a Temporary Moratorium on the Issuance of Short-Term Vacation Rental (STR) Licenses for the unincorporated areas of Summit County

Background:

At the September 14, 2021 morning work session, the BOCC will be presented with various options for a targeted and temporary moratorium on the submission, processing, and issuance of short-term vacation rental licenses. The intent of this moratorium is to allow County staff time to investigate, prepare, and implement if so directed potential code changes to address the increasing loss of housing in traditionally local neighborhoods and mitigate the impacts relating to the steady increase of short-term rental operations in such neighborhoods.

The proposed moratorium would exclude new applications from resort-based areas around Copper and Keystone, and potentially in areas that are at the base of Breckenridge Ski Resort but in unincorporated Summit County. The proposed temporary moratorium on new applications for STR licenses would be limited in scope and only for the amount of time necessary for County staff to accomplish the various tasks related to amending the Land Use and Development Code, including studying and analyzing the various subdivisions and areas in Summit County, drafting targeted code changes, preparing materials and presenting them to the Countywide Planning Commission for feedback and approval as required by the Code, and checking in periodically with the BOCC prior to presenting final code changes for adoption.

Request:

That the BOCC hold a public hearing on the matter of the proposed moratorium, consider public testimony and evidence presented by staff and the public, and determine if the targeted and temporary moratorium should go forward.