



Agenda

MEETING OF THE MINTURN PLANNING COMMISSION

Minturn Town Center, 302 Pine Street
Minturn, CO 81645 • (970) 827-5645

Wednesday, January 11, 2017

Regular Session – 6:30 pm

PLANNING COMMISSION:

Lynn Teach – Chair
Burke Harrington
Bobby Head
Brad Bickerton
Justin Carter

Planning Director – Janet Hawkinson

When addressing the Planning Commission, please state your name and your address for the record prior to providing your comments. Please address the Planning Commission as a whole. All supporting documents are available for public review in the Town Offices – located at 302 Pine Street, Minturn CO 81645 – during regular business hours between 8:00 a.m. and 5:00 p.m., Monday through Friday, excluding holidays.

Regular Session – 6:30pm

1. Call to Order

- Roll Call
- Pledge of Allegiance

2. Approval of Agenda

- Items to be Pulled or Added

3. Approval of Minutes

- 12-14-2016

4. Public comments on items, which are not on the agenda (5 minute time limit per person)

WORK SESSION

***National Concerns in Regards to Short-term Rentals:**

*Colorado Association of Ski Towns – Vacation Home Rentals – Issues, Emerging Trends and Best Practices, Published June 2015.

- Loss of long term rentals
- Impacts on Workforce Housing – conversion into VHR's
- Neighborhood impact: changing the character
- Large cities – San Francisco, Denver, New York – getting aggressive with managing VHR's - tax collection – specific zone areas only
- Impacts on small towns and Colorado ski towns – lack of housing, changing character of town, impact on residents

Impacts of Short-term Rentals on the Town of Minturn

1) Regulating short term rentals – VHR's (vacation home rentals)

- Business License
- Permit
- Property Manager that lives in Eagle County
- Lodging Tax
- Building Code - Safety Inspections (fire alarms, CO2 registers, other?)

2) Zoning of short term rentals – VHR's

- Do they need to be in a commercial or mixed-use zone?
- Does the property owner need to have owned the home for 2 or more years before a short term rental business license can be issued?
(protect brokers buying long term housing for investment speculation)
- Restrict the number and location of VHR's in town

3) Managing short term rentals – Code Enforcement

- Displaces locals – turns neighborhoods into lodging districts
- Neighborhood impacts: trash, too many occupants, parties, noise
- Parking
- Snow Removal
- Dogs
- 3 Strikes Policy

4) Other

