

## Constant Contact Survey Results

**Campaign Name:** Short Term Rental Survey 2022

**Survey Starts:** 1155

**Survey Submits:** 301

**Export Date:** 02/19/2022 06:19 PM

OPEN QUESTION

Email:

301 Response(s)

OPEN QUESTION

Blue River Physical Address

301 Response(s)

OPEN QUESTION

Blue River Subdivision

301 Response(s)

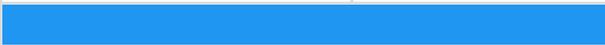
MULTIPLE CHOICE

Have you ever filed a complaint on a short-term rental?

Answer Choice	0%	100%	Number of Responses	Responses Ratio
Yes			40	13%
No			261	86%
<b>Total Responses</b>			<b>301</b>	<b>100%</b>

MULTIPLE CHOICE

If so, how many times have you submitted a complaint?

Answer Choice	0%	100%	Number of Responses	Responses Ratio
1-5			36	87%
5-10			4	9%
10 or more			1	2%
<b>Total Responses</b>			<b>41</b>	<b>100%</b>

RANK ORDER

What do you feel has been the biggest Code issue? (Please rank in order highest to lowest)

Answer Choice	Average Rank	Ranked 1	Ranked 2	Ranked 3
Trash	1.96	67 (39%)	42 (24%)	61 (35%)
Parking	1.95	53 (31%)	72 (42%)	45 (26%)
Noise	2.08	50 (29%)	56 (32%)	64 (37%)
<b>Total Responses</b>	<b>170</b>			

MULTIPLE CHOICE

Do you feel there is adequate enforcement?

Answer Choice	0%	100%	Number of Responses	Responses Ratio
Yes			175	73%
No			64	26%
<b>Total Responses</b>			<b>239</b>	<b>100%</b>

MULTIPLE CHOICE

Do you feel your complaints are addressed?

Answer Choice	0%	100%	Number of Responses	Responses Ratio
Yes			112	80%
No			28	20%
<b>Total Responses</b>			<b>140</b>	<b>100%</b>

OPEN QUESTION

What additional methods of enforcement would you like to see?

Loss of rental privileges if multiple verified violations are not addressed.

No additional enforcement needed

Enforcement on businesses being run on all short term rentals

**127 Response(s)**

MULTIPLE CHOICE

Do you feel there should be a limit on the number of short-term rental licenses in the Town of Blue River?

Answer Choice	0%	100%	Number of Responses	Responses Ratio
Yes			133	44%
No			168	55%
<b>Total Responses</b>			<b>301</b>	<b>100%</b>

MULTIPLE CHOICE

If you answered yes to the above question, should it be limited by subdivision or Town wide? Select one.

Answer Choice	0%	100%	Number of Responses	Responses Ratio
Subdivision			67	43%
Town Wide			86	56%
<b>Total Responses</b>			<b>153</b>	<b>100%</b>

OPEN QUESTION

What percentage of homes in Blue River should be occupied by short-term rentals??

No limit

Any percentage. It should not be limited.

20%

**242 Response(s)**

OPEN QUESTION

What percentage of homes in Blue River should be occupied by long-term rentals?

No limit

Any percentage.

40%

**235 Response(s)**

OPEN QUESTION

What percentage of homes in Blue River should be occupied by full-time residents?

No limit

Any percentage.

40%?

**233 Response(s)**

MULTIPLE CHOICE

Select One

Answer Choice	0%	100%	Number of Responses	Responses Ratio
A. I rent my home to a long-term renter (more than 30 days with a lease)			14	4%
B. I rent my home short-term			89	29%
C. I am a full-time resident			95	31%
D. I am a second homeowner that does not rent out my home			80	26%
E. Both B & C *rent a room in the home			14	4%
F. Both A & C *rent a room in the home			8	2%
G. I am a long-term renter in the community			1	0%
<b>Total Responses</b>			<b>301</b>	<b>100%</b>

MULTIPLE CHOICE

I feel favorably about short-term rentals

Answer Choice	0%	100%	Number of Responses	Responses Ratio
Yes			193	64%
No			108	35%
<b>Total Responses</b>			<b>301</b>	<b>100%</b>

MULTIPLE CHOICE

I DO NOT feel favorably about short-term rentals.

Answer Choice	0%	100%	Number of Responses	Responses Ratio
Yes			112	37%
No			189	62%
<b>Total Responses</b>			<b>301</b>	<b>100%</b>

OPEN QUESTION

I feel short-term rentals are beneficial to the community because...

It brings in revenue to the town and we are a vacation area community. Let's be honest, most people who live here in Blue River benefit from the fact that we are adjacent to the Breckenridge Ski Area and Town.

Increased sales tax revenue is a huge town benefit. Also, it allows people other than just wealthy second home owners to own property and share in the benefits of having visitors in Blue River. Restricting STRs will only lead to more empty homes owned by wealthier people and more profits for big lodging corporations. Being allowed the flexibility to STR allows for owners to keep roots in the county, longer.

I feel that short term rentals are beneficial to the community because it allows for a supplemental income that is important to be able to afford to live in the county while allowing flexibility to use those rooms for friends and family when needed. I also feel like there is a lot of demand for short term rentals as opposed to traditional hotels.

**238 Response(s)**

OPEN QUESTION

I feel short-term rentals are negative for the community because....

I do not like short term renters who do not respect private property and are not courteous enough to keep noise down after hours but that is an issue related to rental rules and enforcement of noise ordinance or trespassing regulations, not the fact that short term rentals are allowed.

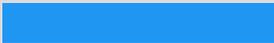
I do not feel STRs are negative for the community.

I agree that there is a need for long term rentals within the county, however I feel that there are other avenues for the towns and county to help address this need.

218 Response(s)

MULTIPLE CHOICE

What percentage of homes on your road are short-term rentals?

Answer Choice	0%	100%	Number of Responses	Responses Ratio
1-10%			67	28%
11-20%			94	39%
30%+			75	31%
<b>Total Responses</b>			<b>236</b>	<b>100%</b>

OPEN QUESTION

How do you feel short-term rentals should be regulated or current regulations improved?

Have a system to track complaints and take away rental privileges if legitimate rental complaints are not addressed by the homeowner.

Current regulations are adequate.

We do not feel any impacts of short term rentals on our road at the moment, so do not have any suggestions

226 Response(s)

OPEN QUESTION

How do you feel about the measures being implemented by surrounding communities?

I do not believe any limitation on issuance of short term rental licenses is necessary or a good approach. I believe it is enforcement and management of these privileges that will be the key.

I believe local governments are looking for an easy scapegoat to a problem that is a result of years of poor workforce housing planning. Regulating STRs will not lead to more housing like they think it will, it will simply lead to more empty homes owned by very wealthy people. There have always been short term vacation homes in Blue River and I hope the town will continue to allow property owners to rent their homes as they see fit, as long as noise, occupancy & parking regulations are followed

Do not favor.

224 Response(s)

OPEN QUESTION

What is your vision for the Town of Blue River for the next five to ten years as it pertains to the composition of the community (full-time; 2nd homeowners ; rentals) BIG PICTURE VISION!

A good mix of all set naturally by housing and other socio economic effects. It is not the place of government, property owners, or any other entity to determine what part of the town should be full-time, 2nd homeowner, or renters.

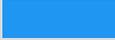
Enact regulations that apply to ALL property uses: noise, parking, occupancy regulations should be the same for full time residents, 2nd home owners, long term renters and short term renters.

Combination of all of these to keep the community vibrant.

217 Response(s)

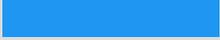
MULTIPLE CHOICE

Do you see a role for short-term rentals in the community?

Answer Choice	0%	100%	Number of Responses	Responses Ratio
Yes			251	83%
No			50	16%
<b>Total Responses</b>			<b>301</b>	<b>100%</b>

MULTIPLE CHOICE

If you short-term rent, how many days a year do you rent on average?

Answer Choice	0%	100%	Number of Responses	Responses Ratio
1-25			14	11%
26-75			37	31%
More than 75 days/year			66	56%
<b>Total Responses</b>			<b>117</b>	<b>100%</b>

MULTIPLE CHOICE

Do you feel short-term rentals are changing the character of the Town?

Answer Choice	0%	100%	Number of Responses	Responses Ratio
Yes			133	44%
No			168	55%
<b>Total Responses</b>			<b>301</b>	<b>100%</b>

OPEN QUESTION

If there is a cap in the future, how should the process look for renewals and new applications as licenses become available?

I do not believe there should be any cap at all. I think the numbers of licenses should be tracked and legitimate complaints against rental licensed properties should be logged and followup annual disciplinary cancellation of problem renters should be enforced.

There should not be a cap.

Do not believe in a cap. Believe in responsible ownership which adds value to the community.

**220 Response(s)**

9. What additional methods of enforcement would you like to see?

Would like to see speed control on Whispering Pines Circle. Coming down around the circle on the north side of the circle, cars often exceeding the speed limit -- doing at least 30 mph and sometimes even maybe 40 mph.

Haven't had any issues - but, having owner's information would help address issues in a timely manner so they can reach out to their guest or management company. I have only had a noise issue with a non-renting owner but reach out directly.

We need enforcement/compliance strategies that honor residents instead of Town honoring STR owners/renters unacceptable behaviors/actions that disregard, disrespect, degrade full-time residents' homes & properties; add STR 24-hour complaint hotline.

I would like to see guests to be accountable for the fine or ticket if they violated the rules. Fining the owners does nothing bc most of them aren't here. I have had more issues with the kids long term renting next door than anyone

I feel with the current restrictions BRPD has been meeting their obligations. The town should get on board with the county's regulation of STR. The county is struggling to find the balance between prosperity and resource exhaustion.

I think the current methods of code enforcement are working fine in Blue River. Police are responsive, thorough, and respectful, and do a good job of making sure the community is safe, quiet, and clean. Occasional check on by rangers or renting company employee.  
None

None, over regulation is going to make this town a less desirable vacation destination. Short Term rental ban is the height of stupidity and will lower property values. Breckenridge town council is off their meds.

Money talks - absent owners who are making large amounts of \$\$ on these rentals but not suffering the impacts of these business operations will most certainly understand escalating fines.

I would like to see short term rentals go away entirely. It is ruining our neighborhoods.

All rentals near us are summit county outside of Blue River, so not applicable to us  
The only trash problems hve been with neighbors that do not rent (2nd home owners) and we have never filed a complaint and just cleaned up the mess.

Our home in Blue River is a second home right now, will be primary home in 2023, so we are not there enough yet to know of the possible issues. I can imagine trash could be issues if trash is not stored appropriately, and not parking on streets.

I do not believe there is an enforcement issue. The Blue River Police do a great Job!

More frequent ticket writing on complaints.  
More ticket writing on trash.

I haven't had any issues and my neighbor across the street as well as directly next to me are short-term rentals.  
More speed enforcement on local streets.

S. T. R. people-need to have Bear proof trash cans. We have VBRO homes all around us. They use regular trash cans that are kept outside. Several times bears have gotten into them. Fed bear is a dead bear. Fires in outdoor pits during restrictions.  
Parking and group size. At least following the rules we already have

Timber Creek Estates has very few, if any, official complaints, most violators are full time residents. Issues are resolved by the HOA and rarely by the police. Very few cases of trash, parking or noise in TCE, most is dark sky compliance homeowners.

Fines to owners for renters who break rules or laws.

We had renters 2 doors down have a huge fire during a fire ban in a windy night. Fire dept came and put out the fire.

We have no issues with current levels of enforcement.

Perfect the way we have it

If a complaint is raised with short term rental properties, a call and email should be sent to the owner of the home.

1. We try to address with homeowner first.
2. Barring success here and depending on the perceived severity of the issue, police may be called

It wasn't listed above but following the speed limits seems to be my biggest issue. The amount of speeding I have witnessed up to Spruce Creek TH is terrible. It's a route I routinely run and its rare to see someone following the speed limits set.

None

I don't know the answer but I don't think our police should be used for enforcement  
Enforcement on businesses being run on all short term rentals

Blue River police have been very responsive. Most STR in our complex and building are not a problem. The problem unit we had issues with has since been sold and is now Onwner occupied. We have not had to file any complaints since.

Locals leave trash cans out day before & @ nite=bears. Tickets at 8pm? Short term rentals with no garage= trash cans always outside. Why aren't trash enclosures required before STR permits are issued? Require town rules posted on ref

N/a

None. I think Blue River is doing a good job.

Fines going toward paving our streets OR a town party with kegs of beer and uber.

I would like to see short term rentals abolished within town limits, thus negating the need for additional methods of enforcement.

Larger fines that lead to license for STR to be revoked.

Perhaps a reminder to property owners more frequently that requires communication with their renters. Unfortunately my neighbor is a short-term rental property and the renters consistently leave trash bags on the porch - the bears frequent them.

Don't allow any rental under a week.

Make sure the renters have an actual map of the address they are going to (force this on the rental homeowners).

Make sure the renters have 4 wheel drive.

Make sure they know not to put trash out

There needs to be an admin type person that goes through all the listings on VRBO, Airbnb, local management company websites, etc to ensure that the advertised occupancies match Town Regulations. Let's enforce rules already on the books.

Require all short term rental owners to provide the management company information to the association president and/or law enforcement should they need to be contacted in an emergency or complaint.

None

I do not believe it is the full responsibility of the Town to enforce and would like to see the property managers do more policing of their properties

The questions above do not allow for us to answer fully: though we have never filed a complaint, I've wanted to. I just don't want to have to be a "cop". Also, the issues are not just Trash, Parking & Noise. #1 - Enforce speeding in neighborhoods

None

No problems

Same as now

None

Besides law enforcement, neighbor's and property management need to step in and ask the property owners to follow the town's expectations. The use of the Tarn is one of my greatest concerns. i have shared the rule about Tarn use and they still stay.

I'm not sure that rules around the 3 issues above are communicated by the rental companies to the renters. I am also not sure that the number of renters per unit conforms to the legal limit So problem could be at the source.

N/A

No additional enforcement needed

Bigger fines for violating local laws

none

I like the current methods. The only issue I have noticed is trash and wildlife but this is not a rental issue but a community education issue.

None. Where is all of the revenue from short term rental going? We should see some benefits. There is too much government.

I have no complaints

None. Don't see enough issues to add any additional enforcement methods.  
The town is already doing a fantastic job! No complaints.  
Police enforcement for parking or speeding etc.

I think the town is doing a good job with enforcement. From the data presented, it doesn't seem that there is a need to put any additional resources in to enforcement at this time.

I do believe that Blue River is doing what it can to adequately enforce STRs with the resources that it currently has, however, more resources are need. Adequate does not fit the bill of continued violations, particularly regarding speeding in TCE.

I don't experience any serious issues with STR that require town enforcement

1) Ensure all VRBO/Airbnb listings have a license (some still don't), 2) ensure all listings have correct advertised occupancy (some still don't), 3) require repeat trash offenders to use an in garage trash service between renters or lose license.

Works fine as is. Visitors don't necessarily know about bears, that isn't their fault, more the owner of the property to inform their guests.  
Happy there is a direct phone # for issues

Maybe some kind of penalty for leaving trash out 24 hours or more. I see lots of part-timers do this no matter how many times the bears get into their trash.

I responded "No" to both previous questions because the present process offers no feedback to the individual filing a complaint as to the actions and results of the complaint.

We need to close the loop by supplying feedback.

Limit number of STR. Each Rental owner and management company required post effective education on how to respect the town, neighbors, wildlife, trails, and private property. Posting on web/soc med, in the homes something eye catching and effective  
Ticketing or Towing for Parking issues.

Ticketing for Noise and fines for property owners.

Fine owners for violations, escalation of rental restrictions for the property for repeats

I haven't been impacted other then hearing about trash being a problem with bears.  
None unless warranted  
Higher fines for violations

I've never had an issue. However, I think 1 warning followed by significant fines is reasonable. Several substantiated complaints should result in lose of STR license.  
Have enough.  
N/A

Never have had to complain. Rentals around my house have been a non issue. We support short term rentals.

Joe orlandino

You should have N/A as options above. If one has no complaints, the questions about enforcement and addressing complaints are not applicable.

I've called once in 5+ years - for a neighbor who left trash out. Our officers handled it very quickly.

I've never called in a complaint, although I have wanted to. The bigger concern for us is the outdoor fire pits and abiding by local fire restrictions. It seems vacationers are never familiar with our fire restriction levels. existing law enforcement is sufficient  
I think everything has been done correctly. Getting my STR permit is a bit of a hassle so removing those barriers would be helpful to me. thanks!

We don't send in complaints and we work directly with the owners of the two STR's that are next to us. We continually have issue with renters getting stuck and having to park in our driveway (where we can't leave) or on the road. Trash is an issue.

In the 7 months that we have owned half of a duplex, we have had 2 instances when the short term renters of the adjacent unit have fingered our garage door opener, looked in our windows, trespassed on our property. Numbers of guests also a problem

I would like to see limits on the number of cars that can be parked at any one rental. The house across the street has up to 7 cars including parking on the street and making it difficult for me to get out of my driveway. Fires in pits/barbeques. I saw one family obviously have their kid wait until they got to the Airbnb to set off fireworks they brought.  
Parking violation enforcement in the evenings. Most parking problems happen starting on Friday through the weekend.

For the repeat offenders I would like to see their licenses suspended or revoked.

I haven't called in any complaints, but I have picked up trash, and had issues with animals getting into unmanaged trash. In general, I don't like to report neighborhood issues to the town, I prefer to just reach out to the owner.  
Never had any issues.

Stricter fines. Noise, parking and trash are not a high safety priority for law enforcement and therefore not responded to in a timely manner. Bad neighborly behavior by renters is not adequately addressed in current codes nor communicated to renter  
Someone monitoring the town daily  
I think the TOBR does a great job in code enforcement  
More circulating patrols and patrol cars.

Patrol presence in vehicle and on foot is a must. Visitors aren't aware of how to properly store trash or know about fire bans etc. They'll be better behaved too if they know cops are around. They don't always realize people live here full time.

Personally, I think that owners should require their guests to have adequate traction / tires in the winter. So many renters get stuck trying to drive up the hill and owners aren't really stressing how critical this is.

During fire season, signage in neighborhoods possibly for fire danger or fire bans.

None - I have been fine with those who have come to enjoy the outdoors in Summit County with us. We have had no issues with code violations at all! We are very happy.

These questions above are biased to gather information from the "habitual complainers" which in my experience usually is less than 10% of the total. We are part of the other 80%, the more silent majority. We have no issues with short term rental.

I feel things are going fine and we do not have the issues Breckenridge was seeing. Blu River has handled what STR we do have effectively.

Parking is certainly the biggest issue in our neighborhood. Though rare, sometimes vehicles sit for upwards of two days on the roadway. It seems to be happening more this winter versus last winter though so it is becoming a concern in our neighborhood.

Police presence if and when an enormous party takes place. Parking on county roads to the point that I can no longer access my own home is an issue. Underage drinking is also occasionally present.

No opinion other than residents should feel there is attention to issues and followup

Roads and maintenance person

Limit number of individuals or families in one home

Maybe a dumpster at town hall for trash???

Speeding through the neighborhood is my only real complaint, but I also realize that this applies to local residents as well.

Fines for violations

I favor stronger enforcement against STR owners who are scofflaws. They should be fined. And the STR owners who follow the regulations should be respected for their efforts. STR fees benefit ALL Blue River homeowners.

I've never filed a complaint but have wanted to. There is excess traffic on our side roads due to short term rentals and would like speeding on side roads to be better enforced.

Monitoring of the number of people in a house versus how many are allowed in a residence. Seems like too many people in a house at one time.

none

No concerns

Dogs

?

Sewer capacity compliance: if you permitted a house for a family of 4-5 with 2 toilets and now that house rents to 10-12 people over and over, you have a good reason to revoke that license.

Trash is the biggest problem. Rental owners should be fined if their renters let bears and birds destroy their trash.

Loss of rental privileges if multiple verified violations are not addressed.

None

None.

I feel the homeowners should be fined or their short term rental agreement with Blue River should be revoked.

A short term rental in our neighborhood had trash left outside which was scattered around their property and our property next door. We knew the owners and complained to them but it happened twice more. Blue River officers did not act.

While happy with enforcement, I am not happy that this is conducted by the Town Marshall's office. The Marshall has many responsibilities to the general public and i am concerned that STR enforcement dilutes attention to those other responsibilities

I think that as STRs increase BR should look at a having a code enforcement officer to handle the burden. STRs should pay extra and we full timers should understand that they drive our economy but we shouldn't experience a reduced quality of life

Since we have our house in Blue River we have NEVER received a complaint from anybody.

I would like people to stop parking at the park. They park there because they cannot make it up Coronet and I have stopped calling because it doesn't matter. They will keep doing it.

Trash seems to be the only real issue I see. Overflowing cans leading to trash blowing or being carried by animals into others' yards, etc. When the trash issues are reported, they are addressed but it seems not unless someone calls it in.

Owner responsibility to make sure the rules (neighborhood and town) are clear with renters (short and long term). If violations complaints occur the owner is responsible. Three strikes the license is revoked. Local management as contact needed.

27. If there is a cap in the future, how should the process look for renewals and new applications as licenses become available?

Lottery system every 5 years or so. 2 types of licenses, one with unlimited use, no more than what it is now, and one with a 60 or so day short term limit. This is for the 2nd homeowners who would never rent to a long term renter because of losing access during certain parts of the year.

No new applications; implement a pause/moratorium on renewals and new applications; immediately contract out an independent study on the STR issue with unbiased and well-written survey questions. Drastically reduce the number of STRs; those that are allowed to exist need to be considered commercially owner-occupied lodging businesses. A quality independent study would include STR owners' responses separate from residents' responses, providing undiluted and accurate information from each group.

As noted above, a cap on Short-term rentals in Blue River doesn't make much sense. We are not Breck or Dillon. If we cap, or ban, short-term rentals, then nobody but multi-millionaires can afford a home in Blue River.

BY THE WAY, thanks for taking this survey. I think Michelle Eddy and the town staff are doing a good job for us residents.

Owners that have owned their blue river property longer, should get access to licenses on a priority basis

Think property owners who already have a license should be able to retain it, as long as they want to renew & as long as they abide by the regulations. If a property has constant issues, it should not be renewed. New applications as they become available should be limited to the number of days, so it be no longer possible to run as a business renting Short term year round. Maybe then they would do longer term rentals!

Affordable housing is the issue, not short term rentals! Vail/stock investors wants you to believe were the problem! Maybe another 10,000 sq ft house will help! How many tiny homes can fit on that lot?

IF there were a cap that would hurt the town and the only fair way would be to grandfather in existing rentals and lottery pick the rest up to the arbitrary amount. Think long term, if it were 100% full time residents, what happens to the budget? Everyone still has to drive 10+ minutes out of town to get food or water. Would we have more cars and junk pilling up in yards? Would property values decrease leading to even less money for the budget? I objectively don't see any positives to a limit.

There should be no cap and it should be easy for renewal. There just needs to be serious consequences for breaking the rules and absentee owners. Also make guests responsible and get fined not just the owners. If guests are accountable for their actions they will be better guests. The guests are the problem bc people on vacation don't care about our town like residents do and they are the ones getting complaints not the owners of the rentals.

AGAIN, short term renters are unfamiliar with the dangers of outdoor fires. These properties should not receive outdoor fire permits. Posters should be placed in properties, explaining that outdoor fires are prohibited. Also as part of the rental agreement, renters should sign and understand that they can not start outside fires and will be fined if doing as well as held liable for the damages that might result from larger forest/community/area fires.

Thanks for reading. Truly anxious  
JK

Please don't implement more terrible policy. Raise taxes on out of state homeowners or owners that do not rent their houses. Houses that sit empty provide zero value for the community. People that live out of state and have second or third... homes here don't add value to the community either. Sure they pay taxes and don't use as many services as locals but if they can afford a multi million dollar house they can pay more taxes. Then locals can be better provided for.  
Pretty sure we will have a waiting list for at least the next 20 years.....

I think a halt on any new permits for short term rentals is a start. At least until something is decided about whether short term rentals is the direction we want the town to continue in. Maybe some kind of a review process for each renewal of a permit. If they have had code violations or complaints then a permit is not reissued. I wish I had a better answer for this. It is a hard position because the cat is already out of the bag.

Maybe a lottery with some point system so preference is given to someone that missed out the year before and deductions for violations to the point of not being able to renew for a year if it's just too many violations. These would have to be confirmed violations so it's not just one neighbor that hates short term rentals (or the owner) that will hurt someone by constant unreasonable reporting.  
No caps by subdivision because some subdivisions are too small, with 1 rental =25-50% of homes.  
All current short term landlords should be grandfathered in.

A license should stay with the property, not just the owner. If a person purchased a property with the intention to STR, they paid a price assuming there would be stability in policy for STR and should be able to sell it under the same terms. As mentioned earlier in the survey, higher lodging taxes would be a better strategy than capping STR. A second home that is rented for part of the year will likely sit vacant if capped out of an STR license, as the owners will want to use it as before.

Should not happen. Property rights override your short amount of time on the town board. If the town of Breck would not have opened this can of worms the board would not be discussing limits to short term rentals. Do you really want to emulate the Breck council ? WHY ?

Those who are currently short term renting should be grandfathered in and allowed to continue.

No cap, do not see STRs exceeding 40-50%, STRs licenses should be grandfathered or be able to be transferred to new homeowners (homeowners who bought in TCE counting on STR revenue to help pay all or part of the mortgage should not be subjected to year to year anxiety in being able to secure a renewal or not). They invest, improve and maintain their homes for the long term far better than full time residents because of that revenue and should have protection in place on their behalf.

I'm not sure what the answer is. It's hard to please everyone. I do know that I don't want Blue River to turn into Breckenridge when it comes to short-term rentals. I don't think we are there and we are in a unique position to get ahead of this.

There is already a process for renewals and for applications. If you cap the number, the Town would have to come up with a system of allowing new homes to join the existing homes. The Town cannot stop an existing homeowner from short term renting as that owner would have a non-conforming use. Unless the Town has a budget to defend litigation, it should be careful how it proceeds. The residents will not like having to pay higher taxes to pay legal fees.

I don't know the answer to this. I only know that my quality of life suffers under the rentals in my area. It's not why I bought a home in BR. I left peak 10 in Breck because it was a party street and the same thing has followed me to BR

Perpetual renewals available to anyone that is in good standing with the Town Of Blue River  
Open opportunity for STR's licensing up to 50% of homes then revisit the issue with counsel and community  
There should not be a cap in the foreseeable future

Great question- seems like we should watch how the system implemented in Breck works out and then re-evaluate.  
No cap

It's something I'd have to consider, but by not allowing STRs in our town, it eliminates the need to do so.  
15% Short term rentals/subdivision.

15% Long term rentals/subdivision.

A simple waiting list for licenses could be appropriate, along with an application that asks the homeowner to explain their rental requirements and perspective, responsibility in communicating with renters. Perhaps a general "Blue River Renters Code" that renters must abide by and share with tenants.

If there is a cap, renewals should always get preference over new applications. It create far too much uncertainty for STRs to lose their license from year to year. It's also not fair for new owners or people to the community to have to wait for a STR license. If there is a cap, it should grow with new development. There should also be some kind of exceptions so people don't have to wait multiple years (e.g. wait no more than 1 year for a license)

I believe you must grandfather those already licensed / if you set a cap then you must get to that level through attrition  
What you are saying is wrong. It's non of your business

Short term Ned's to be capped. Instead of number of houses, have each house only be allowed so many short term renters per year.  
Permit needed  
Enforcement needed  
Limit nights to 90-135

I don't know what issues Blue River City Fathers have experienced with short term rentals. It's not like all second homeowners are renting their place out to short term renters.

Adress the demand both types of residents. The attributes of the area are its quality of life including safety, recreation, entertainment, housing and reasonableness of access to larger population centers.

I think a cap would cause buyers to go else where reducing the value of the community.

Can't recommend a cap.

However IF it comes to pass- All CURRENT (STR) rental Owners should have 1st priority to renew license yearly since they are already DBA, (waiting list should fall to new applications only- if capped).

A reasonable option is to increase the STR license to \$1000 year.

A higher\$ License fee and requiring an STR to use a local Mgmt co. would naturally lower non serious STR renters. Random STR renters ultimately result in lower city tax revenues and less managed properties.

Renewals as usual, new applications when available (for example, if there is no renewal, renewal date missed or license revoked.)

Let every property that currently rents be grandfathered from a license cap. Only cap new construction or properties that fail to obtain a license (and pay the fees) prior to a future deadline. If every property elects to rush out and secure a license that speaks for itself on how property owners view the future of their town, Blue River.

Existing STR owners should be guaranteed licenses. New homeowners should apply on a first come first served basis.

If there is a cap and a person already has an active license, I support giving that individual an annual renewal (with increased fees). New applicants who are above the cap should be on a waiting list. I also support giving locals the opportunity to rent their places out short term (for a couple weeks a year or one bedroom in their residence) if it makes it more financially viable for a local (working in the county) to live here.

Survey Best Practices of communities that have implement accommodations for STRs. Yes, there needs to be a cap based on the mission, values of BR and voting residences needs. Realtors need to be consistent and transparent with new homeowners on what new rules and regulations are relative to STRs. Wish I had more space to elaborate on many of these questions. Let me leave you with this: Forefathers, foremothers of this community had a vision when they annexed from Breckenridge make them Proud

I believe that full time residents that rent out a portion of their house should be exempt from any cap. I don't think a cap is necessarily the right way to control this.

If a cap is implemented, I think the licenses should not be transferable to new owners. Maybe a lottery system for new licenses.

What is the purpose for the application/renewal. If it is a business then the application should be denied. What we do not like is a property being run as a business. Residential zoning is generally referred to as "single family residential". Two, three or four families renting a house for a night or two is at the opposite end of the spectrum. Limit those applications to multi family and high density properties.

There should not be a cap.

I believe that most of the homes are second homes that also rent out some. That's my case and that was not included in your options. There is a difference between a home that's solely an investment property (could be either short or long term) and second homes that people use and also rent out to offset costs. Second homes will never help with the affordable housing shortage.

I do not think there should be a cap.

There shouldn't be a cap

For renewals, I would think complaints/feedback from neighbors, the community as well as tenants would be considered in the process.

I just purchased my property last summer and I only answered the questions that I think apply to my limited knowledge of the community. But thanks for the opportunity to voice our opinions.

Many options come to mind. Presuming we settle on a max. #s lower than present #s by both neighborhood & across the Town as a whole, one for consideration would be to grandfather all present lics. in, dropping them back only as prtys. change ownership until the #s are in line within %age targets by ea. neighborhood & across the Town. This would take some # of yrs. to arrive at the goals but would protect present prty. owner rights that presently hold STR licenses.

Look at the rentals with the biggest complaints. Start by eliminating those. Secondly look at the places that are where the majority of full time residents are and eliminate those.

I think it makes sense to have some limits. Maybe make it a lottery each 2 years if there is more demand for STR's then available licenses. I don't think just because you get a license one year that you can keep it forever.

That's a tough one! Situations change and some people try and maximize earnings! I'm just trying to maintain what I have. That's going to be a slippery slope! Obviously someone with a proven track record of property management should be given a priority but again we should worry about fairness and litigation!

Rather than closing the door to new applicants, perhaps do a yearly lottery that is true-chance (i.e. being a STR home in the past doesn't allow you additional 'lottery tickets' for the upcoming year) - to make the process as fair as possible, and to not allow the neighborhood to be taken over by Airbnb.

Lottery

Make sure owners of short term rentals follow regulations

Hold owners more accountable for messes ST Renters make. If they are held accountable, they and their managers will do a better job being more diligent making sure laws are complied. This should take pressure off local law enforcement. If there is a unit that is habitually a problem, do not renew license. Maintain certain % for each neighborhood.

No, I've stated my reasoning above.

Thank you

There shouldn't be a cap. For years Breckenridge got most of tax payer money and benefitted from it. It is Blue River's chance to make it finally work and become more funded.

grand father existing properties and only apply it to new real estate transactions

Having a cap is necessary. I would look at "value" metrics for new applications. Items like code violations, rental history (number of nights) and community involvement would all be ones worth looking at.

Thanks for looking into this issue and I'm happy to help on any committees or process in regards to this topic.

Mark Orton

New permits should always be available, but at a market-rate cost. Perhaps new permits become increasingly expensive as the % of ST use goes above certain thresholds.

There should be none

How to make it equitable? I'm not sure. Obviously we see that it adds to the value of a home being sold in Breck. There is an impact on property values since market demands will influence this. I would like to see a cap on the number of days per year one can rent the home as a short term rental. I would like to see better definitions of long term rentals as there is a huge difference between renting to a family for the month of August and renting to an unrelated team of seasonal workers.

Not sure

I suppose a wait list if the cap is reached, on a first come first serve basis.

I think we need to cap now before we are backtracking. 20% is 1 in 5 houses. That is plenty of additional stress on our community.

The renewal process should consider how many complaints have been filed against a property. I do not rent my property so I do not know how these things are handled. But there are some STRs that have no problems at all while others are constant problems. I don't know what makes them so different, but those that are the constant problems, as documented through some consistent system, should not be allowed to renew.

I don't think that this should be a thing.

How can you change requirement for previous owners of short term rentals? All existing owners would keep their rental license and the I guess a waiting list.

This requires a structured approach, necessary as The Town of Blue River must reduce this crisis. There will be folks who tire of all the headaches and let licenses lapse. Licenses are issued to individuals, not properties. Therefore as properties change hands there can easily be fewer licenses. Resident licensees should receive priority treatment. High on the criteria for non-renewal by The Town, would be properties with unresolved citations, followed by properties with complaint calls.

Look at the size/bedrooms and location of the rental. There needs to be a variety of rentals if it is on a first come first serve eventually there may not be enough to attract different group sizes because too many small would not allow large groups or too many large would cause high rental rates for just a couple people. Some people like to be in town and others want to be out of town.

I think there is a small percentage of owners that have a license only "just in case they want to sell their house and be able to tell the new owners that they can rent out the house- then house may be more affordable for the new owners". If the town does not renew those licenses, there results an incentive to actually rent the house out which would result in even more short term renters. Some may just fake some paperwork to appear as though they rented out the house.

Fair and well publicized so that going forward real estate buyers know what they may do or not do.

Full time residents that want to short term rent for up to a set time, say a month a year should be able to take advantage of offsetting their high cost of living with rental income. There could also be incentives for home owners renting to seasonal workers. And caps can be used to limit the percentage of STR permits issued so as to not exceed whatever the determined capacity of STRs is determined.

Licenses should be on a lottery basis, first to those with fewer than 2 violations.  
Locals first on licenses. Absolutely NO use of the town.

Having a cap on short term rentals or an inability to transfer licenses will have a severe negative impact on home values

I think people who have licenses and are in good standing should be guaranteed renewal, while I believe that people who are buying a home with plans to rent it out short-term should be able to get confirmation of their license before they close on the property. For folks who decide they want to short-term rent a home that they have owned for some time, this process should be based on any caps that may be put in place in the future.

No Cap.

Any existing should be allowed to keep their rental, assuming they have not had multiple complaints.

I think that current full time residents that have been owning homes prior to 2018 should get first options for licenses. Why? Because it helps protect those of us who have been here investing in this community for years before the 2021 craziness of buying and then short terming became a huge deal these last few years. It's important to see our town protect those of us who have been apart of this community before these out of state investment property owners came in.

I'm really not sure what is feasible with the amount of staff that we currently have with the Town. We would prefer the focus of those working for the town of Blue River doesn't have to shift to monitoring short term rentals. We appreciate their focus on our locals and keeping this community a place where full time residents enjoy raising their families.

some way to create access to and renewal of licenses on an equal basis would be desirable  
Tighten up

If there is a cap in the future I think people who have had a license in the past and have not misused it should be able to transfer their license to another home.

There should be NO cap

No cap. No regulations. Homeowners should have complete freedom to choose how they want to use their properties.

<20%

?

I dont know.

i do not believe restricting owners ability to use their home in a manner they see fit is acceptable. Private property rights allow owners the ability to choose. The town can certainly create expectations to assure everyone is a good neighbor, but market demand will provide the best outcome. this will not come without growing pains, and there is no perfect solution, but it is the best choice.

I do not believe there should be any cap at all. I think the numbers of licenses should be tracked and legitimate complaints against rental licensed properties should be logged and followup annual disciplinary cancellation of problem renters should be enforced.

Required inspections, strict action on complaints, loss of license on one valid complaint  
Should be equal to the number of second homes

All current licenses be grandfathered indefinitely and also passed along to new owners with transfer of title. The license be tied to the property and not owner. If short-term rental owners can conform to the short-term rental regulations without constant complaints, then those properties should be able to maintain their license to maximize the value of that property at resale.

No cap

cap it. waitlist. homes are sold without a transfer of the rental license.

I would model after other towns in the mountains (not necessarily breckenridge because the cap there is relatively new) that have had success. It's better to start now before it gets out of hand like it is on Breckenridge.

Anyone who has a license should be grandfathered in and be guaranteed a license for the future. I also feel like the license should be transferable to new owners of properties are sold.

There should be a wait list for new applications once the cap has been reached.

I do not feel the current level of rentals are changing the character of the town. Now if it was 75% short term, I bet that answer would be different.

I believe that a review process should take place where the Town would look into the number and severity of complaints that have come in on a given property.

Difficult to answer since some properties are purchased as investments - if things change drastically, it will impact those who own as a rental property which can in turn impact property / resale value. Hard to answer when we don't see any issues. We spend about 1 week a month at our home and in 9 years haven't had any issues. Contact with other owners really is the key. We will get notification even if a renter leaves the garage door open =0).

It would only be fair for renewals to be grandfathered in as it was a prerequisite for us, when we bought our home, to be able to rent it in order to afford it. The same should apply if we were to sell our home, that the STR license would go with our home, because if it didn't, it would unfairly affect our real estate values. If there is a cap on STRs, it should be evaluated by neighborhood. Timber Creek Estates is not very well-suited to employee housing and has a higher % of STRs than ToBR.

Existing license holders should be grandfathered in. Licenses should be sold with the associated property. It would be unfair to make a change that negatively impacts rental revenue stream to offset costs and/or resale value.

Blue River is geographically spread out. It's not a contiguous community like Frisco or Silverthorne. Regulations for those communities may not be appropriate for BR. BR's location, colder temps, more snow, and longer winters already present competitive challenges.

People who have already purchased homes with the expectation of being able to assist with costs by doing STRs should be grandfathered in, and use their properties under the expectations with which they purchased the property. If there is a cap, I think it should take these types of expectations into account regarding people's financial ability to purchase such costly properties, and the benefits that owners and renters bring through use of the community, and local businesses.

It should be up to the individual property owner

Allow people to do what they want. I'm tired of some trying to control the community.

Owners who have existing rental licenses should be permitted to continue to renew their rental licenses.

Perhaps something like Colo Sprgs has done- current non-owner occupied STRs can keep renewing, but no new ones can be established. New owner-occupied (at least 180 days per year) can apply. The new ones are on a first come first served basis and the renewals are accepted as long as they meet their renewal deadline. I think if the owner is not local then they need to have an established management company, approved by the town.

Don't cap just increase rental tax rate until the number of rentals levels out.

Be careful on caps. Current home owners who don't currently rent, may, in the future need to rent, if they have a financial hardship. You don't want to prevent them from saving their homes, or defaulting on a mortgage.

Before renewing a license for short term rentals you need to look to see if they have any complaints about the property and people who rent them. If there are complaints then these people do not get license to do VBRO's on their home.

Owners of rentals, long or short term, need to be held responsible for accurately informing renters of the regulations regarding laws, tarp use, fire bans, trash and recycling, etc., and making sure people know they are renting in a residential area.

Can there be a minimum age requirement, such as car rentals do at 25 - there are additional fees.

We support current practices.

We have seen no changes in the character of the town in the six years we have owned our property. We love coming to Blue River as often as we can. It feels somewhat "rural" to us and that's what we love about it.

Thank you for gathering our thoughts on this issue.  
current system acceptable

Any new laws should be for future homeowner purchases. All current owners should be grandfathered in.

Hopefully, the town of blue river doesn't impose a cap for STR, but if they do, All current licenses should be grandfathered and new application first come first serve

Again, within each neighborhood in Blue River I think there will be situations that are at both ends of the spectrum. That's why we have a city council, to determine and enforce the good of the town.

Would hate to think one would/could get "locked out" of renting one's property should the owner need for this arise

I hope that we don't have to implement a cap and hope that it will manage itself by not having too many applications. Should it come to this I think factors like complaints, date of application, and use days. The other way to look at STRs is just managing user says instead of licenses. For instance all STRs can only be rented 150 days a year maximum. This would also hopefully encourage STR owners to visit and utilize their home more.

Be clear about the towns regulations as they apply to all residents ( owners, long term renters, short term renters) and enforce them reasonably. It would be unfortunate if BR became essentially a rental community, particularly if apartment and multiple family dwellings became commonplace. BL is not Breck! Dirt roads, trees and a feeling of returning to nature contribute to its character!  
would not restrict short term rentals  
No new renewals

You have to honor the current STR owners as many I feel are responsible and/or need this income to remain a resident. New licensing can be regulated by focusing on connection between the actual Owner of each home and the STR. I am in favor of restricting company based or large STR companies coming in and buying up home to only STR. Second home owners or primary residents appear to have more of connection to our community. This is a tough question for sure, thank you for allowing our input.

PLEASE CAP STR AT 20%. That's every 5th house with vacationers coming and going plus all the pollution and neighborhood disintegration that comes with it. Check with surrounding neighbors on how the current STR has affected them and don't grandfather in permits. Regular checks so owner and property management companies are in good standing.  
Tiered system as mentioned above.

I don't think there should be a cap or restrictions so long as the homeowner is following the rules set out for by the town. I think that alternate options should be provided instead of a cap such as property tax reductions / vouchers to stay somewhere else to entice homeowners to switch to long term rentals. I think one way to get a few homeowners to switch is to raise the annual renewal rate to something like \$500 - \$1000 per year.  
Not sure it is fair to everyone to "cap" this opportunity.  
Only renewals with positive feedback from neighbors

A waitlist is probably most fair, and any one person should not be given multiple licenses (hard to track with LLC, etc) Terms of the rental license should be 2 years and you get back in line for a license after 2 years. If you violate terms of the license it gets revoked and you get banned for a period of 5 years.

I would hope I'd be grandfathered for renewal -- otherwise I would likely have to sell my house without STR income.

I think those who have been responsible short turn rentals should be allowed to keep doing so. I am not sure how new applications should be handled. I don't want to discourage full time residents who love this community like we do. I am fond of our community and neighbors.

Those that have existing renewals will continue with the same process that are currently in place. All new applications will be entered into a queue, when one becomes available the next one is approved.

I think they should be a yearly lottery with a limited amount of STR. Homeowners who are in good standing " this meaning limited violations etc. " are in the first draw. I would love to see a limit on the amount of short term rentals. I love this community. I love that I know my neighbors. I worry for our resources, our water, the safety of our homes (increased fire danger etc), And the safety of our wildlife. Thank you for performing this survey. I hope we can keep our community Our communit.

I don't think grandfathering in everyone with an existing license is the best solution- they'll just keep doing what they are already doing. Change the rules to make them actually comply with the rules.... have management that is onsite, or very close by, accessible and accountable!

And don't give out any new licenses unless that can prove they can adhere to the above requirements.

If it is essential, current licenses should get priority and should be able to be sold with the house. Then, if the new owner does not decide to STR after 6 months, it can go into the general pool for new licenses.

How do we get on the committee? We would be interested in serving. [megan@freshpowderbreck.com](mailto:megan@freshpowderbreck.com)

Aspen View has implemented requiring owners to provide their management company information and that company needs to be within a 90 min drive to handle emergencies or out of control situations. The problem is enforcing the new regulation. With such a small association we want to be good neighbors. Longtime owners bought into a neighborhood to keep it as a neighborhood without constant change of inhabitants.

The process is great how it is today. Renewals are required every year by a deadline and a fee is required at the time of renewal. If you don't renew by the deadline, you aren't guaranteed a license.

I don't think that's appropriate. Let them rent and if problems arise, deal with them appropriately.

Tough question! A waiting list could be impossible for residents who want to transition from full time living to part time seasonal, or for new buyers who wish to short term rent. I don't prefer transferable licenses, which help STR's remain STR's, because this isn't fair for properties on the waiting list. Maybe consider a "weighted preference" for existing full time residents who decide to transition out of town after at least (3) years of living as a full time residents or renting long term.

I rent our property through a rental agency, and the renewal license process has been fairly efficiency.

I do not see any negative impact in our area of The Crown.

There should never be a cap

Not sure but maybe local owners who have skin the game should get priority.

Not aware of what this process would look like, as I have never been involved in town government.

No cap, it is an opportunity for Blue river

If I were made aware of the supposed negative impacts of short term rentals as it currently stands, I may have a better perspective to offer an answer. As stated above, I am not aware of any current issues or negative impact from rentals.

There should not be a cap.

Just think of the traffic situation before coming to a decision on this subject!

A license should not be automatically renewed, but give opportunities for other homeowners to attain a license (if the number of licenses are restricted)

See above response

People should not be allowed to apply for a license just in case needs to be monitored as an active tax paying short term rental.

If there is a cap, current license holders should be allowed to renew first because they are already dependent on that income and purchased or renovated properties with that intention to rent prior to there being a cap.

Should not be a cap. You are impacting peoples investments. Be prepared for a class action suit.  
Limited, with a wait list. One out, one in.

If there was a cap on STRs, I would hope that preference would be given to those who already have a license and that the license would be transferable with the sale of property.

As long as code and rules are abided by, people should be able to rent their properties if they want. Worst case scenario: Grandfather clause for existing STR properties.

Lottery.

Applicants must show code compliance for occupant quantity, life/safety devices, proof of trash service, parking, adequate trash containers, submit to property code inspection, 2-year application renewal subject to compliance and confirmed complaint history.

There should not be a cap, but if there is one, 1) the STR license should be able to be renewed without new requirements, and 2) the STR license should be able to be transferred to a new owner if the property is sold to support higher property values and revenue to the town. Let free markets work. Don't support anti-STR policies that hurt property values, while benefiting hotels and LT renters that don't keep property nice. I'm willing to serve on this committee (farmmath2000@gmail.com).

This is always very hard because people must have fair and equitable property rights and who am I to tell them they can't short term rent. But, if it was up to me I'd work on a program to increase long term rentals and also limit the number of days short-term rentals were allowed at each home. Short-term rentals, at the very least, should have a no stay rule in both May and October in order to give residents a short time off from visitors.

Renew only if no violations

I am strongly opposed to a cap and I think you will see legal challenges if you go this route like many towns already are. Don't get enamored with the "we're saving the character of our town!" rhetoric coming from Breckenridge. This is thinly veiled NIMBYism that will change the makeup of the town more than leaving it alone and push out the next generation of locals.

Prioritize local year round residents with Service jobs and small business owners. Allow small business owners some grace and leeway to keep equipment at their home so YOU and others can even have these services like plumbers, landscapers and electricians and so all can afford to live here

Short term rentals are a business. The fees and rental taxes should be based on a % of property values. All fees and taxes should be raised significantly. Cost of doing business. Perhaps this is a way to reduce the number of short term rentals but allow the town a revenue stream. This also would put the decision to rent or not in the hands of the property owner, not government.

There should not be a cap. If this action occurs, it should be an annual rolling lottery so that everyone has an opportunity to prosper and licenses are not benefiting the same people each year.  
Cap at the number of current short-term rentals.

can you prioritize length of ownership in the renewal/application process or is that discrimination? Longer term resident vs investment companies

can we have "exempt" and "non-exempt" neighborhoods that are better or less suited to have STRs. Timber Creek Estates vs the heart of blue river.

could there be a "community commitment" condition that weights volunteerism to trails and community projects that have occurred.

I have vacant land and would like the option when my home is built. If you don't allow new licenses after my place is built it will crash the land value.

Do not believe caps should occur.  
I'm against a cap.

There should be rules as to how many occupants can stay in the rental, how many cars can be parked and there should be enforcement on trash pickup.

Previous renters should not have licenses taken away. This could have been part of their financial plan when they purchased their home. New licenses should be available due to the limited number of homes in the community.

Existing str licenses should be grandfathered in. New applications should be considered if the area they are applying has no str or is limited on str.

Not sure how to answer this, but if our ability to short term rent our home goes away, our family that has been a part of the community for 20+ years, will not be able to afford owning our home, and will probably have to sell to wealthy out of state investors.  
Just stop

We need models of what other successful communities do. We need to compare pros and cons of different models, in consultation with residents. Let's not try to re-invent the wheel here...  
No---market will take care of itself

Make a minimum of 4 night stays and limit the people to homes in order to reduce traffic and congestion

The cap should not be on the number of licenses, rather the number of nights. That way, nobody in Town is subjected to living near full time short term rental properties that people purchased for the sole intent of making money, not to live here and be part of the community. If you can't afford your mortgage but for renting your property out full time and then enjoying it yourself a couple weeks a year, then please don't buy in Blue River.

Blue River asserting so much power over owners is bad for the long term future of this community. Caps are ridiculous.

I think there should be a annual application lottery for STR's which would rotate properties. In general I'm super happy here in Blue River, I've always enjoyed being close to Breck, but not part of that chaos, and it feels like that chaos has recently reached out to the town, mostly due to STRs.

Those with a license should be grandfathered in and able to transfer the license if the home is sold.

Keep the process the same.

First come, first serve on the application waitlist if it comes to that.

No new applications! implement a moratorium on renewals and new applications and immediately contract out an independent study on the STR issue with full unbiased involvement by all residents. Reduce the number to less than 15%.

Do not believe in a cap. Believe in responsible ownership which adds value to the community.

Previous STR owners should automatically qualify for an STR license and be grandfathered in regardless of any limit set.

Anyone with a current license in good standing should be allowed to maintain their license in perpetuity. New applications should then be approved based on whatever remaining licenses are available.

Licenses should not transfer if a property sells and fees should increase

No idea. But definitely think there needs to be a cap. And cost, though that would just be part of the short term rental contracts

We believe current permits should be grandfathered into any future "caps". As a 7 year owner and renter, we believe we have been diligent and responsible home owners and renters and hope to continue to do so. If there are caps enforced, we would hope they would apply to new applicants only as to preserve and act in good faith for current permit holders.

I think you allow the current short term licenses to continue and any new ones have to wait until an existing license expires.

If there was anything passed, I think that EVERY property that has an active STR license should be grandfathered in. I also think that EVERY STR license should be allowed to transfer with the sale of a property.

I think if the transfer of a STR license is banned, that will create a stagnant housing market. It's worth less to the new buyers if they can't rent it out and why would a current owner sell for less?

Thank you for reaching out for citizens feedback! It shows that you actually care!!

Current practices are sufficient and are working well.

Minimum night stays would alleviate this extra work.

NO CAP!!! Stay out of it!!

Again, maybe there does not need to be a cap, but only certain people or owners of property can apply for a license. I believe the biggest issue is corporations and LLCs formed as money making ventures that are ruining the town, not so much people that own and live here renting out portions or whole homes.

No Cap !

Why have a cap. A cap benefits the hotels and restaurants in Breckenridge. It will turn Blue River into multiple individuals long term sub rentals who have no ownership or responsibilities for the community. Are you ready to enforce a single family per house code? Or watch property values drop.

There should not be a cap on short term rentals.  
Lottery system with renewals not being guaranteed every year.

If you make it difficult to transfer to new owners, the values of properties will fall and only the rich will be able to "reach" to purchase a home in Blue River. Also, it is not clear to me how the town will maintain its services if it limits this source of tax income.

Owners need to demonstrate how their STR efforts support the need to increase employment and housing. If you are renting and your house needs an additional 40 hrs of year round work between maintenance and cleaning, owner must prove they have supporting housing for one additional person in the community.

Any cap that doesn't allow licenses to ride with the land is an unfair burden on homeowners currently renting, and will decrease property values for everyone, not just those who do STRs.

I do not believe there should be transferable rights for those owners who have short termed their homes and are selling their homes to a buyer who wants to short term rent. I believe there should be a waiting list for new applications for short term rentals.

You have a cap on the short term rentals. When the number of rentals is met no more short term rentals. If somebody drops it done a new person can apply.

If a cap is implemented in the future, it should be for out of state visitors not local families who live in Colorado trying to vacation in a cool area. Should not be limited to applications but if that is not a viable option, I would say, limit new applications and grandfather existing renewals.

People who are selling their home should be allowed a one time transfer of the short term rental license to the new buyer. That way, those of us who purchased for the purpose of short term renting, and bought the home at prices that reflected short term rental income, can sell at a price that reflects short term rental income but to someone who understands that they cannot transfer the short term rental license afterwards.

We don't seem to have an issue, so I'm hopeful we don't need to cap. That will not benefit the community in the long run - in my opinion.

Yes a cap.  
Current registrations continue as long as they meet requirements.  
All property owners must be included on changes to license changes. Requirements must be applicable to all property owners.  
Rentals should not have a higher standard. Standard should be high for community of Blue River.

I think the focus should be limited to single family homes. The typical subdivision was intended to be a neighborhood of families that were interested in maintaining a nice place to live. Unfortunately, these HOA's have been high jacked by investors buying the houses and not living in them. They have no vested interest in the well being of their neighbors or neighborhood, only in maximizing their rental income at the expense of the full or part time owners.

First people hoo living in town and renting part of ther homes becos ther over looking and making sure renters are complying with the town code and ther in gagging with community  
Thos tip rentals allow community to live on higher levels higher

Licensure fees linked to the true costs of running the program. One year licensure. Public identification of property managers. Publication of complaints and how resolved. Complaint record used as part of renewal process.

Factor in complaint history, compliance with water and wastewater capacities, noxious weed and wildfire mitigation. For new applications and renewals, require a Neighborhood Impact agreement created by the investor, that they will hold themselves accountable against. I fundamentally regard STRs as commercial use within an R-1 zone and should require a variance hearing by P&Z with posting for notification to neighbors. Investors should be made aware of the impact of their commercial use.

Honestly don't feel capable of suggesting, but hopefully there are ways for most to benefit fairly.

There should not be a cap for all of the reasons stated above. This entire questionnaire is skewed towards arguing against short term renters rather than having an informed debate about what the issues the town is trying to solve. Everyone that owns property in Blue River should be free to do what they want with their property - that's why they purchased it. To now try and restrict that freedom is quite frankly unconstitutional. What are you trying to solve?

I don't think there should be a cap. People rushed to get licenses whether they use them or not when you cap them. If the lack of long term rentals is motivation to cap short term licenses. Provide some incentives to provide long term rentals.

This assumes the cap is reached. If so, renewals have priority. If a licensed property changes ownership, the license should be transferable, and it's new owner should be eligible for a renewal in order to maintain property value and so that inherited property does not have to risk losing its license. New licenses should be granted based date of application, owner violation and revocation history, area saturation, location accessibility and occupancy size.

Renewals should have priority  
leave as is.

What a heartache. Not in favor of this. I see attorneys making out in this scenario. Locals having to spend too much time in the courts. Neighbor against neighbor. Everyone blaming government for why they can't use their property the way they want. It needs heavy duty rules, enforcement, and consequences. Citizen review committee (for new and renewing licenses), Board approval at monthly meetings, with a call up option.

12. What percentage of homes in Blue River should be occupied by short-term rentals??	13. What percentage of homes in Blue River should be occupied by long-term rentals?	14. What percentage of homes in Blue River should be occupied by full-time residents?
Less than 22%, as little as possible	As much as possible 45%+	As much as possible 45%+
0%-STRs are commercial properties, NOT residential	< 20% local workforce only & NO ADU's on lots.	> 80% of FT home/property owners& part-time owners
It's always going to be over 20%. I'd say, 33%.	Up to 66%	25%; few can afford to own a house without renting
10% max	40% max	50% min
Depend on # of days rented.30% Higher if low #days	up to 30% ?	The more the better. 50% or more.
Whatever the market demands up to 100%	Whatever the market demands up to 100%	Whatever the market demands up to 100%
15	35	50
20	40	40
Let the free market decide.	Let the free market decide.	Let the free market decide.
Should not be quotas	Should not be quotas	Should not be quotas
0%	40	60
Up to 100%	Up to 100%	Up to 100%
There should not be a restriction.	There should not be a restriction.	As many as choose to live there.
33	10	50
Any	Any	Any

25 or less	25% or less	Not sure
100% Homeowners have the right to decide	100% Homeowners have the right to decide	100% Homeowners have the right to decide
30		
Not many. I want community, not visitors.	30-50%	50-70%
There is no reason to limit the numbers	There is no reason to limit the numbers	There is no reason to limit the numbers
None	All	50
<10	%	95
50/50	10	40
25	25	50
25	25	50
As minimal as possible	As much as possible- no issue w/ part time owners	As much as possible
10	25	65
		50
Unlimited	Unlimited	Unlimited
20	20	60
0%	30% +/-	as many as choose to live here year round.

15%	15%	70%
33	33	10
40% perhaps	10% perhaps	50%
30	10	60
25%	25%	50%
As many as each owner wants	As many as each homeowner prefers.	OWNERS CHOICE.IT'S OUR BUSINESS NOT YOURSWHATWeDo.
25%	25%	25%
no limit	does not matter	does not matter
30	40	30
I don't have, nor had, any issues with short term		
50%	10	40%
Should not be a limit	Should not be a limit	Should not be a limit
As many as wanted/ No Restrictions	as many as wanted/ No Restrictions	as many as wanted/ No Restrictions
20	20	60
What the market will sustain	What the market will sustain	A percentage that choose to live in Blue River.
Perhaps up to 25%	I don't feel strongly on this one.	I don't feel strongly on this one either.
should be left to individual owner	same	same
20	20 (higher if long term means non visitors)	60

In alignment with the Mission of BR..	We need to make a commitment to working people.	50+
25	LTR and FT residents combined should equal 60%+	LTR and FT residents combined should equal 60%+
none	unlimited	unlimited
Up to 50%	Up to 100%	
33	33	33
No more than one-third.	No more than one- third.	At least one-third.
Max. of 30% by subdivision; 20% Town-wide.	30%	50%
0-5%	10%	90%
No more then 25%		
As market bears	As market bears	How many should remain empty as owners rarely go.
20%	30%	50%
25	25	50
20	20	20
30	As many as needed	70
10%	10%	80%
Historically Blue River was built as summer homes	As many as owners willing to rent as long-term	If owners would like to be full time residents
50	50	50

20	0	50
Unsure but we are surrounding on 3 sides by renter	unlimited	unlimited
5	45	50
20	50	30
5%	No cap on LTR defined as greater than 6 months	No cap
25	25	50
5	10	90
25%	a family? a group of workers? 30 days or 12 mo?	50+%
10	40	50
10% because we already had the 2nd home owner	10	80
30%	I don't think this should be restricted	
20%		
10	25	65
Whatever the market and owners end up having.	Whatever the market and owners end up having.	Whatever the market and owners end up having.
No limit, free market	No limit, free market	No limit, free market
Ideally 0%, but perhaps 10% is more realistic	10%	50%

0	25	75
15%	15%	70%
What ever the market demands.	Same answer as above.	Let the market determine this.
20	30	50
10	0 in single family residential communities;	no minimum and no maximum
Not sure on percentage	Same as above	We wish their were more.
33	10	57
What ever demand there might be.	Same as above	Same as above
30-40%	30%	50%
25 or less	25 or less combined with short term	75 to include owners who do not rent
35%	25%	40%
20	80	20
50	25	25
Zero limitations	Zero limitations	Zero limitations
		70
2.0-40	2.0-40	2.0-40
0	10	10
30-40%	60%	60%
It's a free country, whatever the market bears	It's a free country, whatever the market bears	It's a free country, whatever the market bears

market demand	market demand	market demand
No limit	No limit	No limit
10%	50%	As many as possible, minimum of 50%
50	25	25
There should not be a limit.	There should not be a limit.	There should not be a limit.
0	35	65
10%	20%	70%
50ish	50ish	As many as possible.
10	45	45
15%	40%	45%
Max 50%	Max 50%	50%
20	20	60
?	?	?
40	20	40
50	20	30
Owners should be able to do STR when wanted.	Owners should be able to do LTR when wanted.	Owners should be about to do FTRes as wanted.
Let individual owners decide.	Allow lock offs for long term rentals.	Doesnâ€™t matter
20%	20%	60%
as many as owners want to rent	as many as owners want to rent	as many owners as want to occupy

Max of 25%	No preference as long as owners maintain property	No preference
25	15	60
25	25	50
25,STR destroy the relationships of a neighborhood	30%, better than STR.	45% or more. Need a neighborhood, not come and go!
0	No restriction	No restrictions
up to 25	up to 50	up to 100
?? - I don't know the current %	Same	Same
25%	25%	50%
I don't think a % should be specified	I don't think a % should be specified	I don't think a % should be specified
No min or max	No min or max	No min or max
Should be homeowner decision	Again, should be homeowner discretion	I don't know, 50%?
Depends on definition of short vs long-term rental	Depends on definition of short vs long-term rental	>25%
30%	As much as possible	As much as possible
20	20	60
40	25	25
20%	40%	40%?
25%	25%	50%
10%	25% or less.	75%
Homeowners and the market should decide	Homeowners and the market should decide	Homeowners and the market should decide

	part of 50, but should be incentive 50 for long-term	50
not my place to determine	not my place to determine	not my place to determine
10%	40%	50%
25% or less	25%-50%	25%-50%
I don't care	I don't care	I don't care
Keep a healthy balance. No specific %	Again, a healthy balance	Same
25	25	75
10	I do not know what the current number is.	
25	25	50
25	25	50
10	25	65
No cap	No cap	No cap
no more than 25%	no limit	30%
No cap, allow homeowners to do as they please	No cap, allow homeowners to do as they please	No cap, allow homeowners to do as they please
33	No cap	No cap
Who cares	Who cares	Who cares
25%	Not applicable. Why is there no 2nd home choice	75% which includes long term rentals
20 percent	40 percent	50percent

It does not matter	It doesn't matter	It doesn't matter
Not sure	Any	Any
10 max	10	60
As many as owners would like to do it	As many as owners would like to do it	As many as owners would like to do it
Not sure. Short term should be minority	Also should be in the minority percentage	Ideally 50% or greater
Any percentage. It should not be limited.	Any percentage.	Any percentage.
No more than 10%	20 - 40%	Largest percentage
40	10	50
Less than 20%	Less than 30%	70% or more
20%	30%	50%
I don't think there should be restrictions on this	I don't think there should be restrictions on this	I don't think there should be restrictions on this
Each has a right to decide. So if 100% want to	100% aloud	100% if chosen
20	30	50
25%	25%	50%
no limit as long as rules are followed	no limit as long as rules are followed	no limit as long as rules are followed
10	15	40
No goal, free market, protect property rights	This is least desirable group for property values	No goal, free market, protect property rights
0-10	30+	60
As few as possible w owners able to choose yearly	As many as able to. No percentage	Mostly If possible for that owner

don't think this is a number someone should set	also not a number govt should set	not a number govt should set. misguided to try
15	35	50
25%	25%	50%
Any % that wish to rent our their property	Any % that wish to rent long term	Any % that are fortunate enough to live full time
No limit needed at this time	No limit	No limit
10%	50%	40%
Less than 10%	Less than 10%	As high as possible, 80%â€™™
25%	25%	50%
under 40	10	50
50%		
Don't there should be a limit.	If one owns his property let him/her decide.	Doesn't matter to me.
20%	30%	50%
As many as what to rent them		Again as many owners who what to live here full ti
25	20	55
20	30	50
20	20	60
Do not limit	Do not limit	Do not limit
no limit	no limit	no limit

Less than 10%	25-30%	60%+
<10	22	95
100	100	100
50	50	50
30%	35%	35%
owners should have discretion over own property	ditto	ditto
30	30	40
0	0 - 100	0-100
Any	Any	Any
10%	any amount	any amount
25	20	55
0 - STRs are commercial properties NOT residential	< 20% local workfroce only and No ADU's on lots.	Is a long-term renter also a fulltime resident?
20	40	40
No more than 30-35%	Split 65-70% between residents and long-term.	Split 65-70% between residents and long-term.
15	As many as possible	As many as possible
10%	40%	
30	30	40
50%	10%	40%

I believe letting the free market decide is best	I'm not sure there ever will be a perfect ratio	Whatever the free market decides
I don't think there should be a percentage.		
Whatever works for the owner.	Whatever works for the owner.	Whatever works for the owner.
10% - 15%	No preference	85% - 90%
Let the market work this out	Same, market driven.	As many as possible
Open	Open	Open under code
I would need to know the current percentage.10%???	Unlimited, with restrictions on cars per household	As many as possible.
up to 30%	up to 30%	greater than 40%
10%	No limit necessary	No limit necessary
Let the market hand decide	Let the market hand decide	Let the market hand decide
20%	Not applicable	80%,as this includes long term and owner occupied
15%	10%	75%
100% - owners choice	100% - owners choice	100% - owners choice
30%	30%	40%
No limit	No limit	No limit
0	10	90
50	25	25
25%	25%	50%
10%	20%	70%

50	20	No limit
less than 25%	less than 25%	50% and over
35	15	50
20-30	30-50	30-50
10	30	40+
No more than 33%	What is definition? Many are essentially resident	I think that happens by default.
I do not think there should be any restrictions	I do not think there should be any restrictions	I do not think there should be any restrictions
Market demand should determine	Market demand should determine	
As many as deem it in their best interest to do.	As many as deem it in their best interest to do.	As many as deem it in their best interest to do.
20-25%	doesn't matter; see below	50-75%
30	30	40
20%-30%	20%-30%	50%

21. How do you feel short-term rentals should be regulated or current regulations improved?

Limit the number of licenses based on Subdivision. No new licenses, unless new construction or addition. A 5 yr (or some time period) lottery on the licenses. Incentivise long term rental. Make a separate class of licenses for a maximum of 60 days for second home owners who still need access during a season. Then they can still do a long term rental during the summer or vice versa.

Terminate existing authorizations upon expiration & adhere to the TOBR Mission Statement. Research beyond Summit County & out of state, i.e. Hill City, SD. Ideas: initial licensing fee of \$1000 with portion supporting local housing; owner-occupied STRs with commercial status & resulting revenues to invest in TOBR; revise & enforce STR Good Neighbor Policy; change GNP photos to acceptable images, i.e. fully-shielded lighting instead of light polluting lights; contract out STR complaint hotline.

- Continue to tax rental income --we need the revenue.
- short-term properties should be inspected (Septic, fire hazard, etc.) every year; charge the owner \$150 or so for this required annual inspection.
- Restrict the number of cars parked at a house.
- Enforce the rule of 2 persons per bathroom.
- require that driveways be plowed after each dump.

Charge a higher tax. have a max threshold for STR.

Current system seems to be working. But suggest applications should include details of intended # of days & if a resident or business i.e. if for only part of the year by a resident when not here, is different to properties who solely do short term rentals as a business all year long! Would seem limits should be on the number of year round business short term rental properties. Maybe they should be limited to the # of days eg 125 days. Don't think it is fair for anyone to live next to 1 of those

The biggest problem in summit.... very large houses being built! no regulations on excess! why should we be forced/long term to rent to other's staff so they can have business!

They should not be regulated. Short term rentals, especially in Blue River are not potential low rent housing options. If I can't rent my home out, the town will lose revenue and notoriety and I'll still live there the same amount of time as I do now.

I feel that they are fine. The problem isn't short term rentals it is a lack of housing for local workers.

We need more accessory apartments and rooms for rent for people to

Live in and work here.

Permits

I strongly believe that short term rental properties SHOULD NOT receive an outdoor fire permits. The people renting are out of state, unfamiliar with the uniqueness of the mountain/forrest/dry environment.

I have seen the renters on few occasions leave an active fire and walk back into the property, while inebriated by alcohol indeed. This is extremely dangerous for the whole area.

Owners should be required to place posters inside the property against outdoor fires and fines.

No regulations. Make Vail pay employees a living wage or impose a tax on them to provide affordable housing. No more free rides for Vail. Cooperate profits are not more important than our community.

There are currently almost no consequences to the entity benefitting from these operations. The neighbors suffer the noise and trash impacts, our law enforcement are babysitters (a job they did not train or sign up for) and our fragile natural environment is harmed. Those are the real costs. We have to figure out a way to transfer those costs to the entities reaping the rewards of these business operations. I think that they should be required to pay a very large fee for a limited number of permits. Or get rid of them entirely.

Maybe for verified violations after x number of violations impose higher rental license fee to offset necessary enforcement cost with threat of revoking license for rest of year or season if constant violations but only make changes if there is a problem which I am not aware of.

Don't regulate by subdivisions because some are too small (2-10 homes)

Current regulations are working well. I do not see a need to change them. Blue River needs to respect the property rights of owners.

I would support a higher sales tax on short-term rentals as they are paid by visitors. We have a cash cow available to us as a town and a county, and rather than shoosie visitors people away, we should make use of their dollars to make the town and county a better place. This could include subsidizing workforce housing, improving transit, improving trails, lowering property tax bills for full-time residents and property owners, etc. The sales taxes are currently quite low.

No legislation by taking away personal property owners rights after the fact that the owners invested in Blue River

You could actually enforce the rules you already have. People park their cars in the streets on a regular basis and no one is following the occupant guidelines or really any of the other rules

Yes

Existing regulations are quite adequate. ToBR does not have the same issues as Breck or Summit County. We have only homes, no businesses nor the need to house workers. TCE is a luxury home subdivision where no home is rent affordable to workers. Most ToBR homes and subdivisions have STRs that have adequate parking, very few official code complaints, so the question is why are we even having this conversation.

Continue with current rules, they strike right balance between allowing for appropriate use of properties and controlling for problematic over occupancy.

I think there should be a stipulation that the short term renter has to occupy the place as a full-time resident. These second homeowners from out of state literally buy these houses to just rent them out and stay there maybe a couple weeks of the year.

Actually, the current rules are quite stringent: off street parking plan, ABC rated 10 lb. fire extinguishers in an accessible location, Smoke alarm in each sleeping room and immediately outside each sleeping room such as in a corridor or great room serving the individual sleeping rooms

Carbon monoxide detectors must be installed and maintained within 15 feet of the sleeping rooms

Bathroom and kitchen outlets should be GFI. None of these apply to homes that don't short term rent.

I don't know the answer

Eliminate

Any issues I have seen or heard about have been handled from neighbor to neighbor. The goal is for adults to be adults and work through things. There are occasions that doesn't work and I think the current system must be satisfying the need because I have no issues

I have no problem with short term rentals

It's fine as is.

No regulations

i feel they should be abolished. problem solved.

Ability of the "Town" to respond appropriately and quickly to complaints and problems.

I'm not sure of the current state, or where to suggest change.

I think taxing STRs (as they're done today) makes sense. I'm not aware of significant issues/complaints from specific STRs, but fines or other enforcement measures make sense, especially for repeat offenders.

No

Continue to increase tax and use to do more proactive enforcement rather than reactive / for example a home in our neighborhood advertises at one occupancy level to be compliant with the town restrictions but I have seen them far exceed that occupancy / possibly start issuing warning non-\$ first complaint, apply some type of scaled \$ fine structure complaint 2-4 and start pulling licenses at 5 / this should improve complaint generation and force property managers to regulated better

Not regulated! You have no right in trying to regulating what others own. This is not a socialistic country. So stop trying to make it one. You are empingin on our rights. Tread careful

Property owners need to have property management to check on property if owners cannot. Property owners need to be accountable for their renters.

no regulations

I feel any government is out of line telling folks they can't short term rental their home. However, I can also see that too many rentals could present neighborhood problems.

My question to you is, are there issues?

There are enough reguations

No, continue as is

Requiring that Short Term Rentals (STR) use local summit county rental Mgmt. companies may help on rising STR #s without the use of other Restrictions. These companies are close by and readily available to handle issues.

To reiterate- the neighborhood I lived in last year had some pretty serious issues arise between several \*Home Owners who lived there . It goes to show that people will cause problems regardless of short term rentals, long term rentals or even \*HOME OWNERS-as was the case).

No

Stricter enforcement of existing licensing and complaint resolution.

I think current regulations are good.

no

Cap the number of STRs (not sure what number, but a metric based on % of total residences) and increase STR fees substantially

Look seriously at impact of STRs in BR and determine their impact on the environment both personally and environmentally. There are creative ways to improve current regulations. Just look at what other communities with similar problems are implementing take their best practices and move forward. Suggest a stop gap measure/temporary stop needs to be in place.

I'm not sure of the best way to limit STRs and promote LTRs. I do think that homes anywhere in the State that are used solely for STRs and the owners do not actively use the house for any personal purpose. They should be taxed as a commercial enterprise, both in income and property tax. I don't think an arbitrary cap on the number of rental licenses will solve the problem's we're experiencing.

I would like to see a limit on the amount of days per month/year a property can be rented. When we purchased the property back in the mid 80's we wanted the quietness of the Blue River Community. The property next to us is a business for the people who own it. Business properties stay in Breckenridge. Blue River should allow rentals with a min 30 day lease. Homeowners can receive some revenue AND provide housing for locals or long term visitors. Less than 30 days, its changed to commercial They are very regulated already

I think the current systems of permits is adequate, and I don't think changes are needed  
I think there are enough regulations.

If we want Blue River to be "The Residential Community Of Choice In Summit County" then I believe we need a cap or moratorium for a min. of 2 yrs, giving us time to assess how the impact of newly implemented regulations in surrounding communities plays out. Without a cap or moratorium on the # of STRs we run the risk of being overrun with a significant increase in applications, with no ability to say "No", potentially landing the Town in a place we don't want to be nor can come back from.

I would say no more short term rentals. Let's reduce the number that we currently have and gain back a bigger since of community.

Limit the total number so big businesses don't buy us out.

What is wrong w the way it is now? If it's not broken why fix it! I push my rentals for families! Ski season is tough as groups come.

I like the idea of limiting permits

Current regulations are good

Property managers should be held accountable for actual numbers of people in the homes. Have ordinances prominently posted in homes and sent to renters prior to coming as a part of rental agreement. It would help if property managers would reach out to full time residents with contact info. I have complained directly to a property manager before about renters walking dog in yard and gotten instant results.

Currently, Blue River does it well

No changes.

I couldn't say. From our point of view it seems hopeless.

It's ok now.

Yes they need regulated and there needs to be a MUCH greater expense paid to the city to help fund infrastructure/roads/management.

Short-term rental taxes should be increased significantly and proceeds should directly benefit full and part time residents through improvement of trails, Tarn public area and parks.  
By having minimum length of stay and maximum number of rentals per year.

The unit next to ours serves only as an income property for the owners. There is the frequent turnover, the sometimes questionable numbers of guests, and most importantly, the conduct of guests. The noise, trespassing, damage to property or behaviors that our area forbids (campfires, impacts all of us.

I do not know all of the current regs, so difficult for me to specify modifications. Obviously, I would prefer respectful neighbors residing in our community- for all time periods.

Put limitations on the number of rentals possible and increase the tax on them.

To save the mountain community feel they should be limited.

They should not be regulated.

We do not feel any impacts of short term rentals on our road at the moment, so do not have any suggestions

I think the number of ST rentals should be limited strictly and enforced. Look at Breck - it's hard to go back once it gets out of control. We need to get ahead of it and be proactive instead of reactive when locals get priced and pressured out. Blue River is one of the few places families can move to and have space and community. If ST rentals are not regulated the only people who will be able to buy houses here will be people who have to ST rent to afford.

I think there should be a limit on how many legitimate complaints are called in or filed.

10 complaints in a year and they lose their license to short term.

Limit their number. Management of STRs should be fine by a local responsible agent with a guaranteed response time to complaints, similar to how Breckenridge is. There should be fines and enforcement for not addressing complaints.

I have no idea the percentage of short-term rentals in the area.

I'm fine with the regulations that are in place now and do not support additional requirements ie. limits to rental licenses etc.

First, an immediate Moratorium for whatever duration is necessary to set a Cap on the number of licenses issued. The Town of Blue River is small and has taken on more than it can handle. Second, a cost/benefit study to determine if revenue generated exceeds the expense of additional 'formally trained' personnel ( not town officials with a conflict of interest ), to inspect rentals on a regular basis and enforce regulations for safety, security and the benefit of all owners in the Town.

There needs to be enough housing for tourists otherwise people won't vacation in the area which may eventually cause a financial impact on local businesses so there is tradeoff on regulating /limiting the number of short-term rentals.

Current regulations may only need to be "tweaked"

Any regulation should be forward looking only. If the covenants allow, the market should control. If the government wants to regulate it should do so on a going forward basis.

I believe in regulation that is thoughtful. Let's consider who is wanting to utilize the short term rental permit and what are we trying to achieve as a community. There has to be a balance between what locals and visitors need.

Short term rentals should be limited to multi-family zoning districts and prohibited in single family zoning districts. The number of licenses to rent short term should be limited to 10% of the multifamily housing and the number of days devoted to short term rentals in multifamily residential housing communities should be limited to 30 per year.

Winter traction laws / regulations need to be in place - and the owners held accountable if they aren't asking renters to have appropriate traction.

Above comments. speed limits, fire info, trash as well. Respect our neighborhoods.

Annual license

Rental tax

Keep everything the way it is seems to be working fine.

I think a cap is great but more than anything the rules on local home owners being allowed to build A/D for long term local employees is something we need to really allow. We will not be going back in this town so we need to move forward and allow short term and long term rentals.

With the shortage of employees in the county it would be very difficult to monitor the regulations in our community.

not qualified to answer

Low %

I feel like they're regulated well.

Since trash in the summer is the main issue in my area, there should be some kind of 3 strike rule and then there are actual consequences. There were bears lurking my neighborhood all summer because of this issue

No regulations

Should pay higher tax rate

Na

There could be different categories of short term: Regular vacation folks and a category for short term workers like travel nurses, executives on assignment, that sort of thing. There's a rental company that specializes in that, and we've been considering it.

Trash enforcement

registration and code enforcement

Have a system to track complaints and take away rental privileges if legitimate rental complaints are not addressed by the homeowner.

No need for improvement

Do not cap the number of rentals, but continue to require permits so that the homes can be monitored to minimize community disturbances.

Easy way to regulate them is to not allow them. Let the homeowners vote to see if they want short term rentals in the town

They should be drastically reduced.

Regulate things like parking and trash to avoid impacts on the full time folks. Steamboat simply requires metal bear boxes for trash storage if it's outside. Simple and effective. Community dumpsters could also solve the trash issue. Again simple, put the costs on the STR's.

I need to address the question above. I have combined Holly and Bonanza as both of my next door neighbors are short term, but on Bonanza and not Holly. Bonanza has 4 houses, 3 of which are short term. Holly has 4 houses and no short term. My neighbor above my house is short term. My neighbor diagonally is short term.

Unsure about the logistics. But modeling after other towns that have had success is a good start.

I think you're doing a great job requiring each Rental to post all the rules and regulations for Blue River. As long as party style noise/music and any parking issues is kept to a minimum, I do not believe a rental next to us would bother us. We've lived here 20 years and definitely have preferred when the house next to us was just a second homeowner that rarely visited, however, we like to short term rent ours on occasion, So it doesn't seem fair to complain about others that want to.

My biggest concern is having short term renters building camp fires while renting -- when it is clear that the County has open fire restrictions in place.

Not sure of current regulations or monitoring - but it seems for ST renters it needs to be expedient, so access to owner contacts (or MGT Co contacts is important). Potentially fines that can be imposed on the renter for violations?? Tiered approach - so notification first, and then violation / fine. Again, timeliness is important.

We feel the current regulations are very adequate.

On the basis of our experience, we don't have any suggestions for improvement. Communities that impose regulations on how properties can be used may put themselves at competitive disadvantage to surrounding communities with fewer regulations. It could also negatively affect potential home buyers opinion about future resale relative to homes in other nearby communities.

Based on what we have seen so far, the current regulations in Blue River are both thorough and reasonable, protecting both the community, long-term residents, and property owners who do STR.

It is up to the individual property owner

Having a local representative is good. Then there's a first responder for the owner. Neighbors should be given that number. But if neighbors abuse it they should be punished.

Short term renters should be held to the same community standards as residents, especially as it relates to disruption, noise, parking, etc.

I do not know the current regulations and would be interested to know more. I think it would be nice to know if our neighboring houses are STRs. I suspect the one at the end of the cup-de-sac off of 97 circle is one, but don't know for sure. I would just like to know so we know if someone looks like they don't belong we can keep an eye out.

Aggressive enforcement about leaving trash outside - for rentals or not, for everyone.

Doing a good job now.

Having owners of short term rentals apply yearly for the permits. If there VBRO renters have broken rules and had complaints on the house, do not issue them another short term rental agreement. We need people in the community who own their houses and use their houses. I do not want it to become a vacation rental community. Blue River is too special for that.

Limit them for sure since they can't be eliminated at this point.

Owners should be fined for when renters do not follow the laws regarding fires, trash, parking, tarn use, etc

It is the property owners who are ultimately responsible for letting guests know the regulations in our town.

property owners should be responsible for communicating codes (see above) and best neighborly practices.

I'm sure property owners want these followed for the good of their properties and relationships. Communicate in a very partnership kind of way - like: "hey, just so you know this is a residential area and we expect these things as you would in your own neighborhood." And then the owner will be responsible for any violations. After a few violations, they would be suspended from renting. Current regulations are sufficient.

None needed

Any new laws should be for future homeowner purchases. All current owners should be grandfathered in.

Current regulations are strong and we like them

Provide the short terms renters with clear and precise Town Rules and Recommendations that can be posted in each Cabin/Home. I think you do this well.

There will always be regulations. The key is a realistic approach to short term rentals that the majority can live with. As an example, when we purchased our current place, the prior owner listed on VRBO that 28 could stay in the home. When we purchased the home, we made the decision to limit to 18. Under current guidelines our maximum is 16, which we comply with.

Conformity to HOA restrictions on # of guests allowed per bedroom

Responsivity of owners and property managers to concerns raised

I don't feel at this time we need to change anything. Based on the data, there hasn't been some insane push on new STR's and this issue seems to be regulating itself at this time. I think it is smart for the trustees to be ahead of this with an action plan should something change, however as of right now it seems to be managing itself naturally.

Town regulations on parking, noise, trash and traffic should be observed. Apartment homes, multiple family dwellings and apartment houses should not be permitted or at least discouraged. All owners should be TAXED at the same time for improvements that benefit the whole town, not simply on a roll out basis. ( Pavement, sewers, Natural gas ). Have a vision for BR that maintains its character. Make a plan. Tax owners to pay for it.

do not have any suggestions

Regulate with much more tax rental income, enforce with any rentals to be each time. With better documentation on number of people and water consumption.

My experience has been when STR companies, who purchase and manage only these for profit, they have no investment in these communities and it creates many issues that have been discussed. Often these units are being very mismanaged.

It would be an improvement if there was a way to have the Owner of each STR better connected to their homes and community.

Require trash enclosures with periodic checks. Same with noise and number of vehicles, pretty sure this is already being done :) TY Required Welcome to Blue River Visitor Quick Guide outlining regulations with visuals (illustrations/pictures)

I feel there is enough regulation already

Cap the number of rental licenses and/or cap the number of nights that a place can be rented short-term. Have a tiered system of licenses. If you want to own the place as an income property only, there should only be a limited number of licenses and they should cost significantly more. If I want to rent my place out for peak times to generate some added income (say 30 days or less), I should pay a nominal fee for the license.

Based on my understanding of other communities around the state, Blue River seems to have a great process and good oversight of short term rentals. Some of this is because of the small community, which all of us love, but also because the town takes it seriously!

Do not agree with more regulation on private property.

Get off your lazy butts Blue River Town council and make these Denver folks pay for our pot holes!

A limited number of licenses should be allowed per year. They could be awarded via lottery or waitlist if demand is higher than the allotted number. Blue River isn't a town that should look to attract buyers simply to benefit financially from short term renting an investment property. I would much rather live next to an empty 2nd home than a weekend rental.

We could increase STR lodging tax and use the revenue to subsidize long term rentals. Blue River is tiny and is not going to solve the labor shortage problem itself, but we could enact a sound policy as a role model for Summit County.

We are very active and hands on with all our guests and manage the property on our own. I think that this really helps keep things in check. We used our home for 10 years without allowing short term renters, but have found it a huge benefit to have people using the home when we aren't there. I don't know if there is a way to have homeowners who rent out their properties be homeowners first, and rentals secondary.

Since we are new to the area I am not privy to the specific concerns to STR's in Blue River, but they are always the same, too many cars, too much trash and loud noise.

Those things are hard to control in a any neighborhood.

The city can look at hiring a compliance officer, who can will be dispatched to any offending units (Short terms and local residents alike). That way the city can collect revenue to pay for the officer.

The number of nights per month a house can be rented. Larger fines for violations.

Max on licenses provided.

See above comments on enforcement

Limit the amount of rental nights- maybe nothing less than a week, and only 10 weeks a year. Then the problems wouldn't be so constant.

Between the actual renters and all the maintenance people there is constant traffic on the driveway next door, which cuts through the corner of our property, and is on full display through our living room windows

I think current regulations should be enforced. Occupancies need to be reviewed on online listings and enforcement should be there when a unit is over occupied. Owners need to be fined for violations. One rule that could be adjusted or added is to require in garage trash pick up for STR units. There is no way renters can be relied on to properly put out trash. Noise complaints pretty much come directly from occupancy violations.

My neighborhood has 25% short term and not available to select the correct % above. As I mentioned law enforcement is the body that has to enforce code violations and if the # of short term rentals increases they will have to handle more work. If more personnel are required it most likely would offset the additional town income generated. Many short term renters are likened to drivers of rental cars. The care of the property is jeopardized.

STRs should be following the same regulations as any other long-term rental or full-time resident/homeowner. Capacity limits, trash rules and rules for parking. STRs shouldn't have to follow any other rules that other types of residents aren't required to follow. We should have a standard level of expectation for homeowners and their tenants throughout the Town of Blue River. Homeowners should be able to do with their property what they choose as long as they're following the rules of the town. I don't think the town should be messin with peoples homes in any way at all.

Place a 25% cap on STR's before we pass this reasonable percentage. Trying to roll back numbers is harder as we see in neighboring municipalities. Do not place a town wide cap which would allow some subdivisions to be overwhelmed with short term rentals. Blue River is all neighborhoods, and we do not have any "resort" zones as we see discussions in Summit County. I don't know how many homes on my street are short-term rentals.

No one should be able to regulate property I own. I don't regulate homeowners about there property

I'm on the denver city council and we passed a law requiring the str's to be the primary residence of the owner which is a good compromise and limits investors operating them like hotels

A number of homes in our subdivision have been expanded in terms of number of bedrooms and the septic systems have not been enlarged to accommodate them. Assume the reason is to rent to a large number of people. Would be good to limit renters to 2 pax per bedroom, but understand this probably won't happen. I also have the impression that owners are staying in their short-term rental homes longer than two weeks per yearNo which is the time limit per IRS? Not sure.

Currently, the city does it well.

Don't have specific input as I am not aware of issues presented by short term rentals.

Current regulations are adequate.

Allow each subdivision only a certain % of houses to be rented either short or long term.

A maximum % by subdivision of number of applications per year, with added regulatory requirements and fines on property management who do not properly vet and oversee/respond to complaints

Limit short terms to no more than 20%.

Hold homeowners accountable for violations.

I like the codes that are currently in place. I feel it gives permanent residents a means to report problems and consequences for homeowners violating existing codes.

None

Fewer numbers. We need more full-time 'eyes' keeping our community safe and clean.

Current regulations seem adequate. Perhaps work to ensure that there are no STRs in town operating without a license.

I think in Blue River, we are on the right path. I think other towns will follow suit. Owners should receive violations if rules are broken.

See below.

Existing rules should be enforced. 1) Ensure all listings on VRBO and AirBnb have a license, 2) ensure all listings have the correct allowed occupancy for their legal bedroom size, 3) if a STR has repeated problems with trash violations, they should be required to get an in garage trash service between every renter or lose their license. We currently have an in garage trash service between every renter and have never had a trash problem.

Often we have seen the "visitors" peering into our homes and garages or taking picture in our yards. There is also additional pressure placed on our city infrastructure. Instead of one car driving up and down the road each day there are up to five at each rental. This breaks down the road, especially during mud season and makes it more difficult on cars and their drivers. I think you, as a city, have to ask yourself: Would you want a commercial business run across the street from your home?

I frankly don't see any problem with the current regulations. We've looked the other way a few times on noise coming from the big short-term across the street from us. But if we ever had a real problem we couldn't address ourselves, we would just call the police. For areas that are high concentration rentals, maybe there just needs to be a "strikes" policy where repeat offenders can lose their short-term license. Incentive to properly screen renters, educate them in advance, etc.

Long Term Rental incentives. Waive taxes and fees of all or many kinds to LTR owners. Incentives for year round residents. Year round Residents ok to STR for 2-3 months out of the year with zero fees. How do we know if act year round residents? Seasonal residents or non residents pay high permit fees/regul. Place cap on STR. \*Absolutely need REAL financial INCENTIVE FOR LTR or LTR rental prices will skyrocket as STR will be a preferred class. Then LTR that want to STR cant will jack up prices

At the very least, enforce the current rules about noise, parking, etc.

I understand the Town's desire for tax revenue from the rentals. I support property rights for owners to use their property as they see fit. However, we have renters showing up to homes in our neighborhood with 6+ vehicles. A caravan up and down the streets. Perhaps a limit on the number of vehicles allowed at a single property. If there are currently restrictions on the number of people per home, this is violated on a daily basis.

I think additional taxes could be collected to support town wear and tear/ projects. I also think owners of STR's could be held accountable by rental privilege loss if repeat issues occur.

No reason to cap or add regulations at this time.

I really feel that the government should not tell people what they can do with their own property except for code violations already passed. There should not be a problem with rentals short or long if codes are followed. The ugliest yards in our subdivision are those lived in full time by owners. They leave their junk in their yard and cut down beautiful trees, etc.

Limits to the number allowed

I feel that the town currently does a good job regulating STRs. I have never had any issues. Town could mandate viewing a STR 'best practices' video that also highlights common problems and annoyances for neighbors. The STR regulation process should remain fairly simple so that it can be easily managed by the Town. Also, process must respect property owner's rights.

Put more burden on the home owner to receive a license with improvements required on exterior of the home so that it isn't a burden to neighbors (lighting, landscaping screens, trash can storage and parking capacity improvements, if necessary). The guests that visit Blue River should have a clear understanding of our community values with the intention that they align with those values during their stay (respect for the community and our surrounding environment).

Let the market decide and don't regulate  
current regulations are enough

Number of occupants and vehicles should be limited by size of home.

All new home construction should be for full time residents. Homes sales short term rentals should be eliminated.

Leave short term rentals to the hotels.

Not sure.

The town should put together a book for all guests that could be customized with additional house rules. Everybody who rents has to invent their own wheel with instructions on matters such as trash, moose encounters, noise, etc. Someone - either the homeowner or property manager needs to be immediately accountable to address problems and the town has their name and contact info. Some guests will be problems, no matter what. Ultimately home owners need to be accountable for chronic problems. Perhaps a limit on the number of weeks per year may be the easiest way to regulate.

have no problem with rentals nor see need for further regulation--if noise or trash or parking upset someone, Blue River already has police enforcement for public nuisances, property or person protection  
Limit the number of people per home per bedroom and bathrooms  
Homeowners should be allowed to short term rent for only a limited number of weeks per year, perhaps a maximum of 3 months.

I think that we're doing just fine as is and could loosen some of the regulations up. I also think that we could be doing more to be kinder to the STRs in the community.

They should be limited with an annual lottery, every year, your property goes into a lottery, and the number of properties are capped at 10%, or another agreed upon metric.

Terminate the existing authorizations when they legally expire and adhere to the TOBR mission statement "... to nurture our serene mountain community by conserving our NATURAL RESIDENTIAL environment, promoting UNITY WITH OUR NEIGHBORS and surroundings, channeling the VOICE OF OUR RESIDENTS, and enhancing the quality of life for all. TOBR is NOT an annexation of the hard core recreation resort community in the rest of the county.

I think the current regulations are adequate, generally speaking. I'm sure there may be areas of town where there are more challenges but I don't see a lot of room for improvement. Perhaps limiting short-term rental owners to one/two properties within the town? That might disincentivize investors who don't have strong ties to the community...but then again, I'm not sure this is even a problem right now. Their numbers should be limited and someone should drive around town \*each morning\* making sure there's not irresponsible parking and trash everywhere

Unsure

I am satisfied with the permit process and the regulations which guide the process. We are happy to evaluate and abide by future regulations (as we did Covid restrictions and policies) and would like to be included if possible in the process.

I am unsure what percentage on our road are STR but we enforce strict policies for parking, noise, trash and capacity. We still operate under the prior strict Covid restrictions for cleaning and safety.

I do not think they should be regulated except for the enforcement of number of people staying in a house.

I think that any form of STR ban or heavier regulation will have a negative affect. I think that it would just hurt every local employed in the above mentioned industries. W

If local housing is the concern, I think the way to approach it would be to use the tourism that STR's bring in to the locals advantage. Maybe some form of tourist tax that goes directly and only to building or buying local housing?

To me, restricting tourism in a heavily tourist based economy wouldn't be the right answer  
Current regulatory practices work well.

I think minimum day stay rules could be the answer.

An example is Coronado, CA Municipal Code Section 86.78 (prohibits less than 26 days.) Property owners can and still do short term rentals, but it must be for longer than 25 days.

High penalties for violations are necessary in either scenario.

By owners desires, supply and demand. Not by any government entity.

I feel that if you are a full-time resident there should be no restrictions. If a corporation or LLC owns the home it should be restricted from rentals. And only second homeowners and full-time residents should be allowed to short term rent.

This will allow for individual accountability by someone in the neighborhood if a short term rental is a bad property.

Scale back the number of licenses permitted.

Improve on enforcing parking and trash

Inforce current town code on one family homes

I am not familiar with the current regulations.

STR in residential houses is a business. Fees and taxes should be assessed as such. Any taxes or fees should go towards affordable housing efforts, infrastructure support- road maintenance, snow removal, paving roads etc. Home owners that want to run a business with their property should pay taxes associated with a business.

Increase fees. That will inhibit over use of STRs in the community and give ToBR more revenue.

Place a 20% cap on short term rentals. Having to rollback after owners establish short term rentals would be much more difficult to regulate and enforce.

Often too many people are in one house. This needs to be monitored and regulated. The number of cars at a residence should be regulated.

Not regulated. I own my property; I should be able to make my own decision. I am not part of an HOA for a reason. Current regulations are good and extra accommodation taxes are being paid.

Current regulation feels like appropriate  
Continue current regulations that work well.

Registration requirements.

Addition of an inspection to ensure registration requirements are met and maintained.

Appearance- paint, fire clearance, lighting

Limiting the turnover by implementing a minimum stay of 1 week.

Limiting renewals or new licenses issued in subdivisions to 10% of the total # homes in that subdivision.

As an example of how out of control the short term rentals are, in my Aspen View subdivision, 80% of the houses are short term rentals, and we are powerless to make any changes in our HOA.

It good as is

At the present, I believe Blue River has done a very good job and nothing further is needed at this time.

Strict licensure, proactive searches for those renting but not licensed, public listing of property managers with contact information, public reporting of complaints/interventions, published occupancy and parking limits with each rental license (in some communities a sign on the side of the garage is required)

Caps, disallowing when on water & septic or limiting bookings to 30-40% of capacity when on W&S, increasing penalties for investors and property owners for repeated offenses including not picking up after dogs to include license suspension, requiring plowed driveways suitable for guest parking with urban tires, enforcing noxious weed control in summer, some measure of light control (several STRs have lights blazing inside and out even when unoccupied.) More responsibility shifted to investor/PM. Noise, cars, occupants and partying should be limited and thoughtful. Minimum days per rental? Outdoor grilling (?) and no fire pits.

There should be less regulation. They are already heavily penalized with taxes (furniture tax etc), higher levels of costs for utilities and with license fees. It seems as though every opportunity to reduce the income to short term owners is taken - Blue River has benefited significantly from short term rentals through the income they have collected.

Short term rental owners invest significant amounts of money into keeping their properties in good condition.

By requiring all STR owners to have a license (oh, you already do that), but imposing a tax to offset the additional cost for staff and addressing complaints (oh, you already do that too). By imposing rules on occupancy limits (oh, you do that also -- although this should be enforced by a visit to the home by police and requiring excess persons to leave then fining the owner). By fining owners (all owners, not just STRs) for trash related ordinance violations (including bird feeders).

current regs work for me

stay as is

Short term licenses are too cheap, they need to contribute to problems renters can create (police enforcement in particular)

18. I feel short-term rentals are beneficial to the community because...  
Some people make more money. Also more tax money buys more police

STRs ARE NOT beneficial to the community because STRs do NOT "conserve our natural residential environment, do NOT promote unity with our neighbors & surroundings, do NOT channel the voice of our residents& do NOT enhance the quality of life." There are more than the 3 issues listed on this survey i.e.trespassing on others' lands; light pollution trespass shining into homes& on properties of others with negative impacts; decline of open space for conservation; decline of wildlife habitat, etc.

- It's one of the few steady sources of revenue for the town.
- It makes homes here available to a larger range of owners (not just millionaires)
- Short-term renters don't make any changes to the neighborhood.
- Plus, the didn't use the Tarn much, when we had a Tarn.

Increase home values and revenue for the town

It allows residents to have someone in their home during winter months to help avoid things like frozen pipes if they need to be out of town. They provide tax revenue that can be put back into the community.

It brings money to more than the large companies that end up owning everything! It generates work/jobs and more investing.

Considering there are no shops, restaurants, bars, etc. STRs bring in the tax revenue needed to keep the roads maintained and town employees paid. It personally gives me a place to call home a month or two out of the year before I can fully retire to Blue River.

Iâ€™m not sure but I would bet a large portion of town revenue is from short term rental tax. We should use that money for better services to benefit the community. they provide additional financial support to local business.

NOT to the community. These are inevitable and good for the visitors as well as property owners.

Driver tourism which is our main source of income up here.

This county is a tourism based economy but we should respect the value and fragility of our "amenity" and not destroy it with overuse. I don't have an opinion on the % LT/ST/owner occupied and don't think it govt's role to dictate that. The problem comes from imbalance when the true cost/impacts of any given use are not accounted for and the use runs rampant.

I donâ€™t think they are beneficial at all.

Tax revenue, making it possible for people owning a property, better upkeep of property to be able to rent, fewer vacant homes might attract fewer criminals (we had people trying to get into our home under construction, so presumably burglars or squatters).

We don't have a CO yet, but would likely want to rent rooms while becoming full time residents, offsetting tax and insurance cost, especially when we travel for work it would be nice to have someone in the home to keep it lived in

Short term rentals allow property owners to afford to live and own property in Summit County. I have rented my property short term and long term and I have far fewer problems/complaints with my short term renters.

They provide free property rights to property owners in Blue River. If someone wishes to rent out their home, they should be able to do so in a way that maximizes their profit. If housing is unaffordable, the solution is to build more densely in areas that can be made transit-rich. They also raise property values, creating wealth for residents and property owners, as well as the town which can collect higher property taxes. We live in a resort area and short term rentals predate Airbnb by decade

Sales tax paid. Property rights of owners. Maintain property values. Maintain property tax with continued property values.

Breckinridge Time Shares are the problem of over stretching the County infrastructure, not short term rentals in Blue River.

It's your property do what you want

Can allow for additional income for those who have purchased their home as a second home or vacation property.

Tax revenue, increased property values for all homeowners as more people get to experience life in the TOBR and wish to buy there, especially those who might not otherwise be able to afford to ( increase in demand) and rely on that increased revenue. Helps to build a good character in the neighborhood as guests especially in TCE.

They generate tax revenue for the town. They ensure otherwise empty second homes are being maintained and have a local contact point (the property manager / responsible agent) in case of issues

They do provide cash flow for locals that own and live in their own homes and rent a space short-term.

They help the economy of the community and they raise property values. Incoming producing property is more valuable than non-incoming producing property and as long as the Town enforces the ordinances relating to the short term renters not disturbing the non-renters, it is beneficial to the community as a whole to permit short term renting. It also increases the taxes the Town collects which is a benefit to all homeowners whether or not they rent.

Not

They help cover expenses to the increasingly high cost of local living and non-local ownership. We are a family in Blue River that is able to afford blue river because we help with blue river property management

Supports the economy in multiple ways, bringing outside dollars into the community.

a way for the homeowner to make some money and exercise their rights and to do what they want with their property

I understand how it can help home owners cover their mortgage, but they need to accept responsibility for their tenants.

They keep property values up wellâ€¦ they arenâ€™t.

Benefits the real estate market and house values long term.

Property is expensive and any use helps afford that

They bring tax dollars and revenue to the town, and a benefit to homeowners who would like to rent.

1. Significantly increases property values of our homes
2. Allows for our town to thrive due to the increased amount of income being spent in Blue River

They bring in tax revenue and dollars for local business which results in more local and better paying jobs. STRs also result in better upkeep and maintenance of properties. It also creates a more competitive real-estate market and is great for the towns current owners. For example I bought because I knew I had the option to rent, I would not have otherwise. Lastly, it allows us to share our town's natural beauty with others who don't have the benefit of seeing it everyday.

Economic prosperity

n/a

More City and State income. Employment for locals

Homes will have occupancy verses being empty for long periods.

Tourism

Diversity

Provide housing for tourists

I guess I would say short-term rentals are beneficial because I don't see them as negative. Too many short-term rentals would most likely cause problems. Frankly, I'm surprised you folks want to cap the number of permits. At least in my neighborhood, short term rentals are not a problem, so far as I can see. There may be issues in other parts of Blue River that I am unaware of.

Renters support all the towns recreation, services an businesse. this I don't feel they are negative. They are maintained as well as or better than homes of full time residents

As we live in our house for the summer months and rent in the winter. This allows eyes on our property when we canâ€™t be there. Also provides tax revenues to the city and the neighborhood to looked lived in.

Short term rentals allow people/family's to come and enjoy this beautiful place. - This is very important in society. We have all recently seen the negative affect that covid has caused by not allowing people to move around freely and have choices. People committed suicides by large numbers because their current hopes and dreams were crushed. This place- Blue River gives people hope. It allows people/family's to come together even for a short time but with memories that last a lifetime.

Brings tax money to pay for future community projects and developments, environmental aspects. Tourism provides jobs in the area.

Blue River was created by Theobald's as a second home community. The fact that it's become a haven for full time residents has been economically driven. Let the market decide if it's better off as a short term community or a full time community of \$1M+ cabins. With short term rentals there is less impact on infrastructure than full time use which equates to more wildlife sightings, less traffic, less effluent pollution and less depletion of water resources.

With conscientious hosts, it brings revenue and tourism to our cute little town. allows freedom of home owner to chose

Tax revenue to support community needs. Our primary economy is based on tourism and we need some percentage of short term rentals to support the Blue River economy.

Limited STRs can be a benefit to our community emphasis on community vs business environment-monitor and enforcement need ramping up. This dynamic of STRs needs to be viewed from the perspective of Voting Residents. Who work, live and play in this community. Taking time to seriously look at this issue is late in coming-the cow is out of the barn and STRs home owners and corporations have benefited at the expense of voting residents. We need to look at what is and should be in BR.

I have mixed feelings regarding STR's. I know several locals like my self that utilize STR to generate extra income to help pay for the high cost of living up here. I also understand the demand and need for vacation rentals with the number of visitors our county experiences.

I also see a serious issue and potential long term negative effects of the current investment trend to purchase condos and single family homes to use exclusively for STR income generation.

Town tax revenue is a benefit

Sorry, I do not see any real benefit to short term rentals in the community. They provide a lot of jobs in the community. Snow plowing, snow shoveling, cleaning, handyman, hot tub maintenance, roof repair, remodeling projects, furniture.

It allows others to enjoy the beauty of the mountains.

It helps make it more financially equitable to maintain a home in this environment.

It boost the economy and jobs for those who chose to stay all year around.

They allow for properties to remain occupied at a higher rate, and that is better than homes sitting empty. It also allows for home owners to make extra income on a flexible basis, without encumbering their property over a long time period. It allows the community to have a vibrant base of consumers year round.

Allows locals to be homeowners by offsetting their costs. Raises property values. Brings tax dollars to our town.

In our neighborhood the homes (that are now short-term) were sitting empty previously and often times an eye sore or in need of maintenance/repairs.

They provide jobs for cleaning services, snow plowing, trash pick-up, hot tub cleaning, landscapers and many more.

They pay property taxes, personal property taxes, lodging taxes, sales taxes to the city, county and state.

They frequent restaurants, grocery, hardware, paint, and clothing stores, which also keeps the residents employed.

They bring tourists to the area.

While they may be & are beneficial to the prty owner (passive income, tax write offs, etc.), factually they are a burden to the Town as evidenced by increased time, energy and labor incurred for licensing, process and handling of code violations, policing, etc. The only way they may become "beneficial" is if the Town were to treat and tax them as commercial businesses generating enough revenue to offset the increased costs incurred.

I think its nice to have some short term rentals since there aren't enough hotels.

They provide affordable housing for friends, family and guests and bring life into a lot of properties that would otherwise remain empty. Tax revenues also. If not for short term rentals I could no afford my home!

It gives residents an opportunity to meet other new people.

They enable owners to make a little money to offset costs, and it keeps homes occupied

Brings in more tourist dollars to Breckenridge

lâ€™m particular, home values of residents and increased tax revenues are supported by the ability to use short term rental. Additionally, where we live it can be conducive to some residents to rent their primary residence on a short term basis. Our independence from restrictions is now a significant benefit to our community.

In 1960, this community was originally built as summer homes to let people enjoy fishing, and outdoor living. Let it keep it's grandfather law, and stay the same.

Blue River has historically been a cabin community of 2nd homes and does not have the services or infrastructure of a resident community like Breckenridge. Blue River is not Breckenridge.

I love renting places when on vacation, but I am very conscientious of my behavior because I have to deal with renters weekly that are not. So, I understand that it's great to be able to rent a place and go on vacation.

There should be limits

brings money into the economy.

Hmmm. Good question! There is a community benefit that I can identify. However, I believe strongly in individual property rights.

Never beneficial

It provides a service and opportunity for homeowners and guests to engage in a business arrangement that can be pleasant for the guest & profitable for the owner. Given the proximity of Blue River to Breckenridge, and the recent (very understandable ) Breckenridge decision to limit short term rentals, there will be demand here. ...maybe too much. But the greater amenities near I-70 would support more rentals there.

I do not see any benefit. If a homeowner cannot afford the home and needs to do short term rentals then perhaps they should buy elsewhere.

I feel that short term rentals are beneficial to the community because it allows for a supplemental income that is important to be able to afford to live in the county while allowing flexibility to use those rooms for friends and family when needed. I also feel like there is a lot of demand for short term rentals as opposed to traditional hotels.

Tax revenue for town, but this is not a high priority for me

I do not see any benefit in short term rentals.

They provide a revenue stream to the town.

They allow visitors to obtain a more authentic experience than a hotel or a resort can offer. It allows 2nd homeowners to have their vacation home available to themselves when they want it and also cover some of the costs of owning a second home.

Summit County and the Breckenridge area is a vacation destination and with that comes short term rentals. This brings restaurants and other events to the community.

Breckenridge gets a lot of income from tourism. By having short-term rentals especially during COVID has allowed visitors to travel here and isolate better than if staying in a hotel. Breckenridge has the small town feel and not commercialized with hotels and big chain stores. The city receives a lot of funding through the permit requirement and if the number of short-term rentals are reduced there will be less money from the permits and I don't feel that the fee should be increased.

We have a garage apartment. We have never long term renter, because we want flexibility for family and friends to be able to stay. We started short term renting because it has added much needed supplemental income. We would not long term rent if we couldn't STR. We have never had any noise /parking or trash issues, but we live on site and have couples or small families renting, not big party groups. I have only experienced positives from being able to STR, and I hope we are allowed to continue to.

It bring in a source of income for the TOBR and some short term renters may realize the beauty of the town and purchase a house and become full-time residents I do not. If the covenants of the development allow them the market should control.

It brings in visitors that help our local economy. The cost of homes here is so high, some full time residents need the income from renting a room or apartment to make the mortgage work.

In general, I am in favor of short-term rentals and allowing owners the freedom to do what they want with their homes. This allows people to afford to own a home here in Summit County if they have the freedom to rent it out when / how they desire. It probably increases our property value as well.

We think locals/full time residents should be able to get STR licenses before new purchases/new owners. It would benefit us to supplement our income, help pay for college for our daughter.

Create relationships and loyalty toward Summit County

Renters sometimes become property owners

Our personal experience was much better with short term renters than long term renters

I am sure they bring in revenue for the town that is beneficial to maintaining public works. I also think it is good for the town to have visitors so that the town in recognized as a destination for the outdoors. Additionally, I believe that short-term rentals help the real estate market as property values increase when people want to invest in the town. This would certainly benefit homeowners who live here full-time and part-time.

They provide a much needed revenue source that Blue River is majorly lacking without any other businesses. Full Time residents can benefit from this with hopeful improvements to things like the tarn, improved roads, maintenance, trails etc.

As a responsible STR owner, I make sure my renters are aware and follow the rules set forth by Blue River. I also follow the rules when I visit with my family. STRs bring tourist dollars to the surrounding area, which helps us keep Summit County a great place to live and visit.

That is what can help locals pay for their homes especially if allowed to build A/D units on their property. This could help the long term employee issue as well as help locals afford to continue to live here.

Short term is also great because it drives business to our community. Which then helps support our businesses.

They do allow for some to own property they would not otherwise afford. Rentals are a source of income for the town. Could provide money to maintain and improve property.

It brings business year round to the local restaurants and retail stores.

They provide tax dollars to the Town of Blue River. They also ensure that homes are kept up and renovated and look nice. They also bring in many visitors who also spend their money in the area. Buying and selling of homes keeps property values up.

It allows me to rent my house out when I go on vacation

Homeowners should have complete freedom to choose how they want to use their properties.

Income and availability  
not beneficial.

It can allow a full time resident to explore living in other places WITHOUT selling out of Summit County. Once you sell, it's nearly impossible to buy back in. This said, I think it's crucial to preserve rental housing for our workers. I realize these are conflicting interests.

They aren't really beneficial, but that's life.

out of town guests drive a large percentage of the local economy.

It brings in revenue to the town and we are a vacation area community. Let's be honest, most people who live here in Blue River benefit from the fact that we are adjacent to the Breckenridge Ski Area and Town.

I do not feel they are beneficial

They provide unique and affordable experiences for guests. Short term rentals benefit individual home owners instead of large companies like vail and Marriott. They increase property values and bring more tourists to the area.

I don't see and benefit to short term rentals. The only benefit is for the people who own these short term rentals. I have friends who own one. They are making a killing on renting their place.

It drives our economy and property values.

the Town makes money off of them.

They are good for the local economy.

It raises the overall value of the homes in the area. It drives tourism which many business owners count on.

This is America. Owners should have the ability to use their property how they wish. As a full-time local, renting while we are out of town on vacation is a great way to help our family financially.

I feel that short term rentals, if controlled and limited to where not a majority of the homes in any given community are short term rentals, are beneficial as they help keep our property values high. When short term rentals take over a community, I believe this has a negative impact on the community and depreciate the value of our homes.

I think since BR is close to a resort town the expectation is it will have short- & long-term renters. Good mgt Co can vet renters and assist in having respectful renters both short / long term. Even full-time residents can have noise issues, parking and up-keep issues. Monitoring in a respectful way is the key.

STRs make it possible for us to own our home in ToBR. We feel it is beneficial to the real estate values in our neighborhood as well as being able to share our beautiful surroundings with others. Another benefit of short term rentals is the revenue that it provides via the lodging tax (\$2,265 this yr from us) for the ToBR to offer better services to the community. This helps keep the real estate taxes lower for everyone. We have owned our home for 10 yrs and use it about 80 days/yr ourselves. They expose visitors to the community. They provide jobs (property management, care, and maintenance) for community member, rental revenue generates tax income for the community, and the rental revenue helps offset the cost of homeownership. This is especially important now with inflation and escalation of home prices.

there is a general shortage of housing, hotels, and condos in the Blue River/Breck/Frisco area relative to the number of visitors the ski resort gets. With housing prices high, STRs give owners the ability to afford property, the ability to enjoy property when not rented, brings guests who spend lots of money to the area for longer periods of time, creating overall greater revenue for the towns and county longer term.

It is up to the individual property owner

Yes because it allows homeowners to afford to buy a home. Costs are ridiculous and this helps people afford a vacation home.

Short term rentals are an economically and environmentally efficient use of property, leading to the need for less hotels and less density of buildings in the area, because there are not as many buildings sitting empty. A large percentage of homes are likely owned by second homeowners, and they would sit empty and unused, potentially leading to more deterioration of properties and empty homes that may attract crime, as well as having the property values drop due to less viable economic uses.

I own and run an STR in Colo Sprgs and our neighbors approve because we communicate with them and maintain the home and yard and our guests are respectful. STRs can help bring guests and money to the area with people who want to be a part of the community and not just vacation in a resort. I think it's important for the owner/manager to be available and local.

Increased tax revenue.

Revenue streams to Breckenridge and Blue River

There is no benefit for the town!! People come and go with no respect for the community- do not know rules of town- trash cans and bears, fire permits, create unstable neighborhoods. You need to know your neighbor and then we all watch out for each other. Many VBRO homes leave regular trash cans outside. Bears come, trash all over. Having outdoor fires in times of restriction, not using fire screens. If you have a rental VBRO you need to let your renters know the "rules."

I do not feel that it benefits our community.

it helps people afford to live in this community

Tax and licensure revenue is generated.

Upkeep on short term rentals is often better than full time residences.

allow more locals to buy and rent rooms

Absolutely; allow our family of 5, 2 kids and a pup enjoy our home and share with others to enjoy the beautiful colorado while we are not using it

In my experience, our short term renters leave feeling like they discovered an amazing community. I think this has impact on demand for home ownership in our community. I also think the reputation as a town goes up as a top location for renting and or owning a cabin.

I think Short Term Rentals can also reduce the number of locals that can often abuse homes, and are often transient and often use homes in ways that may not be wanted in our community.

It gives renters/guests a truer feeling of the mountains, rather than being in Breck itself.

Increases desirability of area, increase value of properties here, and increases Blue River income

To diversify the composition of the population.

They do not benefit the community. They benefit the owner.

they generate jobs and income for the community.

No

They allow local owners (like ourselves) to be able to afford cost of living while also working full time in this county. Without the ability to STR we would be forced to relocate.

Generally, it allows for direct influx of needed tourists income into our local communities and individuals and not dominated and controlled by hotel rentals only. Increased diversity of both STR guests and opportunities.

It brings in money for the owner and empties our grocery stores. Further exacerbates our service industry work force housing crisis - ran out of space on the box below.

They provide extra income to homeowners through rentals and tourist dollars to locals. Added tax revenue to the city and county.

1) Generates tax revenue for a town that does not have a large business base

2) It allows for a variety of owners to actually afford homes in Blue River. Without rental income, homes in Summit County will only be owned by multi-millionaires. Renting gives me the opportunity to give my family a retreat and a place my two kids can build memories.

3) Income from renting allows for the upkeep of our Blue River home. Paint / tree mitigation etc.

Allows full time residents to supplement ownership expenses.

They should pay for the asphalt paving of our roads!!!!

collection of tax revenue.

Provides a revenue stream for the town and increases property values for all property owners.

give people freedom and flexibility to do what they want with their property. With stupid high taxes it would help pay the bills if needed to cover taxes.

Less wear and tear on property than long term rental. Good management keeps the property maintained well so it is more desirable for renters and property values alike. Tenants are helpful in keeping an eye out for second homeowners who live at the property when not rented.

Breckenridge and the surrounding cottage communities like Blue River are not only an amazing area for locals but those looking to visit the area, which benefit local stores/businesses and are a major source of income for the area. Short term rentals allow additional lodging for visitors, as well as allow investment from small businesses and families, like mine. For most families, the only way to be able to afford a place in a tourist market area is through offsetting costs and renting. It is nice for people to be able to come and enjoy our community. I am not sure where the money goes to. I have heard that we are supposed to be getting a bike path that links us to town but have not seen any benefits that help me/my house/My family to date.

They provide accommodations to visitors and tourists that contribute to the local economy.

They are not- they are beneficial for the owner of the property. They do not add anything to the Blue River community. Their money is spent in Breckenridge, not Blue River.

They provide revenue to a community that has very little revenue sources outside of STR income. Also, when people follow occupancy rules, STR owners can be excellent neighbors. We keep our home in pristine condition in order to prevent negative reviews. We strive to be good neighbors and abide by all Town ordinances.

It provides property owners the opportunity for additional income and also the town some revenue to use on worthwhile projects.

They bring in additional tax revenue for the Town of Blue River. They allow local property owners the ability to enjoy the town and the county and share that experience with other people. STRs also keep the tourism business in the hands of small business owners versus putting more money into the pockets of corporations like Vail Resorts and other large Wall St. businesses. STRs keep money in Blue River and Summit County.

I have no opinion.

There is no arguing the financial benefit in regards to sales and lodging tax revenue. But quality of life for the residents is about more than money, budgets or revenue. It's better to have someone renting the home if the owners are away for most of the year.

Income to the town of Blue River As a short term renter myself we always make sure the house is in top condition. There are long term renters that do not take as good of care as short term.

They increase property values and also increase tax revenue for blue River. Also they keep properties updated.

Tax money the city gets

Good inflow of revenue to the local economy (resort, retail shops, food and beverage, entertainment, etc.)

Increased sales tax revenue is a huge town benefit. Also, it allows people other than just wealthy second home owners to own property and share in the benefits of having visitors in Blue River. Restricting STRs will only lead to more empty homes owned by wealthier people and more profits for big lodging corporations. Being allowed the flexibility to STR allows for owners to keep roots in the county, longer.

I do not think it is fair to homeowners to limit their options for financial well being. They do contribute to the overall business community and help to foster a base for tourism

Short term rentals provide the city with additional income through tax revenues.

They also bring additional economic benefits because guests are spending their money in our community. They increase employment opportunities. I am strongly for allowing the property owner to decide how to use their property. In addition, it is primarily only during the ski season when there is a high occupancy on short term rentals in Blue River.

Freedom

Helps the economy.

Short term rentals generate revenue for the town that can be used for amenities and services available to all property owners, whether they are full time in town or not, such as police, the Goose Pasture Tarn, community events, etc.

We short term rent our home and also spend about 50% of our time here in Blue River. If restrictions on STRs impacted our ability to do so, we would likely have to leave our home vacant when we are not here, which would be a shame and a financial strain.

It brings a great deal of income to the town, community, & business owners. It creates an enormous amount of jobs. It allows me & my family to use it whenever we want while off-setting costs of a 2nd home. The Breck/Blue River area was founded as a resort in 1960 & the majority of properties built have been developed for tourism. Breck and surrounding areas were NOT developed as a residential community. We don't have enough hotels. It keeps our home values high. It is a reality in today's market; however, difficult to regulate, keep occupant quantity within the homes zoning limit, collect taxes and fees, insure code compliance for life safety.

1) Increased revenue to town, 2) STRs are maintained as much nicer properties than LTRs helping support higher property values overall, 3) STRs have people using them only part time resulting in less utilities and quieter properties overall vs. LTRs. A long term rental typically has many younger people using it daily versus a STR with people only using it half the time or less on average. STRs are also better for the local economy than second homes that sit empty most of the year. Property owners paying taxes should be able to do as they wish with their property as long as following rules

It is our right to rent part or all of our home. If there are problems with short-term rentals, that is an enforcement and/or education issue. The answer to problems with how short-term renters behave is not to restrict owners' property rights. If someone drives their car into your house we don't ban cars or say only 40% of residents can have cars. We ticket the moron that drove into your house. We have no interest in short-terming but we want our property rights.

For those who are generally year round owner/residents that need a little extra income to make it work here.

I do not believe short term rentals are beneficial to the community.

The only benefit is financial. Both to the town and property owner.

They encourage investments through potential rental returns and thus support and strengthen property values. They also have the potential to bring income into the town through taxes.

So many houses have owners in the summer and then are left vacant for 7-8 months. That gives some streets a ghost town feel. Also maintenance issues arise from these long periods of vacancy. Also a revenue generator for licenses and lodging taxes. Removing all this revenue may require tax increase to all residents. STRs enhance property values as 25% of potential buyers could want to do STRs. Capping or stopping STRs could remove 25% of buyers. STR income allows owners to maintain homes.

They only benefit the property owner.

Taxes?

STRs enable moderate income families to afford owning a vacation home. STRs bring visitors and business. Improves property values. Tax and license revenue for the Town. Encourages owners to keep their property well maintained. Provide a service to tourists and jobs within the community.

I think issues/concerns of STRs can be managed by the town and the issues that are occurring can be addressed. I also think that because we have no sales tax generated, the taxes from STRs can make a beneficial impact to our community. We like to think Blue River is a bubble in Summit County and separate from the Town of Breck, but the character of our community is linked to the growth and changes surrounding us. I do think we can hang onto the rural character of our community while allowing STR

They increase property values and also provide a much needed housing service to visitors that support the local economy.

The owner maintains his property and brings in guests that provide income to the town and county. Being in the high country brings additional cost, higher winter electric bills, snow removal - roof and driveway, etc.

I feel it helps with homeowners who might need some financial assistance in affording a home here. Also a force of revenue for the town and the local businesses. They highlight the desirability of Blue River as a place to live. It allows higher value properties/build out/improvements to existing properties as a result of the income generated. They stimulate the economy by using the Summit County restaurants and businesses.

This helps the real estate valuation for those that have purchased homes in Blue River. Lack of strict regulation is one reason we chose Blue River over Breckenridge. There is a shortage of lodging and str's allow for large families to come enjoy our towns, skiing, and activities which brings in large amounts of revenue to the towns and businesses.

Generate revenue for the town. Short Term Rental homes are kept up significantly better on the exterior. They don't have junk and non-running cars in the yard. There are multiple examples on our street of houses not being taken care of with junk in the yard. Homeowner value in the entire town is increased with short term rentals. Allows people to afford a place in the mountains in the beautiful town of Blue River, that normally wouldn't be able to afford a place there.

Not

I don't think they are beneficial. Only beneficial to owner and town

First principles: When one rents their home, their home is a business. Everyone needs to understand that. And when renting a home, the rules of business apply. Short term renters who do not enforce with their guests conduct that is aligned with town and Summit County laws and regulations put their neighbors in an unpleasant position... While a rental is a business, it is part time. The other time these folks are our friends and neighbors.

I think there should be a balance that allows short-term rentals for visitors (necessary to our success) but also long-term rentals for workers (also necessary for our success) as well as a component that motivates full-time people to live here so that we can build a community based on relationships. Balance is the key! help people own vacation homes help visitors fall in love w/ Summit & possibly buy property here think it is economic advantage to increase prospective consumer base only way many families can experience our wonderland

It provides demands in the community that make it attractive for residents. They are not beneficial to the community, only the homeowner.

Increase taxes/funds paid into the system for various projects  
Increased home values  
Increased business in the community  
Passive income for a couple months per year

They support the overall economy of Summit County. The county should work on providing more affordable daycare and workforce housing without sacrificing property values and the overall economy of the county. Reducing short-term rentals will decrease property values and result in less tourism, resulting in lower business and job opportunities.

It brings additional funding into our small community. Rather than a home sitting empty, it is being occupied and cared for on a regular basis, while producing funds into Blue River.

It is the right of the home owner to rent their home if they please. We have never received a complaint in 6-7 years of renting our home.

THEY ARE NOT beneficial to the community and DO NOT "... channel the voice of our residents, and enhancing the quality of life for all." (TOBR mission statement)

They help provide jobs for local residents.

They bring valuable tax revenue to the community, allowing us to have good road and infrastructure maintenance. They also give others the opportunity to share in the beauty and unique character of the town.

N/A

Others can enjoy the outdoors as we do in Blue River and Summit County. I love Blue River, I spend lots of weeks in Blue River each year as my second home. The only issue I have with the increase in short term renters is that it seems like more local folks are on a witch hunt to tell each other (residents and short term renters) how to behave (turn lights off at night, don't walk on my property, etc...) rather than welcoming them into our community. We all need to take a deep breath and enjoy

In a tourist town like Breck and Blue River, I believe that short term rentals are essential to the economy as they attract folks who spend money in the community and provide stability in times of "off peak" seasons. In addition, the more folks who visit the more are likely to purchase property here.

It is a resort community. Tourists need a place to stay with families and that isn't possible with hotels and motels. Limiting short term rentals will decrease home prices which I believe is the real reason for limiting short term rentals. It isn't going to allow more long term rentals to the public. To solve that problem, the county needs to build more affordable housing projects and rental units for long term renters.

Jobs and job opportunities. Property Managers, Cleaners, Maintenance, Snow Removal are all jobs that would not exist without STR's. I know A LOT of current locals that are employed as one of those positions or have created businesses in them. They also bring in a set amount of tax money to Blue River each year, which I assume funds quite a bit of what keeps the town running. In my opinion, it does not ruin the "community" feel. Especially when most that live here, moved from elsewhere anyway.

Revenue for the township

Short term rentals bring revenue. That being said I think there should be minimum night stay limits instead of percentage limits. Some towns have 7 day minimum or even 26 day minimum stays to discourage weekend party homes which degrade the community. I think minimum stay rules could be the answer.

It affords owners the ability to move up to a property / join a mountain community that they may not otherwise be able to afford. In many cases they probably started as short term renters and loved it enough to purchase in a way that they could afford by using short term rentals for awhile. We have done that and have now ceased to rent short term and use the place more ourselves and for our family.

Personally, with property taxes and home value skyrocketing, the option for myself as a full-time resident in my home to rent out a portion of my home to help cover those costs is extremely beneficial. I am not a fan of having too many full-time rentals where the entire home is rented out when many people stay at the home They provide value and income

Property is the owners preference not government

S.T. Rentals give home owners greater flex ability to control their property and keep property in good shape., without the legal hassles of long term rentals. Because of the high cost of short term rentals generally you get more responsible individuals who have greater respect for property and community. This helps to keep property values high and in demand.

Short term Renters and visitors support businesses in the area.

My family can find a home nearby to rent when they visit. That's it.

They allow middle-class people purchase homes instead of only the rich.

It drives my property value up and my home investment.

Fees and taxes benefit ALL residents of Blue River.

They bring more revenue and awareness of the benefits of living in Blue River. They also provide a significant in property values. If STRs are over-regulated, it will unfairly punish homeowners who reasonably expected their properties to retain the value associated with STR income.

If you want to regulate STRs, increase fees and taxes until it inhibits new STR properties. Punishing current owners is unfair.

There is a financial benefit to the home owner and increased tax benefit to the town.

When families day for a vacation it's beneficial.

1. Keeps the tourism high and Breckenridge economy strong.
2. Prevents frozen pipes.
3. Keeps wild animals at a distance with human's home.
4. Ideal for families to short term rent vs hotel where space is very limited. Also, keeps Hotel Lodging reasonably priced so average folks may visit and enjoy Breckenridge amenities.
5. Allows pets to travel with their owners.
6. Short-term renting keeps our utility cost reasonable, so we can live there.
7. Brings in extra tax revenues to Blue River.

It has significantly raised property values, provided much needed taxes, and has helped to keep homes updated.

They allow homeowners to be able to afford to live in an otherwise very expensive area. We plan to live in our home 100 percent of the time at some point in the future. This would not be possible without the ability to rent our home short term occasionally now. Otherwise, the only people that could afford to live in the neighborhood are those that have lived here for 10 plus years, when it was once more affordable. This opportunity brings new people, supports diversity, and a thriving town.

They provide tax income to the community.

They provide owners the opportunity to use the property as well as provide visitors with a place to stay and enjoy.

The short term rental is maintained on a regular schedule, maintains the community appearance.

Only with condo complexes that are designed for high turnover with parking and trash

People who living in town and rent part of their homes and clean and services services or long term rental can't be limited because this is their income allowing them to afford living them in Blue River. In some cases, one is buying property haying others to service their property

Short term rentals may enable some part time homeowners to afford their homes, by generating income to help cover the expenses of the second home, while allowing the homeowner to enjoy their home on occasion. Short term rentals also generate income for the town.

With the proper distribution of full-time resident and STR, it allows owners like me to have a second home in the area my family loves and visits often and also rent it out occasionally to help cover some of the operating cost. Having a professional property management company is also important to make sure properties are kept up and STR are managed appropriately.

Property owners should be able to rent their property

If done correctly and thoughtfully they are OK (difficult to dictate too much to property owners). Years ago we did short-term and may consider it in the future.

Breckenridge and the surrounding areas (including Blue River) rely on tourism (it is the single biggest industry) to drive the economy. A key component of that is in the provision of accommodation to enable visitors to come and enjoy the mountains and spend their disposable income. This then creates jobs and employment for both the local community and temporary labor. Without short term rentals, the economy will shrink, affecting local infrastructure, schools and as a result drive up local tax.

It brings revenue into the local economy and boosts the real estate market.

First, there was no option for "I am a second homeowner that both rents short term and uses my home. Short term rentals properties benefit the community because: they hire cleaning services, property managers, snow removal services, repair and maintenance services all of which I would do myself if I did not have to have our place ready for renters. Our place is maintained better, it is safer and kept more appealing. It increases tax revenue to the town, county and state and property values.

income for owners and town

the owner lives somewhere else to pay for the home because their job is somewhere else i.e. Texas. Keeps all buyers in the market.

Many have purchased their properties for investment purposes. Let it happen, and hopefully the market will take care of itself. Maybe it'll result in upgrades to properties. It is a privilege and impacts many neighborhoods. Neighbors need to be made aware of their rights - what the avenues for complaints are. Complaints are a huge impact on town hall and law enforcement (see improving on current regulations)

19. I feel short-term rentals are negative for the community because....

Community completely disappears. Too many police.

STR owners&renters for years have defined & are continuing to define the TOBR character for the worse. With the continuing negative resort exploitation, especially with STRs, that is taking place in the Town, TOBR is NO LONGER a "serene mountain community." The STR Good Neighbor Policy is inadequate. Focus on 1 example: there is light pollution trespass which shines into homes & on properties of others which stresses humans, flora & fauna. Replace photo in the GNP w/ fully-shielded lights.

--Can be noisy, particularly if it's a horde of college kids.

--excessive traffic, particularly if it's a horde of college kids.

Hurts culture. Many renters do not respect the natural environment in blue river

Would be negative if too many, as they may not care about the surroundings with trash, neighbors with noise. Residents & long term rentals would obviously be more invested in the community & maintaining the values we all value living in Blue River. So only see it as a negative if too many, & in particular if for most of the year. Need to have a majority of residents & long term rentals.

If they are not ran responsibly with respect to others!

If they become an eyesore, then maybe but I've seen full time residents who don't take care of their property the way I and my property management company do with mine. Too many full-time residents' lots look like mini landfills or used car dealers.

It leads to more stress on roads and traffic. And the people don't care about our wonderful town that visit here.

They overwhelm the infrastructure of the county year-round. The loss of the shoulder seasons in combination with a reduction in the worker population has made the county a less desirable place for full time locals. The quality of life is deteriorating and there is a direct correlation to that and the prevalence of short term rentals.

Increased traffic and noise are not good for the nature of the community

Lack of foresight by local government to adequately provide affordable workforce housing. The impacts to our environment and community are real. I welcome visitors who are respectful - the drunken frat party atmosphere we see at many of the larger homes do not bring enough \$\$ to our community to be worth the cost.

They take housing, something that is in high demand for local residents, and give it to people that don't live here. People are using housing as a business without the oversight that is required of hotels. Our own town statement says it all with phrases like "serene mountain community by conserving our natural residential environment" None of that statement aligned with short term rentals.

Some renters do not respect property lines, might not understand securing trash to protect wildlife, might be noisy- all rentals nears us are outside of Blue River in Summit county, so not sure that if actual problems in BR.

Trash problem/off leash dog&their poop for us has been only with neighbors, we just cleaned up instead of complaining- with neighbors vs short term renter most people will likely complain less and work it out directly so complaints re short term renters are likely skewed There is no negative aspect to short term renting.

They are not negative, but are scapegoats for problems that arise from the natural issues caused by external factors. We live in an extremely beautiful and desirable place and people will always want to come here to visit, spend months, or live permanently. This became much more desirable during the pandemic as people cannot travel internationally, and many people work remotely and can finally enjoy nature without having to take time off of work. Banning STR will not change these facts.

Renters may disrupt our quiet town, not obey fire restrictions or noise ordinance's.

of no real good reasons. Full time residents feel they can take away neighbors homeowner rights to revenue due to unknown people coming into their neighborhood and not respecting the rules ( very few times and full time owners are most of the violators), pure resentment, speeding ( not supported by data recording efforts over six years), false impressions that STR guests use more water when STRs actually use less or equal to full time homeowners. Do not want to see houses used as party houses or by large groups causing parking issues on roads. Need to control via occupancy limits, noise ordinance enforcement and parking enforcement.

I don't believe second homeowners should get to continue to buy up properties out-pricing locals to just continue to make more money listing it as a short-term rental. It just makes it harder for locals who work and live in the community to ever get ahead. Granted we moved here during the pandemic but a lot of the homes around us seem to be short-term rentals making it hard to feel a sense of community here in Blue River.

I'm trying to survive financially and raise my kids in the last safe place in summit. We are constantly awakened by rowdy partiers. Many nights I come home and can't get in my driveway because of abandoned cars. I've had my designated parking spot taken by short renters who have 4-6 cars. People should not be expecting me to help dig them out, give them a push or a pull.

I pay for dumpster service but it's full from renters/cleaning crews who don't pay for the service or recycle. STR suck

Houses are not hotels.

Only negative on the occasions there is and uncommonly bad guest or uncommonly bad management.

transient population

Short term renters do not treat the community or the neighbors like they will ever have to deal with them again - they aren't invested and don't care.

Noise and traffic

they are completely contrary to enabling the board of trustees to accomplish their mission statement and the list goes on.

(for example, they are fully commercial enterprises within the non commercially zoned neighborhood where i live.)

Limit and regulate activities (traffic, noise, trash) in such a way as to ensure the specific neighborhood environment ie (the reasons why homeowners chose to live in that neighborhood) are preserved.

Potential noise and trash

Renters are less concerned with environmental management and community - trash and bear activity are concerning near my home.

It can raise the cost of renting for long-term renters. However wages have generally kept up or exceed rental inflation. I'm not sure the specifics in Blue River or Breck, would rather see programs in place to increase wages then try and stagnate competition for housing and drive down rental prices.

I do not believe there is any benefit to the community only to the homeowner that rents

It's is not negative. We owners should do what ever they prefer. Non of your business. Because people do not show the same respect to the property and neighborhood as they would their own home and neighborhood. I have actually have heard these comments! "It is only something I rent"!

Too many equals too many parking trash noise issues  
my answer is above

I don't think they are negative.

I feel Short Term Rentals are Not negative. Short term renters are mainly happy people since they are on vacation.

I lived in a pretty nice neighborhood last year that had NO Short term renters and it was a gloomy, unbearable place. Complaints are worse in neighborhoods like this. Many People choose to cause problems because they are so comfortable yet miserable in their own domain and they over exaggerate issues. People's negativeness had nothing to do with so called STR bc there weren't any.

I don't think it's negative, if it's in balance with residents (owner and long term rentals) and code issues are enforced.

Often visitors are not familiar with winter driving conditions and present a serious hazard to full time residents.

None.

n/a

They take away from long term leases for full time residents. When I moved here as a recent college graduate I rented a basement apartment in Blue River. That unit is now an STR. Too many short term rentals leads to an unsustainable local community. We need long term residents to build community, in particular young people and families who contribute and get involved. Blue River will no longer feel like the small town I know and love if more and more residences transition to short term.

Trash, traffic throughout BR, speeding, noise, light pollution, increased volume, water, sewer, road maintenance etc. lack of resources to monitor. Living room faces street, cars speed all the time. I cringe when I see them coming head on. Neighbor does not allow kids to ride bikes on street. Surrounding "neighbors" are taking the time to halt and review STRs. Beyond time to do the same. Emphasize community not playground. Do not let the external factors prevail/profit VRBO/ Airbnb).

Blue River has always been both a locals community and a vacation destination. But the current trend of investors buying up housing to use exclusively for STR is troubling. The housing market is getting tighter and tighter for the local professional to afford housing where he/she works.

Lack of concern for the property & community. Multiple times tenants had fires in unapproved fire pit. We called a couple of times due to fire unattended. Tenant came up on our deck and stole fire wood from us. A homeowner/neighbor would not do that. Property next to us is operated like a hotel. One 7 day period we counted 5 different families staying at the property. This is not a residential property it is a commercial property. Tenants create more noise in the neighborhood.

They can be disruptive and too noisy but that's what town laws are for, homeowners and renters.

There are groups that are not respectful of properties or those around them.

Unless the process is well regulated, it can cause the community to lose its identity and also suffer economically.

See response above.

The only way they may become "beneficial" is if the Town were to treat and tax them as commercial businesses generating enough revenue to offset the increased costs incurred. The problem is not just the renters it's what is also entailed. It's the property managers, hot tub guys, added trash, noise, and cleaners that are up and down the street all day long. On top short term guest coming and going. I would say traffic is one of the biggest issues over all. Last but certainly not least is that it does zero to promote the concept of community.

But too many short term rentals can ruin the neighborhood feel.

Some people drive too fast as do residents!!!

they change the feel of the neighborhood

Visitors are often in "party mode," and are loud, late nighters, and sometimes disrespectful of property (and the visitors we have noticed are not college age - more in their 30's - and mix of women /men)

Lack of respect for property and surrounding properties. Not following local laws mainly: numbers in the house, parking, noise, pet ordinances. Renters assume all houses in area are rentals and walk through yards, peering in windows etc. Not sure Managers do a good job making sure renters are aware of the rules. Have installed security cameras because of vandalism at our home when we were out of town.

N/a

The amount of lights left on all day and night, for their entire visits (not good for wildlife or star gazing or the planet). The wildlife interactions...I have to warn people weekly not to approach a moose in the yard. The amount of traffic speeding down our road, dogs being walked off leash, loud partying at ALL hours of the day. We have one house we call "the party house". It all takes away from our quiet, mountain neighborhood that we love so much!  
Lack of care about surroundings

i

The segregate our community and neighborhood. The use resources that are valuable and the benefit only goes to the STR owner. One of the biggest issues that is going to pop up is the overuse of septic systems. We have two STR's next to us that regularly have 4+ cars at each rental. I don't believe that STR's help the Blue River community and degrade the true value we have of living here.

The most obvious impacts that I have witnessed are increased traffic, excessive speed on town roads (need more enforcement on Crown Rd, in particular). On occasion, I have heard loud music from a house one street over, but rare. When the Tarn was open, more non-residents use the space.

There is no commitment to the neighborhood or neighbors.

Disregard for property and residents

If there are too many, the residential character of Blue River is lost.

While I support some short term rentals, I urge strict adherence to community standards in the condition of the homes, insisting on responsibility & responsiveness of both homeowner & property managers, abiding by the rules of the HOA/ community, & especially, upholding the correct numbers & respectful conduct of the guests.

It impacts all of us!

Too much traffic that is hard on the roads and town officials, especially the marshalls.

I left because 6 of my 9 neighbors turned into AIRbnbs. I knew I could not reverse what had been done to Sunnyslope so I sold to an investor. Sorry you guys. Heartbreaking. I was just so overwhelmed by 2nd homeowners and Airbnb.

I agree that there is a need for long term rentals within the county, however I feel that there are other avenues for the towns and county to help address this need.

There is no community with ST rentals. Instead of neighbors, I have strangers rotating in and out of the neighboring homes every 3-5 days. At least the the 2nd home owners care and are neighborly when around. In my subdivision I was starting to get neighbors, kids for my kids to play with, friends - a real community. Now i have more ST rentals around me than before I moved to BR 3 yrs ago. It's sad. The renters don't care about the community and neither do the owners of these homes.

Traffic, Parking, Not knowing who is in the neighborhood. Exceeding the limit on how many people are supposed to occupy a house.

They cause too much nuisance and, in some cases, result in more dangerous living situations for the residents of the town (examples: increased bear activities in the neighborhoods due to inappropriate trash management, speeding, many more).

The only issue that I can see is that people can make more money on short-term rentals and then there is not enough housing for full-time residents. I think that the market will work itself out, if there are too many short term rentals the market gets saturated and they make less money.

N/A

The Town is not a tourist destination, but a mountain community that is being destroyed by a flood of "here today-gone tomorrow" strangers with no vested interest in the quality and future of our natural environment. Long-term taxpaying owners are being deprived of the serene enjoyment of their own private property. Outsider landlords are meddling in local affairs for their own personal financial benefit with no regard for the neighbors.

There are always groups of people that ruin it for everyone by being rowdy and destructive. Local residents don't get to know their neighbors if it is a short-term rental.

Often the loud parties

Noise, trash, parking, lack of respect for neighborhood, lack of respect for the rental unit.

Visitors are not educated on the local wildlife, weather/road conditions, or don't realize that people live here full time and that it needs to be treated like a residential neighborhood. Short term rentals bring the hospitality business problems of a commercial community: noise, excessive parking; trash and excessive demands for services at the expense of permanent homeowners and residents. It is a business that should not be permitted in a single family residential community.

Traffic, parking, trash/wildlife issues, and the overall erosion of our small-town community.

Out of state owners dont monitor the rentals. They dont have a lot of respect for the full time residents, fire knowledge, speed limits. Our street has been a racetrack lately and in the summer we call in illegal fires and grills at least 4 times.

I understand that short-term rentals may cause some inconveniences to full-time residents when visitors do not follow the rules set forth by the owners, or if owners are negligent in maintaining their property. I think this could happen though even with full-time residents. I also understand that it may change the feel of a neighborhood when full-time residents don't know their neighbors because the home next to them is used solely as a short-term rental.

Few parking and trash issues

people in the neighborhood who do not care about it.

Bad actor owners violate the rules and spoil it for the rest of us.

No

We need to keep in mind the need for housing for those working in our community.

Many of the homes by us rent to large groups of people increasing traffic in our neighborhood and noise.

Supports higher home prices that are a barrier to ownership. creates more town overhead in enforcement and administration. Reduces sense of community.

Croud up tick

I can see where neighborhoods would want long-term homeowners for a sense of community. But many of the homes along Highway nine have no sense of community. Also I feel like bad renters need to be brought to the attention of law-enforcement. Homeowners need to complain more and fines need to be given out. I have let my neighbors know to let me know if my renters are misbehaving. I do not want them to upset homeowners. And I have urged them to complain to law-enforcement if that ever is the case  
Speeding / it destroys neighborhoods

N/a

Short term renters often don't feel connected to the community and don't respect rules regarding trash, parking and noise.

Trash and noise

out of town owner demand has the potential to drive up the value of real estate.

I do not like short term renters who do not respect private property and are not courteous enough to keep noise down after hours but that is an issue related to rental rules and enforcement of noise ordinance or trespassing regulations, not the fact that short term rentals are allowed.

Are not maintained/treated as an occupying homeowner does

When the owner or management companies like Vacasa and Summit rentals do not make town rules clear and enforce them people take advantage. We work hard as a rental owner to be very clear what the expectations are and will not hesitate to enforce them.

Also long term residents and transplants need to understand that they live next to the busiest ski area in the country. The economy is a tourist based one. Everyone needs to be respectful and tolerant.

They require policing to ensure noise, trash, and parking are in order.

The people who rent homes that are from short term rentals have no respect for the people who live in Blue River. The place next to our cabin is occupied every weekend. The trash is all over the place, they sit in the hot tub till late in the night with music playing at full volume and when dogs are there they are never on a leash.

They significantly contribute to the housing crisis in Summit county by decreasing the number of long-term rental properties available to full-time residents.

This is a travesty and negatively impacts the entire community.

At this point in time it is making it harder for employees of critical businesses to find housing!

It can kill our sense of community if the percentage of homes becomes too high but I don't feel we are even close to that number and it shouldn't be restricted. Instead incentivize people to live here, rent long term or maybe even help first time home buyer's buy here in blue river.

they have pushed out long term renters in our neighborhood. They come with inappropriate vehicles for our roads and then rut out the road with the spinning of their wheels. They get stuck on Blue River Road and Coronet.

They created traffic issues and don't add to the local community and local support system. They make housing unaffordable for locals.

The extra burden of trash could become an issue. The way to solve this is charge short term rentals more for trash service.

I do not think every single property should be a short term rental, however, I do not have a problem with half of them being rented short term. That would still leave plenty to be used by locals (owners) or as long-term local housing rentals.

When noise, speeding violations, violation of open fire restrictions, trespassing, parking violations, and trash violations become a common occurrence in a community.

Don't live there, but it seems everyone in TCE has pride in their home and we haven't experienced any issues with renters.

We haven't observed any negative issues in our area.

I DO NOT THINK THERE ARE OVERWHELMING NEGATIVES! While there are certainly complaints about reckless and irresponsible short term RENTERS, owners have a vested interest in protecting their property, protecting the community. In the long-run, the towns and county benefit from increased revenues which go to support local businesses, tradesmen and women, restaurants, etc.

Traffic is congested. Hwy 9 needs to include passing lanes

Trash, traffic.

N/A unless management of complaints is not done promptly.

They take housing from people who work in the community.

See above. They do not help to form a community! Short term rentals fracture any community feeling there is.

Short term renters do not respect the community or neighboring properties.

Investment properties do not create a community.

there are a lot of people coming here who do not know the Parking/Trash and Recycling/Fire safety codes and maybe, do not care.

It also has helped move the price of housing way up and out of reach for folks trying to live and work here. Thus, the staffing shortage which is its own pandemic right now!

N/A if they are well managed and kept up sufficiently.

I feel short term rental are a positive impact to our community

None

Concern re: responsibility, maintenance and care of properties and community standards.

I feel STRs could become negative if they took over the makeup as a majority.  
A community is made up of owners who know and support one another.  
Yes very much so

Only when they are managed improperly. Often these seem to be the only issues retorted on when many local residents, as ourselves, need this income to be able remain a local resident and continue to be a local employee/employer. It appears larger STR companies do not follow regulations and often rent at the lowest price at times not screening guest. This results in parties and areas being damaged, destroyed and esthetic compromised.

Vacationers not interested in rules-here to vac/party. Majority of owners don't work & live here, just want to make money & they do it at our expense. Excessive pollution & environmental impacts; trash hurts/kills wildlife, cleaning chemicals, water waste bedding/towels, food waste, STR+service vehicle pollution. I am belligerent drunk wedding guests threateningly follow u onto your property(5+ yrs ago)It's exhausting + disheartening to witness all the violations. High STR traffic erodes community

They artificially inflate home prices and rental rates because a homeowner can generate more revenue through short-term rentals than through long-term rental or outright home ownership. They generate more waste and strain services (home cleaning crews, snow plow needs, home maintenance, etc.).

with little or no oversight I can see why permanent residents don't like the constant turnover of tenants (Some good and some bad) at a short term rental. I do think permanent residents are the best option in any community for upkeep, sense of community, etc but given the record high prices its almost impossible for new buyers to buy a rental property and not rent it at least part of the time.

They don't care about trash and bears. It is so much more peaceful on the weekdays. Make them pay to asphalt our roads.

Too many short term rentals push out locals and erase the ability for a neighborhood feel to our community. They also generate too much traffic, stress the aquifers, and decrease the overall quality of life for full time residents.

STR's are contributing to higher property values, which is reducing affordable housing, which is causing a labor shortage.

I've never had a problem with a short-term renter.

Some properties are not selective in who they rent to and guests can be disrespectful. Things like not adhering to town rules.

N/A

One of the biggest things is the use of our commodities. The extra traffic, the extra use of water (Will the fees that are charged for short-term rentals help pay for my new well if it goes dry?), The extra wear and tear on our roads, overflowing parking at trailheads and the extra light pollution. So many rental properties leave lights on 24/7. Trash is often left overflowing. This endangers wildlife.

Too many compromise the feel of community

People renting are not respectful of our community.

In my little subdivision, the renters of the homes next door to us have short term renters. They frequently come down our driveway, even though the address is clearly posted, and get stuck in our driveway in front of our garage. Then we are trapped until we help them get out, or wait for a tow truck. Some of these renters don't even have a 4 wheel drive vehicle! We also have LOTS of extra traffic on our road, with the constant turnover.

When Towns set regulations and don't enforce them, STR owners get a bad rap. We don't need more regulations, we need to have stronger enforcement of what's there. I think this starts with occupancy enforcement. There are some very large houses with few bedrooms in my neighborhood. They advertise many more than the 2 per bedroom plus 2. Those are bad neighbors. Over occupying units is a main source of noise and parking complaints. We pay a lot for an in garage trash service to prevent trouble.

I want Blue River to remain predominantly the same people in a neighborhood. # of short termers needs to be regulated as not to be a community that services constant change of renters many who don't abide by association rules/regs or town codes. I think increasing the number would put a burden on law enforcement. Define short term 1 week, 2 months? There are no negatives when rules and regulations are followed and enforced. I don't feel they are negative. More info on bear awareness and fire safety would be good, but that goes for full time residents too.

Cost - There is a need for at least 1/3 more road maintenance due to an increase in traffic on town roads. There is also a need for addl. police and code enforcement. I believe there is more crime than there used to be. There are strangers trespassing on neighboring properties. There is also increase demand for the recreational amenities, which has begun to result in owners no longer allowing anyone to cross properties on existing trails (due to the concern with strangers disrespecting use).

I don't see short-term rental as being negative as long as it is properly regulated.

It is not negative

Loud parties, lots of cars, don't pick up dog poop, don't respect trails

Blue River could be a typical small-town mountain community where neighbors know each other and look out for each other and the community. The town had this feel in the past but no longer. The situation has improved somewhat, but there are still occasional issues with trash, parking, speeding and light pollution. The latter two could be the fault of owners as well actually, not sure.

N/A

On balance, as long as managed well, I do not view short term rentals as a negative.

I do not feel STRs are negative for the community.

Trash, noise, and parking problems

Increased number of strangers in the neighborhood and change in quiet character of the neighborhood.

There is a risk of use and abuse and disregard for the neighbors while HOA's are left with limited enforcement and oversight

High Turnover. Lack of respect for those that live here permanently and do not follow TOBR Rules.

EG: Fire Pit Safety (start fires and leave them unattended) trespassing on neighbors property (have encountered multiple people sledding/hiking/parking on our property without permission) Tarn usage (they think they have rights to use) Higher occupancy than allowed per rules of people and vehicles Takes away housing opportunities for long term residents to buy and live here permanently.

In the town of Blue River, which has a more country/forest atmosphere, I have not seen the same problems (i.e. noise, parking) that may be reported in the town of Breckenridge. Most homes are on wooded lots and spread apart. I don't believe the issue with parking at popular trail heads is a Blue River rental issue but due to the popularity of Breckenridge.

Constant strangers coming into our community and neighborhoods.

Particularly given the nature of our community and the relatively low number of short term rentals in town, I don't think that STRs are a negative. Rather, they generate revenue for the town, bring visitors to town to show them how awesome Blue River is, and allow for second homeowners to both enjoy their homes and also keep their homes occupied while they are not in Blue River.

If they don't abide by the rules.

For fulltime and 2nd homeowners, can detract from quality of life and property value with an adjacent short term rental property with high volume and turn around of renters.

Speeding is a consistent problem, along with trash and noise.

This survey has a strong negative bias toward STRs in the way many of the questions are worded.

For the last six years we have lived across the street from a short term rental that has visitors almost every week/weekend of the year. Our experience is that they are generally quiet and thoughtful. Over the years we have had a few incidences of unattended fires and outside trash attracting bears from their clients. Although I understand my neighbors wanting to make money by renting it does effect the neighborhood. We don't know who is staying there. Continued below...

There are real negative impacts of short-term rentals. Things you listed in questions: trash, noise. I haven't seen parking issues but maybe in some places. There is an argument that we should top-down try to engineer the makeup of our community by banning short-term rentals or limiting them. I personally think this is leading to unintended consequences all over the county and country already. Please have the guts to see that this is a regulatory fad and wait and see.

Less local housing options = less people to be invested in our community in many ways.

Heart, soul, core workforce, after school programs, volunteer efforts, charities, and public works/office all suffer. Cant even drive into Breck during weekend mornings or get back to BR from Town in the evenings. Imagine twice as heavy traffic in future. It's unsustainable and dangerous. Accidents on 9 have skyrocketed. Cost of business is inflated with little work force. EVERYONE pays more for basic services

Brings no sense of community to the neighborhood. Short term renters do not respect permanent residents.

We bought in Blue River about 4.5 years ago because we felt we were moving to a "neighborhood". That feeling is gone.

The only negative would be to limit them.

The renters tend not to respect the neighborhood they are in.

They can be negative if code violations are constantly broken.

Loss of community

Truly depends on how the STR is managed, there are minimal negatives for a well managed STR. Ill informed and unprepared tourists can cause annoyances for neighbors. However, any neighbor can cause annoyances. A bad long term renter is far more detrimental to the community than a bad STR.

If not managed properly it can be a mess. For me personally, the two issues that frustrate me are trash (guests leave early and leave the trash out too long) and all of the exterior lights on homes that stay on now. I think a requirement to have a STR license should have a requirement for down cast exterior lights only and non dark sky lights should be on a brief motion timer. Bottom line, make the burden greater to receive the license (property man requirements, lighting, snow removal, etc).

I don't see them as negative.

Can contribute to parking problems, etc

bad behavior with limited/no consequences

Renters do not respect the environment or the town like locals do. Their attitude is different because they don't live here.

Some short term rental owners do not abide by laws and codes of Blue River.

They benefit the home owner and business owners of Breck. They don't benefit our sweet community. We need more stable work force housing and people who are committed to our community.

Traffic, parking, trash

Doesn't house the locals and increases tourists are not apart of community

There are not uniform rules that are communicated to all homeowners for conduct of their guests.

Same as above

diagree

Some renters are unwilling to respect residential neighborhoods

Nobody wants a constant stream of strangers speeding through the neighborhood. Blue River is a place for locals, including long term renters, let's keep it that way.

Increased trash

I feel that the majority of short term rental residences area burden on community services.

They reduce the community character that I have enjoyed in Blue River the last 20+ years.

However, I think you should do what you want with your residence, maybe STR's should only be allowed from the primary residences of owners. Also, too many cars, speeding, trash, lights left on, etc...

STR are commercial properties that are not consistent with the Town's mission, "to nurture our serene mountain community by conserving our natural residential environment, promoting unity with our neighbors and surroundings..." STR are focused on promoting additional recreation use for personal commercial profit into an already overcrowded resort area (Upper Blue River basin).

Too many are bad for the community as we lose the community feel so needs to be limited  
If not managed properly, they can become a nuisance with noise and/or trash issues the  
primary potential challenges. Short-term rental owners need to be committed to the  
community, not just interested in property as an investment.

They take away places for locals to live and cause problems for residents

They tend to rule out long term affordable rentals for work force

As long as they respect the laws and ordinances that we have, I welcome them.

We have had no negative experiences renting to others or renting ourselves in CO.

We actually do rent other units in town and have had no issues. In fact, we believe these STR  
are favorable over hotels when housing a larger family as ours is.

I don't believe they have a negative impact. They also keep the real estate market healthy,  
which employs even more locals. Realtors, Inspectors, Appraisers, Notaries, Title Agents, etc.  
People are never going to sell a place for less than they paid or it's worth. If there's any form  
of STR ban, that either drops someone's property value (why would they sell if it's now worth  
less) or makes it even more exclusive (the only people buying will be out of states that can  
afford it without renting).

N/A

Short term rentals, especially the 1 or 2 nights contributes to less of a  
community/neighborhood feel. In addition, cars coming and going and party houses next  
door are also not fun.

The parking, the poor driving in our neighborhood which endangers ourselves and our dog,  
and the lack of full-time residents kind of makes our neighborhood not feel like a  
neighborhood. This was very evident during Covid when only full-time residents were in the  
homes in the neighborhood. It was kind of like a ghost town.

It limits the availability of long term rental properties/primary residential housing for those  
wishing to live and work in Summit County or the surrounding communities. They burdon the  
full time residents with a, usually reckless, group of vacationers.

1) parking and traffic issues, 2) lack of respect of property boundaries, 3) trash, 4) diminishes  
sense of community

Move away from local feel

It is not short term rentals that are a negative for the community! It is full time ownership  
with multiple individuals living in one house

Home prices are out of reach for most full-time residents. To maintain a community  
environment, you need to have full-time residents that are invested in the community and  
workforce.

I'm trying to raise a family- STRs speed down roads, party all night, limit the  
neighborhood feel and sense of community. STR also decrease housing options for needed  
community workforce that would otherwise have been used for long term rentals. While STR  
drive my property value up, it also makes it unaffordable for locals to purchase a home if  
they haven't previously invested.

They are only negative if STR homeowners don't respect the community. I believe the majority in Blue River do respect their neighbor. I certainly take every possible step to make sure my neighbors aren't burdened by bad actors at my house.

If owners short term rent their homes, this leaves fewer properties available to rent long term to people living and working in our community and neighboring communities. Short term rentals also increase traffic on our roads and on our trails, which will increase need for regulation and enforcement.

I feel safer in my community knowing my neighbors, rather than seeing a turnover of guests multiple times a month. Visitors are not respecting the road, trash, noise regulations that a resident does.

When it turns into a party house it's detrimental to our community.

They aren't.

full time residents/renters have fewer people to connect with - though it seems like people move to Blue River for the solitude and not the social scene.

lack of a community feeling

We moved out our town home in Breckenridge because the next door owner only used the place for short term rentals with loud music, hot tub parties and people coming and going and slamming doors. We moved to a house in Blue River to get away from that, only to find our new neighbor only rents it short term also! With multiple cars coming and going, hot tub parties and noise.

Short term rentals can change the character of a town, from a quiet place of solitude for families and pets to a party atmosphere where noise and trash are issues with out-of-town visitors who do not respect the neighborhood. Short term rentals can also have a negative impact on the housing available to the local workforce.

Many owners who renter: hire a property manager, infrequently visit their property, and do not know their neighbors. The property managers can be very corporate and hands off and rely on cleaning crews and others to maintain the property. The property managers shrug off complaints: "that cleaning crew is usually great!" The property managers are not known to neighbors. Short rent rentals limit long term rentals exacerbating housing issues for workers.

For ToBR we largely live on well & septic. I have seen that investors are ignorant on the water use & water quality from wells/septic. This commercial use is just not suitable except for homes on water & sewer. I recognize that wells & septic are not a town responsibility, but it is our town nonetheless. Further, while noise has gotten better over time, trash on streets, weed use, parties in street side hot tubs, dogs running loose, traffic unprepared for snow & unplowed driveways are worse.

I understand some will object, it is good that you are getting the thoughts of all who are or may be affected.

They are no negatives - what the town should be looking at is affordable housing schemes in parallel with the overall development of Blue River. If the town enabled development with a percentage of affordable housing then the current issues cited by most will be resolved. Imposing punitive measures such as restricting short term rentals will do nothing to deal with the issue of affordable housing - in fact it will deeply impact the economy, driving greater job losses.

More people are staying in the community on any given night, and they purchase more goods and services which raises the need for labor (and their wages), and there is a labor shortage, which drives up wages. Wait, that sounds like a good thing!  
limits employee housing  
Home Prices are high, salaries are low in the county. People that work here are in a pinch to own a home.

I would like to see more of those short-term properties used for long-term rentals. There needs to be a lot of rules and regulations for the owner to implement and enforce (both short-term and long-term renters). For license qualification: A document submitted by the owners as to how they screen their renters. What are their rules, where are they posted, who is their local property management company, written approval by HOAs? A citizen review committee with Board call up options.

22. How do you feel about the measures being implemented by surrounding communities?

I like the ideas around incentivizing long term rentals. It takes a little assistance for long term to compete against short term. Homeowners can make their own decision, but it should make it easier for the losers of the lottery system to be able to make a comparable income.

TOBR is NOT an annexation of the hard-core recreation resort community as in other areas of the county. Put a pause on STRs & develop a pro-active policy that recognizes TOBR residents instead of special interests' financial gains at the expense of TOBR. STRs are only appropriate immediately adjacent to and within the recreation resort communities of the county (Breckenridge, Keystone, Copper Mtn) & NOT in residential neighborhoods outside the limits of such areas. "Yes" to complaint hotline.

Breck and Dillon want to reduce short-term rental licenses, in the hope that this will provide long-term housing for local employees. Blue River's situation is starkly different. The properties in my Blue River neighborhood would not work for local housing; they are large, expensive single-family homes. So I think the restrictions adopted in other towns are not appropriate for Blue River.

Aggressive but acceptable

Don't think they should have had a blanket rule. Some places like Keystone & Copper were built for this. They should allow owners & residents a certain number of days so can get some income in periods when not able to be here. I feel they are lost.

I disagree with all of them. Let the free-market dictate housing developments, labor rates, etc. A developer with more money than me will make low-income housing somewhere in the valley.

I don't feel that breckenridge or summit county understands the problems and are doing anything to help the situation. We need more housing and to spend money on that and the people making the decisions have no clue what it's like trying to hire someone or get a work force bc they are all out of touch with the lower level of worker and housing needs here. They keep letting bigger houses and just want more money but don't help make units for low level workers to live.

Blue River should model and align with surrounding communities.

Total lack of vision. Policy's that will lower property values and hurt the community instead of properly addressing the issue. Super expensive parking structure built in center of Breckenridge. Adds value only for Vail resorts. Should have been topped with condos and workforce housing

I am not a supporter of government intervening in the economy, but this issue continues to escalate for the past 50 years. Demand for access far exceeds the supply and meeting that demand will completely destroy the product that draws the tourism. Much as I don't like the solutions currently on the table (county/ToB/ToF/ToS), I've not heard a better approach besides capping ST rentals. Incentives to reduce them have not worked to date.

I think that it is too little too late.

They are bad for town +bad implementation. Purpose is to create affordable housing but that should be tackled by the resorts. They are still allowed to short term rent high priced condos without setting more aside for housing and owners of stand alone homes are limited. New home owners can no longer offset cost with rent&also enjoy their home- owner use impossible with long term rent & many will never rent long term (eg us based on past bad experience/less damage with short term rent)

I thing that the summit county restrictions on short term renting are egregious. Full time residents as well as part time residents are dependent on short term rent to afford to live in the county.

The lodging rates in Summit County are not that high compared to other major ski destinations in the country. The surrounding areas can often feel too busy, but the solution to that would be to raise taxes on short-term lodging rather than banning/limiting STR. This would decrease visitors (Econ 101) while increasing revenue for towns to mitigate some of the problems caused by a lot of visitors (add transit, officers directing traffic, subsidize workforce housing) while preserving property right

Ridiculous

I mean the town doesn't enforce anything but paying the fees. No one follows the measures Overreach, and despite communities having legal authority to set new regulations to ensure safety and restrict anything that could cause harm, no evidence supports this type of action, just full time resident subjective assertions. As such it's ethically and morally wrong to impact STR homeowners property rights and should be challenged in court.

Do not think measures limiting short-term rentals are effective in addressing the shortage of affordable housing, especially for single family homes - will not reduce demand for second homes, just means second homes will stand empty for longer periods.

I think it makes sense. We have no housing for locals anymore. We've let it go too far. I don't know the percentages but Breck is one example of where there are too many short-term rentals.

I think they are too Draconian. Breckenridge is going to drive tourists to other competing destinations and then wonder why the economy isn't thriving. When fewer tourists come, there are fewer jobs. The only industry is tourism. Some tourists want to stay in homes rather than hotels and if the community does not give them that option, they will go elsewhere as Summit County is not the only destination in the Rockies for skiing and other sports.

I know frisco will pay 20% of the value of your home to deed it to stay out of the STR, just for locals.

I think Breckenridge trying to solve Breckenridge's issues will never be as fruitful as the demand requires. An increasing partnership between Summit and Park county is a vital part of the big picture long term solution.

I am negative on the limits placed on short term rentals by surrounding communities

Seems like over kill and unfair to some.

let them do what they do. don't do it here.

Logical at this point.

I was looking to buy a piece of land in Buena Vista and develop it. However they imposed a moratorium on issuing any new licenses. I think this was short sighted as it a) allowed current STRs a monopoly, so they can raise prices if they want and it has the opposite impact of lowering rent for long-term renters and b) created headwinds for their real-estate market. I, for example, lowered my estimate on the value of the property and ultimately am looking elsewhere because of it.

Blue River is a small community and not close to the ski resort so not as likely to be rented short term. Other communities are larger and will have a bigger impact on housing opportunities and should be regulated to some degree to provide housing for full time residents who work.

I do not believe towns should restrict already licensed homes as short term renting was most certainly considered in their investment / increasing taxes to fund enforcement may be more effective for the non-renters

It's wrong!!! Stay out of people's business.

I am not aware of how other communities are implementing measures.

I like County approach where everyone can rent short term but only 135 nights or less

I think Breckenridge is charging way too much to their short-term renters. Breckenridge is greedy.....it's like money is all they think about. I feel too many time shares create larger problems to our area than short term rentals.

Im not familiar.

Don't like as they will hurt the area and cause people to not want to visit. If there is a housing shortage for workers, this needs to be handled with affordable housing options made available not by reducing short term rentals.

Way too many restrictions in Breckenridge, Summit County concerning STR rentals. To expect a new 2nd Home Owner to long term to pay the bills and be on a short term waiting list is wrong. The 2nd Home Owner should be able to (STR) rent and use their home immediately Restricting the home to Long term rental does not give rights to visitors/owner to personally use it- maddening! People come from the front range area as other areas and they will be limited in vacation choices in Breckenridge. SAD!

Good

Governmental overreach. Neighboring towns are imposing stricter regulations as a smoke screen to cover up their poor enforcement of previously existing regulations.

I think Breck might be going a little too far, but time will tell.

?

I support STR caps and fee increases as Breckenridge has done.

Communities surrounding BR are taking a serious look at the impact on their specific areas. They have many things in common with a variety of solutions-each needs to look specifically at their particular environment. BR can take what they have learned and use it to develop their own measures, only if they stop, determine what the residents/want and implement. Ask the questing who are we, and where do we want to be down the road? We are at a crossroads?

I think adding fees, taxes, etc. to STRs is the correct direction to financially incentivize owners to consider LTR. I don't think a cap on the number of licenses will have the desired outcome, and I believe will have other negative effects.

I think it is a sign that people are tired of short term rentals going unchecked. Some houses have started "trading" more on a cash flow potential than residential value. Side income to cover expenses has turned into net profits. When the prior neighbor disclosed that they owned 3-4 rental properties in the U.S. it was obvious the property was no longer residential. When property was sold it was marketed as an excellent VRBO, seller disclosed number of days rented along with income generate

It's excessive. Towns are trying to solve affordable housing the wrong way. The issue is property values. Those have increased whether there's short term rentals. I do think homeowners that rent need to be aware of the rules in their communities and their renters need to abide by them and not disturb neighbors. But that's true of owners and renters.

I'm not in favor of them. However, I feel that Blue River benefits from not having restrictions when Breckenridge does.

They are misguided in thinking that they will convert to long-term rentals.

I think they are over reaching and don't consider the long-term consequences.

I feel some are good, driven by good intent (workforce housing). Others are knee-jerk reactions without deep consideration for unintended consequences. That is why I favor a simple moratorium to effectively maintain the present status quo condition(s) rather than suggest the implementation of any changes to or development of any further restrictive ordinances regarding STRs ... OTHER than, they should be classified and taxed as for profit, commercial businesses.

It's not enough too many people. I know this won't stop the problem entirely but at least it slows down our neighborhood and community.

I think it makes sense to have some limits. Maybe make it a lottery each 2 years if there is more demand for STR's then available licenses. I don't think just because you get a license one year that you can keep it forever.

You must be asking this about Breck!! How dare they change the rules to the benefit of Vail Corp and the other large hotels and lodges! This will be litigated and should we adopt similar rules I will be part of any lawsuit!

Ultimately we have a problem with housing affordability - allowing or requiring more Long Term rentals will make the space more affordable for locals who work in the area.

(Not been following)

Have many friends on peak 7 and feel for them. DO NOT WANT Blue River to change its zoning laws, unless stricter. Want to protect the integrity of our town and not bow to the developers wanting to create multi homes on previously zoned single family. Have lived in Blue River for 7 years and have seen my road alone go from 1 ST rental to 4. 50% currently.

It's sad to see this happening, the resort owners and large scale property managers - those who have carved out - are the only ones benefitting from this. The resorts are living off the communities' backs by not building enough lodging for their seasonal staff, people who would never purchase a home in the area anyways.

Let's let this play out a bit more and see how the next couple of years unfold before we rush into making changes to something that already works.

Big corporations in town dictate their rules, taking competition away.

Too restrictive.

I think it's good to see efforts being made. I'm fearful that if Blue River does nothing to regulate, we will explode with short term rentals, especially if we are the only town in the county who has no regulations. People will flock here instead.

Breckenridge has gotten a little out of control with everyone with a spare room rent it out. It is a resort community so care should be given not to be too restrictive however for areas originally developed for vacationers.

Too little too late.

I am against the limiting or prohibition of short-term usage. This stems from my belief that property owners have rights. However, taxation can have a beneficial effect in both limiting the number of units as well as funding much needed improvements to public spaces.

Don't know what they are or how they are working out

Again, we are fairly new. Our understandings may not be complete. But it seemed a very high proportion of the real estate in Breckenridge was being used for short term rentals, so that the members of the community who work here were unable to secure good housing.

Our communities are growing, diverse, fun, safe & beautiful .. because we have the talented & skilled people here to make it so!

They are a start in the right direction.

I think they are unnecessary and do not increase long-term housing solutions.

I feel that by limiting short term rentals it is driving prices of long term rentals up so that people can re-coup the cost lost. That does not positively impact the communities. I also feel like it drives demand down on the houses for sale (which could be interpreted as positive or negative). While home prices may be overly-inflated at the moment, it still dissuades me, as a local, from buying in another location in the county with the restrictions on STR.

I think the concepts are good, the implementation and execution was sloppy.

I think it is smart to limit the percentage of short term rentals so we are not backtracking when it is too late.

I like how Breckenridge has a dedicated phone number for complaints with mandatory response times of a responsible agent.

I think that Denver's Short term rental licensing is untenable and was designed by hotel owners to discourage short-term rentals so they can benefit from all of the tourists while providing a sub-par product at a high price. I think that telling people what they can and cannot do with a home that they own should be deemed unconstitutional. Do not agree with the new regulations that Breckenridge has implemented.

I strongly favor an immediate moratorium on the issuance of licenses. Time is necessary for preparation to deal with this situation. Guidelines and regulations have to be set, as well as the chain of command not only for the implementation of these regulations, but also for the ongoing enforcement. Long term, the number of licenses must be capped. The Town of Blue River has already exceeded an acceptable number of commercial rental enterprises in our natural residential environment.

Don't know how the surrounding communities are handling short-term rentals.

It's a tough call. I see the need for regulations, but I also see how some homeowners feel that the surrounding communities regulations may reduce the value of their potential to afford a house in the respective communities I don't know enough about them to have a reaction.

The entire county and all town included should be considering how all of the visitors and traffic and STRs are negatively effecting our quality of life as locals and visitor experience for guests. I couldn't even find a parking spot at the grocery store today because there were so many people parking there to ski. I saw several cars of people gearing up right there in the City Market parking lot and even asked one if there were heading to the mountain, which they did not deny.

I'm curious what the long term effects will be on each community. I think we need more data to understand if they are going to meet their goals with their measures.

You should be able to do what you want with your property. We want the option.

Draconian

I think the steps that Breckenridge has taken have led to lots of anxiety and confusion. I don't believe putting caps or moratoriums on short-term rentals solves the problem. While I understand the need to have some guardrails in place to preserve the affordability and character of a community, when you live in a place that is known as a tourist destination internationally, limiting the inventory of places to stay only drives prices up and hurts businesses who rely on the tourist industry.

Let their towns decide for themselves

I think they are using short term rentals as the main issue of our housing but that isn't it. They need to fix our employees housing issue that is outrageous short in supply and what is out there is extremely unaffordable. If local home owners have the space to build A\D unit that is tasteful and provides long term rentals then let us! Also short term helps locals continue to live here. Short terms aren't bad they help drive our economy. However a cap is good.

Other communities are more focused on their workforce needs and cost of housing and maintenance of economic base and service. Blue River provides a more specific residential environment, and is more coherent throughout the town. Residential purposes should be the focus.

Poor

I think it is a shame that there is now a limit in Breckenridge. We were considering buying another home in Breckenridge to have one closer to the slopes but now we are not able to do that. Their decision will bring less revenue into the town of Breckenridge and the prices of homes will drop but still not significantly enough for most locals to buy them.

I don't think limiting STR licenses helps locals with buying houses. Locals aren't going to buy a 2+ million dollar house

Strongly disapprove

Poorly but at least they are trying

Address as needed

Iffy

I am unfamiliar

i lean towards less restriction.

I do not believe any limitation on issuance of short term rental licenses is necessary or a good approach. I believe it is enforcement and management of these privileges that will be the key.

Good, needs to be stronger

Good

I am concerned regulations will go to far to restrict short-term rentals, and start deteriorating property value and diminishing tourism in the area.

I'm glad they are doing something. It has to be regulated and owners of short term rentals need to be paying a surcharge to help the town regulate this major problem.

Too little, too late

Stupid, sorry, it's killing the concept of free market and people in offices are deciding the fate of entire neighborhoods. Please don't fall for this. Our issues are few, don't complicate it. The fixes aren't that complicated.

I appreciate that the town of Breck has limited the number.

I am for the cap in Breckenridge as it has not gotten out of control.

Not supportive of reducing the number of short term rentals in Breckenridge.

I think they are doing a good job coming up with ways to allow some degree of short term rental but also maintain a local presence.

No opinion.....

I think resort towns depend on visitors, so the expectation is there that STR are a thing. Need to remember the revenue brought in supports the community in a big way.

The surrounding communities efforts at limiting STR's is for the sole purpose of providing affordable employee housing. I find it offensive that some people are using the employee housing issue to further their private agenda of restricting STR's. I feel these same people would not want employee housing next to them either.

Measures that limit s/t rentals, and cap rental capacities should be communicated well in advance of adoption so that home owners and/or potential buyers have time to assess the financial impact. It strikes us as unfair to change the rules after we have purchased a home factoring in opportunities for rental revenue to offset ownership costs. Limits may also negatively impact property value and tax revenue.

I feel measures in surrounding communities are over-reaching by attempting to control what owners do with their properties. If RENTERS are the problem, then they should be dealt with and fined on an individual basis. With housing prices and property tax as high as it already is, there are many people with the dream of owning property who are now being restricted doing STR, forcing them to sell without merit.

There should not be a one size fits all restrictions. Crack down on the problem houses only.

I am not sure what is being done in surrounding communities.

Unaware of measurements in surrounding communities.

Not familiar how other committees handle it.

Ok

I think they are good for revenue generation to be used for policing/ monitoring STRs.

Drastic changes in SR policies and reduction of licenses will collapse the tourism economy that drives Breck and Summit County.

A bit invasive on property owner rights.

I feel they are trying to solve the long term rental shortage by limiting short term rental licenses; however, we second home owners will not be able to rent long term as we used our home for most of the weekends and holidays to enjoy the mountains.

Negative and will ultimately impact where people travel for vacations and where they spend money.

That's their business, not ours. Each community will have their own extenuating situations.

For stability of the community, need to have a strong base and % of primary home owners

I think a lot of the measures that have been implemented have been a little extreme and very reactionary. I think the Town of Blue River trustees are smart by staying ahead of this issue and gathering information from residents. Not necessarily to make immediate changes or alter current codes, but to make sure we know where we want to be as community and watch the data if changes are needed down the road.

Not familiar with them. But, BR seems unique to me. It is not yet ruined by development. It is not a sub-division of Breck. While homes being built here are increasingly mansionlike at least they mostly fit in. Highlands etc is nice but we wouldn't want to live there. There is a simplicity here that deserves to be maintained. Your problem is how do we maintain what we've got and be fair to owners.

too strict and counter productive.

Better

Mixed, I feel they have all missed the mark as they do not account for situations similar to ours and look at only sweeping universal approaches. Anyone that lives in our area knows there are significant differences between the towns and localities, making each subset community unique.

At first it felt very rushed, then as discourse arose it came to light how complicated and nuanced it all is, that those who work for the towns are doing the best they can to create balance but financial pressure has caused them to give away their community.

Other communities have enacted over reaching measures

Not familiar

While I am sympathetic to the reasons behind the recent changes, I do believe those communities have overstepped in their regulations. Regardless of your view point Summit County is changing and short term rental changes such as those in Breckenridge are not going to fix the housing need for workers in the communities. I would be an advocate of giving home owners an options, rent short term or take some benefits to rent to long term tenants such as property tax reductions, vouchers for stays etc

Ridiculous and over-stepping.

What measures?

I do not think the current measures in neighboring towns or the County are strict enough.

I'm not a fan of the fixed limit for STRs in Breckenridge.

I have not been made aware of what efforts surrounding communities have implemented.

I believe the measures taken by surrounding communities were not well thought out and done with a whiplash type of response. Any measure that affects almost entirely families and small businesses must be done with a great deal of care and community input. Reducing existing STR licenses without proper data to support is damaging to a community and can be financially devastating.

I am not up to date on this

I am all for it! Breckenridge has been OVERRUN, and it is destroying the quality of the small town experience that we have enjoyed for the last 20+ years.

I hate them. They are not solving the stated issues. Luxury home owners are not going to rent to local, seasonal workers. So, we are walking away from tax revenue from the STR homes that could be used to supplement some employee housing by limiting their use. Blue River needs to be a leader in a different alternative. They can expose the corrupt governments of Breckenridge and Summit County by having transparency, listening, and building local housing. We should use BR property to put up a dorm.

I'm not that familiar with other town measures other than reading about the limits placed on number of rentals.

They are extremely detrimental to the single homeowner and small business and are setting things up to continue to be favorable to larger corporations which keep funneling money into the 1%. Staffing and housing are issues across the entire country due to the pandemic yet our county seems to think our issues today are a unique instance. Limiting STR licenses will only add to the problem. If we were not able to STR, we would NOT long-term rent our home and we would no longer be paying extra taxes

Don't care

Not sure how to feel. It's not the issue of workforce housing for me. Blue River has not created any housing problem, nor is it Blue River's issue to solve. Short term rentals cannot be solely to blame for shortages in housing. For me, it's about maintaining a quality of life for those of us who live here full time. If I were to live with 50% STR's, I feel it would be unbearable. There is noise in outside hot tubs (etc), speeding, strangers walking through our properties. Poor quality of life

Don't know what those measures are.

I disagree with the strict guidelines.

See above

Not aware of measures except to limit two people per bedroom + two.

I don't agree

Unsure as I do not have knowledge of those measures.

I believe local governments are looking for an easy scapegoat to a problem that is a result of years of poor workforce housing planning. Regulating STRs will not lead to more housing like they think it will, it will simply lead to more empty homes owned by very wealthy people. There have always been short term vacation homes in Blue River and I hope the town will continue to allow property owners to rent their homes as they see fit, as long as noise, occupancy & parking regulations are followed

Positive

The decisions by Breckenridge have put added pressure on Blue River to become the alternative with short term rentals overload, causing added traffic on Highway 9 to and from Breck, as well as added strain to law enforcement, along with frustration by full time residents.

We support other towns limiting short term rentals 100%!

So should TOBR!

It scares me that surrounding communities are restricting property owners. When you purchase a property in a resort community, I believe it should be expected that there will be a large number of visitors to the community. I think there are other means to manage issues that may arise from this that do not limit the property owner.

?

In favor.

Measures addressing STRs in surrounding communities are rash and short-sited. I don't believe they will have their intended impact (to free up the housing shortage). Most second home owners would prefer to leave their homes vacant, rather than long-term rent them, because second home owners use their homes. Also, the restrictions may have an impact on home prices, or deter all but the very wealthy from investing in property because they can afford to leave their home vacant most of the year.

Frankly I feel Breckenridge and Frisco are irrational, irresponsible, ridiculous and infuriating.

No familiar with other communities' actions.

Breckenridge politicians can't be trusted as they continually demonstrate personal bias and a lack of leadership to address the root problem. Building affordable deed restricted housing is the solution, but instead they continue to limit this type of building and limit STRs. They are infringing on property rights with new rules while they don't enforce the rules they already have in a consistent or timely way.

Ineffectual and out-of-touch.

I don't think it helps the employee housing crunch. Largest employers should step up more and help

I think they're arrogant and short-sighted. We don't love listening to the revolving door of revelers at the place across the street. But there are remedies we can pursue that don't involve taking away property rights. First-time homeowners can use short-terming as a way to subsidize their mortgage and afford to live here. We did that briefly 6 years ago to make it work. You limit licenses, people like us won't have entry into this community. Just 2nd home ppl from somewhere else. Is that ok?

So happy the County is working it out. Congrats to Breck Town Counsel for tackling. BR has no choice but to work on it too. It won't be perfect. All measures should be subject to change in future as we learn what works, helps or what doesn't. Spend some real money to research what has happened in Aspen, Vail, Bozeman, Salida, Carbondale, and smaller similar towns. Scale for BR. Hire professionals. BR Town Counsel may not necessarily be equipped or professional trained to understand all of ramifications

I don't think it affects us in Blue River as much.

Blue River is different with the lack of commercial businesses. The other towns have that tax base. As a full time resident we would love to not have short term rentals but as a proponent of property rights it is a conundrum. I think the overall regulation measures are a good move, however, limiting STR is not an appropriate action by a town or community that sits within a resort area.

Measures seem to be aimed at providing lodging for workers at the ski area and the restaurants. Not a problem in Blue River.

I totally disagree with government telling people they can't rent out their homes they own.

There are pros and cons. I think a tiered approach similar to Summit County, but less complicated, is reasonable. Tier 1 STR License 1-50 days/year; Tier 2 51-180 days/year; Tier 3 181-270 days/year. Additionally, a single family should only be allowed to own and operate 1 STR; investors should NOT be allowed to own and operate multiple STRs. Cooperate investors should not be allowed to own and operate STRs in Blue River.

I don't think we need to put a cap on the number of licenses and I don't think we need a moratorium on issuing licenses. I also don't think we need affordable housing. I think we need to put the fees and taxes on these properties to find the right equilibrium for costs to demand.

Over reaching

Don't feel they are appropriate!

I feel they are hurting the community. I don't think it's helping the local housing market for local employees.

I feel that the restrictions are not going to help the issues and could cause long term problems with real estate valuation and possible further regulations

I think it's short-sighted. The only people who are going to be able to afford a place in the mountains are going to be the wealthy out of state second homeowners who are going to keep their houses empty. Tourist dollars are going to go down and towns will have declining tax revenue. Low wage workers in Breck cannot afford buying or renting these homes anyway, and Vail Resorts and the Town of Breck needs to find solutions to build employee housing that is affordable for them.

Not enough is being done.

Not enough

I think it needs to be better for locals

What measures?

infringement on rights of property owners; seeking problem that doesn't exist; hours and hours wasted that could have gone into positive outcomes for people

Unsure

I am not sure the measures the county and the TOB are taking will solve the housing issues. However, rather than limited the number of licenses, if all homeowners were treated equally and limited to a certain number of months in which to short term rent their properties, we'd see more long term rentals as a result.

Additional measures are excessive.

I don't feel that the existing regulations are able to address the underlying housing problem. The STR's however are a huge suck to the already limited community services throughout Summit County. I get that we can't go back to the 90's, but it sucks that no one in the working class can move here and get started without significant capital. I'm set, but I miss having neighbors instead of a bunch of mini-hotels filling up the town.

I understand regulations need to be in place and I believe there should be a cap if rentals are becoming overwhelming to a community. Short term rentals are not the problem in Summit County, it's a lack of local affordable housing. Those who are able to purchase homes as an income property should not be punished for the leadership's failure in supporting the working class by creating local housing that meets true income earnings.

STR are only appropriate immediately adjacent to and with in the recreation resort communities of the county (Breckenridge, Keystone, Copper Mtn) and NOT in residential neighborhoods outside the limits of such areas.

Do not favor.

Seems to help

I can see both sides of the issue. On the one hand, wanting to preserve the small town/neighborly feel of the area is important. On the other hand, tourism is what keeps the area alive and vibrant and what keeps many people employed. If no growth of the tourism industry is needed/wanted then stronger regulations should be enforced. I'm just not sure that's really what most people would like and if continued/growing tourism is desired then short-term rentals need to be allowed to some extent.

I am in favor. This county's crowds have become detrimental to the community and our product and quality of life are declining

They are forcing work force folks to live outside the community where they work

We have watched in dismay as others have acted to reduce the number of str...for many, like us, owning a home in this beautiful town is contingent upon ability to supplement mortgage payments. It is a very pricey but incredible location and we love being here but only purchased with the knowledge that we could offset costs with rentals - we limit the number and length of rentals to ensure we are not over booked. As Ben has retired, we are now using our home about as often as we are renting it

I think they are infringing on the homeowner's rights. They bought their homes knowing they could rent their homes and changing the rules later affects the affordability to maintain that home. When there is short supply of rental units we need to build more rental units. Not sure why the local government can not get with a private developer and work together in constructing more affordable housing and rental units.

I think they are panicked decisions that aren't based on or backed by any data or history. No form of STR ban has been proven to work in a tourist area. The recent Breckenridge & unincorporated Summit County laws don't help locals, and hurts tourism.

If you cap a rental at 135 nights/yr, that still allows somebody to rent it out. But it caps the amount of tourism (income to the area). But allowing 135 nights/yr still makes it to where a local is still not housed in that unit. They appear to be very drastic and I would not support such measures in BR. I think surrounding the minimum day stay rules could have been the answer for surrounding communities too. Property owner rights balanced with the benefit to the community.

It will have a long term negative effect on the desirability for people seeking to join the mountain community.

My personal opinion is that something needs to be done, over the years I've seen it become harder and harder for people to live in the community, I feel fortunate that I was able to afford a home here, but I realize many of my friends and others in the community will have no chance of being able to actually afford a place to live here. I feel like the biggest threat is the amount of congestion and people that are here causing issues, which hypothetically come from short term rentals increasing a

I'm in favor of cutting back the number of licenses permitted.

Surrounding communities will, in my opinion, have court issues in trying to uphold the unilateral decision they placed into effect

They should build housing for workers on the mountain and Main Street. They can build parking lots and parking buildings for skiers and diners. Should BR town council follow their lead and turn BR into full time owners who violate town code with multiple individuals and families or keep our village as an open community of individuals who are responsible owners

Unless Summit County comes up with a county-wide ordinance, short-term rentals will continue to push locals out of the housing market.

I believe these changes are being done at the behest of the rich and the corporate ski interests.

The TOB one size fits all strategy to charge STR owners does not make sense. Residential properties should be fined while commercial properties whose business model has always been supporting tourist shouldn't be imposed these fees, especially when businesses invest in employee housing. Our community is suffering for staffing needs due to residents adopting business strategy without doing anything to offset negative impacts to our community associated with running a business in their home.

Totally unfair. It amounts to an eminent domain action, but without the safeguards associated with that action. Folks who were counting on their property values to pay for retirement are being devastated.

I like that there is a cap placed on short term rentals. I would prefer quality of life be the focus for those of us who live here. I believe the more short term rentals allowed, the more crowds on trails, on the roads, in restaurants, in grocery stores and on the mountain. Safety is an issue when the ski area is overcrowded and when the roads are overcrowded.

This benefits Blue River in many ways.

Very disturbed by Breck's new limit to STR. I justified the exorbitant purchase price of my home in Blue River by factoring in STR off-sets. If now, after buying the home, I was told the next buyer couldn't short term rent the home then the value of my home would plummet.

They generally are different communities, largely packed with condos, hotels, stores, and restaurants. They have unique challenges and immense revenues. They should generally be more aggressive in using those revenues to address worker housing issues. (E.g. buy a hotel in Fairplay and convert it to Breck worker housing, build in areas with lower land costs).

Not aware of them.

Impressed that Breckenridge stopped issuing short term licenses.

Not write

While I understand and agree that affordable housing is needed in the area for those working in Summit County, I do not believe that limiting the STR alone will accomplish that. There needs to be an aggressive strategy to address the affordable housing and not on the back of those that own and utilize STR.

Responsible management of short and long term rentals by property owners is more important than banning rentals or allowing very few rentals in the community. Allowing very few short term rentals would lead to wide spread cheating and corporate ownership of the short term rental market.

I like that first response on complaints fall to investors and property managers via an independent service that they pay for. I like driving STRs to "resort zones". I like encouragements to move STRs to LTRs. I like moves to reestablish a neighborhood culture. I've not seen 1 STR guest, investor or PM have any respect for being in a neighborhood. as I walk my leashed dog, I pick up STR booze bottles, masks, fast food bags and dog poop. ToBR neighborhoods are becoming the slums for the 1%.

I honestly do not know enough to comment.

Disgusted. They are looking at the problems (affordable housing) through the wrong lens and penalizing people that have driven the economy in the mountains, created jobs and invested in their own real estate. To now cap the number of homes that can have a short term rental license seems almost ridiculous - it will damage the local economy and make the cost of living in the mountains higher for everyone.

I think the limits placed in Breckenridge will increase the desirability of homes in Blue River for future buyers.

Breckenridge bowed to the big business interests by capping licenses which only served to benefit the large properties with timeshares, hotels and big condo developments, as well as the property management companies handling the vacation rentals of those properties. Identify the specific problems STRs present, then adopt a narrow, targeted approach to solve that problem, not every problem that might one day arise. You don't amputate your arm because you have a wart on your hand.

Some hurt part timers ability to buy

Hurting their values.

Hard to say right now, everyone is trying to figure this out. Many people and rental companies are doing it right.

It's the uninformed who think this is an easy way to pay for their vacation home.

23. What is your vision for the Town of Blue River for the next five to ten years as it pertains to the composition of the community (full-time; 2nd homeowners ; rentals) BIG PICTURE VISION!

Any reduction in Short term rentals in good. There needs to be alternative options so then long term rentals can compete. There will always be tourists willing to spend money to stay here, at some point we have to decide we've had enough and don't need them. The alternative is that the town will exist as a profit making hotel. The lucky homeowners if threatened with making less profit overall, will make their loud voices heard. I hope for the future that we can do the right thing above the cries.

Full-time & owner-occupied second homes only; NO STRs! Return to basics & focus on conserving the rural mountain residential community by following the Mission statement "to nurture our serene mountain community by conserving our natural residential environment, promoting unity with our neighbors and surroundings, channeling the voice of our residents, and enhancing the quality of life for all." Previous surveys, including 2019 survey, noted there is strong support for conserving the environment.

I would expect the mix to remain roughly the same --abt. 25% short-term rental. I would not like to see condos or apartment buildings spreading in Blue River. The current concentration of single-family homes is an important part of the town's character.

Blue River should not become Breck or Frisco or Dillon.

We should urge the Summit Stage, etc. to serve Blue River more.

Use STR tax \$€™s to improve roads, trails, and community spaces

I hope Blue River can remain a local community who values the natural setting & the way less busy feeling of Breck, that it does not get over run with non locals who are not committed to the community & its values. Hope it has a majority of locals. Something like 50+% full-time or majority of time residents, 25% 2nd homeowners, 25% rentals.

The mountains are not cheap! They will never be cheap! The demand will keep growing and I don't believe there is way to stop it! So how do you make everyone happy? You can't! So I believe you focus on what's missing. Small developments, limit excess and not give in to large corporations!

Manage the dirty lots, maintain the roads, zone some areas for a bar or restaurant, maybe have snack shops near trail heads or the tarn to make additional income and be more inviting.

I think we need more accessory apartments bc we keep letting bigger and bigger houses be built so that is more people but no workers to support the community work

Force. And we need more trails and things for locals to escape the crowds. And money needs to be spent for services we need. I also think we should have one of these surveys every month and no changes should be made without a survey and there needs to be more transparency. Too many issues voted on without people opinions or knowledge

Encourage long term rentals and discourage short term rentals.

Big picture? Build the bike path from Breck to Alma already. Only real downside to Blue River is lack of transportation options.

I don't think that is the real question: how do we preserve rural character - that is the question. That can be a mix of full time/2nd homeowners/rentals. What I do not support is increased density or intensity of use.

My big picture is to keep it a small town. Get more locals in housing and create a real community feeling. I think our town is a wonderful place to live with the mix of full time, 2nd homeowners and long term renters. I just don't think our community is a place for short term rentals and all the headaches it causes for the people that live here full time.

You can only control short term rentals, so rest irrelevant.

Maybe differentiate between room sublets vs whole house short term rental all the time vs short term rental when owner travels, community impact likely differs.

1/2 of homes are currently 2nd homes and i could easily see 50% + of the 2nd homes being rented short term without problems (and likely maintained as high end rentals/ peace&quiet not avail in Breck).

A beautiful small town outside of the hussle of Breckenridge. It is a bedroom community with full time residents, 2nd home owners, long term rentals and short term rentals. It would be wonderful if the town could bring in more amenities, especially restaurants.

It's not up to voters or the town government to decide who should be allowed to live here. We live in a free country with a free economic system. I was a full-time resident here for just 6 months, but what drew me to the town over Breckenridge was the sense that the government would stay small, leave me alone, and efficiently run its operations (trail improvements, clearing the roads, etc.).

Having said that, I think the current mix is good and wouldn't want to see any artificial scale-tilting.

Put your energy in Hwy 9 improvements and a bicycle lane through town. Improve the Tarn recreation area and fishing for the residents.

You know things to enhance living in Blue River and get off the short term rental county wide kick.

I feel that the TOBR can only prosper allowing unlimited STRs, which I feel will not impact any full time residents whatsoever, and be hardly noticed by residents. Any and all official complaints should be handled by police and HOAs, and if increased resources are required then increase the taxes and STR fees based on where the complaints are occurring. I don't think the STRs % will ever exceed 40%-50%, and see no or little change to the character of the town or its subdivisions.

I'd love to see 80% of the community as full time residents. I want to get to know my neighbors. I don't want to have to keep pulling people with out of state license plates out of snowbanks because they don't have the proper tires or knowledge of how to drive in winter conditions (insert eye roll).

The community should have a mix of full time residents, long term rentals and short term rentals. There is no reason they cannot exist in harmony. They do in plenty of other locations. The owners who rent need to be sensitive to the needs of the full time residents and the full time residents need to understand that without tourism their taxes would be much higher.

I miss the old days. When it was a working class community. I will never support any additional shopping or dining. Myla Rose is enough.

I'd like full time and second home owners who don't rent their places out. Keep the traffic, trash, noise, and debauchery in Breck

â€œClose enough to Breck but not too closeâ€

In geographic location and essence

I think a balanced mix of long-term, short-term and full time/2nd home makes for a comfortable and energetic mix in the community. Having lived in resort communities most of my life, I am comfortable blending these to improve the economic condition of the community.

I support both full time and part time owners. I understand short term rentals will likely always exist.

Everyone needs to respect the peacefulness of our community.

Should be up to the property owner

full timers, long term renters, 2nd homeowners visiting their properties.

Town of Blue River is a very special mountain community that lies just outside the hustle and bustle of Breckenridge. We chose Blue River for its serenity, surrounded with beautiful vistas, the Tarn and all it's activities and especially to live near neighbors who share our enthusiasm for Blue River.

Blue River needs to be protected from becoming 'commercialized' as a bedroom community for the surrounding resorts.

Therefore rentals need to be strictly limited.

Maintain a dominant share of homeowners, a focus on the community environment and continue to refine Blue River as haven for respectful renters.

Continue to invest in the infrastructure and services for the town and it's visitors, with a focus on sustainability and conservation (e.g. investments in trails, parks, solar, etc.). I think STR taxes can be a way to help drive some of this. The town feels great to me, knowing I can walk around the neighborhood and enjoy the beauty. I don't need to know all my neighbors, maybe just a couple, and that still feels right to me.

I would love to see only full time and second homeowners but do not see how to regulate that by the town

Beautiful lots of money for our community

I believe that the greater percent of people should be full time owners and 2nd homeowner than renters.

Continue to be well run community serving the needs of residents and visitors.

A mixture of all that allows the community to grow and prosper.

My BIG VISION is that Blue River is a place where people/familys/Owners can come and stay on vacation and enjoy the beautiful scenery within a STR rental. A place where Home Owners solely hold the right to make the renting decisions of their own property. That Blue River is not a follower of restrictive rules and regulations like other citys. Restrictions can lead to blowing up of interior ego's that reject visiting people due to a perception of visitors being an inferior people.

Full- time residents (owner and long term rentals) should be 80% of the community. 20% short term rental.

Ask me in ten years. Let it be.

I love the town. I'd like us to continue to value the rights of property owners while also ensuring the town vibe stays chill and welcoming.

mix of each

Blue River, while so close to Breckenridge and its constantly bustling scene, still feels like a local community in many ways. We see our friends and neighbors on trails, at Halloween trick or treating, at the playground, walking through the neighborhood. This is what makes Blue River special. We are not Breckenridge. We are a quiet, small town with a strong local population. My vision is that this feeling, this makeup, does not change more than it already has.

Don't need a crystal ball. It is why we moved here, mountain views, clean air, rural environment, safety, hiking, biking, etc etc. not to be the Hot Spot for Vacation Rentals from all over the world. The argument of house prices going down due to lack of STRs is speculative. The current prices are being inflated due to STR's. Don't destroy the social fabric of residential neighborhoods by flooding them with STRs.

Vacationers have no stake in our community residents do?

I believe the town needs to maintain it's current balance. I think it should be primarily full time residents (60%), 40% 2nd home owners and vacation rentals.

Limit rentals to minimum of 30 days and let the rest settle out.

I think everyone needs to work together to have a good neighborhood.

I would prefer that the majority of the homes being occupied by full time residents. But I also do not think the city should be involved in making that determination as it pertains to second homes. I have no problem with the city regulating short term or long term rentals. I think short term rentals have a place for the community but as stated earlier, this should be well regulated and enforced. I have a primary home at least for now in Austin TX and Austin is wrestling with this as well.

I love Blue River. That is the reason we chose to build our second home here.

I know we contribute positively to the community in many ways. We need to rent our home to help with the expenses. If we are over taxed, over regulated, etc., it will make it extremely difficult to keep what we planned and saved for many years.

As I stated earlier ... and verbally within Board of Trustees meetings ...

"Blue River ... The Residential Community Of Choice In Summit County!"

I would like to see it as a place where more full time year round folks live. I don't mind the second homeowners that are here and when they are most are responsible and engaged in the community. I would like to see the short term rentals reduced. I think long term rentals can serve as tool for the community as workforce house which is desperately needed.

Emphasize desire for full time residents whether owners or long term rentals.

Maintaining the way it is now! It's a great place so why feel the need to change it? Because Breck did it???

It would be lovely if the area can remain small-feeling, especially with Breck looming ever-more-Vail to the North. If Blue River could remain a home for the locals and for the folks working in Summit, it would remain both attractive for investment and life, but affordable.

Full time 50%

2nd 30%

Rentals 20%

I would like to see a grocery store and another restaurant/bar in Blue River

Would love to have minimal ST Rentals but reality says they are here to stay. 80% full time/2nd home owners,

10% ST Rentals, 10% Long term rentals.

Locals benefit from the increased revenues generated by the economic engine of the area - tourism. I think being welcoming will dramatically benefit us even if we occupy a small percentage of the housing stock

It is a community where people respect the rights of homeownership. Full time residents, long term rentals, short term rentals coexist in harmony. The community that shares the right to enjoy natural resources for all. Providing a chance for families to leisure in houses, and not be separated by hotel rooms.

Let the market determine the best composition.

I'd love Blue River to stay local. Long term renters and full time residents. Protect our mountain town from being overrun by people who do not care about Blue River and are only here for a week and then move on.

Beautiful country and not over commercialized. Feel for nature.

Better public transportation within Blue River to the Breckenridge resort, can add additional jobs to the town. Since Breckenridge is popular Blue River can maintain its mountain/country feel.

I really want Blue River to be a town of permanent residents. Having 2nd homeowners is ineffable but this doesn't help build a community. We want a community where everyone knows their neighbors and helps one another. STR's need to be greatly limited and the push for permanent and LTR's a priority.

Harmony. We need to find an appropriate way to strike a balance between the interests of full time residents and all property owners.

It should be for home owners and their guests only.

Beautiful, safe, updated homes throughout the area that are proudly owned & responsibly cared for both inside & outside of the structure. I would like to see more family-oriented areas that encourage people to live here year round & provide a supportive, multigenerational community. Even though we only live here 6 months/ year, we want the social engagement, the planned recreational areas & activities, and mutual support that a family-centered area provides.

I would like Blue River to be know for it's full time (including long term rentals) and 2nd home owners as a community-not short term rentals.

80% FT would be nice like back in the day.

We need both long & short term rentals. We need locals to live here & be able to afford to own houses (with the knowledge that home prices up here are high). STR allows locals to supplement their income to afford their mortgage. I do not have an answer to second home owners who only short term their houses, however, I do not feel that it is better to have second homes that are not allowed to be short term rented sit empty all but a month out of the year- that is just a waste of resources!

I'd like to see a lot of full time residents and long term renters, 2nd homeowner who don't rent somewhere in the middle and minimal ST rentals.

I would hope the majority are full time residents. Followed by 2nd homeowners not renting short term. Long term rentals followed by this.

I am not entirely certain what this question means. Are you looking for what the distribution of these should be?

However it works out. I don't think this is something that you can dictate to people who purchased property years ago and now you want to tell them what they can and cannot do with it? Similar to the way it is now, open space with limited development.

And I quote " The Town of Blue River endeavors to nurture our SERENE mountain community by conserving our natural RESIDENTIAL environment, promoting UNITY WITH OUR NEIGHBORS and surroundings, channeling the VOICE OF OUR RESIDENTS, and enhancing the QUALITY OF LIFE for all. ( Emphasis mine ) Have you lied ? Are you going to let us down ? Residents and non-renting second home owners are the very bright and promising future of The Town of Blue River. Quiet bedroom community. Renters are loud and don't care about neighbors.

To many towns\cities make poor decisions based on raising the tax base and not planning on infrastructure then after it is too late they realize it should have been done differently. There are other towns close enough that have commercial business where people can get products that they need, but commercial businesses pay a lot of property taxes so there needs to be a balance. More community events at the tarn/ park. Ice skating rink/hockey tournaments, stand up paddle boarding. Trail maintenance. Events to bring the town together more.

90% full-time owners. Full-time residents promote more of a community because people start recognizing each other and become friends. The more short term rentals- the more feeling that people don't need to get to know each other since they will be gone in a week or two. Also, full time residents tend to be far more invested in the overall happenings in the community.

I think that any regulations should be phased in to get to a position that the majority of voters want. Blue River has a personality right now and a sense of community because of it's full time residents and second homeowners that heavily use their homes. Let's not lose that. Promoting single family homes occupied by full time and part time residents will insure that Blue River will not turn into Breckenridge, but rather retain its high alpine residential character, which is why we purchased here. More locals, full timers. Take advantage of this opportunity while we can. Look at STR in Blue River as just that, an opportunity. Possible opportunity to give tax breaks or something else to full time residents. Exclusive access to the tarn. Good chance we may have Breckenridge locals moving into Blue River with incentives. Think Beaver Creek.

A mix of all of the above. I very much appreciate having neighbors that live full time by my house. They have my cell phone and we visit with them when we're in town. They keep an eye on the place, which has been extremely helpful. They also text when we have moose visits when my family is in town!

We love our home here! But we are exhausted by running businesses in Breck. We are wanting to move but keep our home here and short term it. We aren't fully sure yet but we just want a little more of a town (blue river is quite and that is why we love it) it's just the exhaustion of finding employees to help run our businesses in Breck that is our reason to leave. We would love to keep the small community we moved out of Breckenridge for 6 years ago.

There should be a significant predominance of full time and second home owners to support a community effort.

Save the mountains from becoming a city

I think that if there is a way for a community to have short term rentals and homeowners living together harmoniously. I try to vet my renters so they are not young partiers and more family get togethers. I am happy that I am providing them a beautiful home in a beautiful part of the world to have a vacation of their dreams.

I think people will and should be able to rent their houses when they'd like. I believe blue river will always have more of a community no matter what happens with the STR issue

Homeowners should have complete freedom to choose how they want to use their properties. Period. I love the peacefulness.

Occupied almost entirely by full time residents and 2nd homeowners.

I don't think my best vision is realistic. I feel like the train has already left the station countywide and it's not turning around.

I like full time residents but I feel the market should decide.

a mixture of full time, 2nd homeowners and rentals. I envision blue river as a boutique, outdoor community that offers an alternative to the hustle and bustle of Main Street Breck, while still offering convenient access. Blue river should focus on the quiet mountain setting and proximity to the national forest trail system.

A good mix of all set naturally by housing and other socio economic effects. It is not the place of government, property owners, or any other entity to determine what part of the town should be full-time, 2nd homeowner, or renters.

Full time 50%, 2nd homeowners 50%, no rentals

Blue river should be accepting of all types of home owners. The exception should be rich people that buy up multiple properties to rent that's not fair to the community.

Also blue river should use the fees and taxes for str to build lower income housing

I see Blue River as a beautiful tourist destination with year-round visitors enjoying local restaurants, hiking trails, fishing, etc. Long-term residents and tourists enjoying the area together.

I think the town needs to maintain its vision it's always tried to keep. We have been homeowners since 1964 and what we love about Blue River is that it's a quiet and very friendly community. That sense of community has been deteriorating the last couple of years because of people who are renting short term rentals. It's not very friendly anymore. When you go and ask the people who are renting these home to either pick up their trash or turn down the music, they are rude.

I would like to see the town embrace it's full time folks and work to incentivize long term rental options to target groups like teachers, public servants and emergency services. Get creative, maybe help cover tap fees for someone building a detached garage with living space for long term renters. How about building a community space at the tarn, stick the tarn, community garbage. All things designed to help the full timers afford our increased taxes and make a stronger community.

I would love for the community to be occupied by full-time residents. I like the close knit community. I love seeing younger families moving in and using the park and doing nights like trick or treating.

I would love if the town financially aided people willing to build a garage with a Long term rental or guest house that's a long term rental, like the town of Breckenridge does. More commercial in Blue River, on the way to Hoosier, would help the traffic flow. If there was a market or gas station or other retail in/around Blue River that would help the flow toward and coming from Breckenridge. It will naturally be a combination of all 3. Blue river is a great place and will continue to be a great place even with more short term rentals.

I guess a healthy mix of rentals and locals would be ideal. As much as I would love every neighbor of ours to be a young family with kids (like ours), I know that's not realistic with our property values. So, coming up with a limit on short term rentals is probably a good idea. Not sure what that percentage is to maintain the character of Blue River but thank you for letting us have a voice in this.

I would prefer to see the vast majority of our community made up of full time and 2nd homeowners.

Not enough knowledge about the impact. I understand not wanting STR / LTR renter in mass numbers because the fear of deflating property values with lack of upkeep, or other nuisance issues - but it is adjacent to resort town, so I believe the expectation are what is important.

I would like to see ToBR stay pretty much the same as now. In our neighborhood, Timber Creek Estates, less than 10% are full-time residents, about 40% are STR's and the other 50% are second homeowners. I feel that this is a good mix as having been here for 10 years and on the HOA board 4 years, I have seen very few problems associated with STR's. There are always some complaints, lights left on, noise, trash etc. but this seems to be worse with full time residents and long term rentals. Improve communication about recreational resources, better trail mapping and signage, small convenience or specialty shops (all in one area), widening Highway 9 to include bike lanes, more frequent Summit Stage service, more Blue River marketing and events to attract buyers and renters and build community.

The town of Blue River is a beautiful area, just far enough from Breckenridge to still be quiet and tranquil. Respectful short term renters should have the opportunity to enjoy this area. As resort-proximal communities, like Blue River, become more and more popular due to housing limitation and shortages in resort towns, towns like Blue River will need to adapt and allow flexibility for how owners use and/or rent their properties with reasonable expectations for how renters behave.

Homes should be able to have lock offs. It allows homeowners to have a long term person or couple living there to keep an eye on things. And supplies long term rental, which are in short supply.

I like the feeling of Blue River being a neighborhood. My neighbors make an effort to meet each other and greet each other. Some of us hike together and get together for a barbecue. I know there will be an influx of rental, long-term is fine because people want to get to know the neighbors. Short term seems to bring in people for a week who just are there to party. Bring the feeling of the neighborhood! I don't have a strong preference.

Same as the vision today.

We should push full-time ownership and not rentals. I feel rentals destroy the neighborhood feeling because those people do not interact with the town or care about it or follow the towns "rules." Owners use them as cash cows!

People living here and people using their second homes to vacation - great!  
People using houses in Blue River as a money making business, not okay.

Blue River needs to continue to be a neighbor to Breck that helps support the Breck/Summit County economy while providing a great place for full time and second home owners to live and visit.

more FT residents

Continue to be short term friendly and allow second home owners to enjoy their homes and share them with others

I see Blue River creating a Vision that provides the town with a reputation for thinking out of the box. We create a community that welcome Short Term Renters with a well thought out plan and one that meets the needs of all stakeholders involved.

Our neighborhood (Timber Creek Estates) is nearing a total build out. Thus far we are completely satisfied with our newer neighbors + our existing folks. Everyone seems to get along very well. I'm sure there will always be dissenters, that's life!

Stable community of full-time and 2nd homeowners focused on maintaining excellent quality of life and investment value. This can't occur if a strong base of primary/secondary home owners aren't present

My vision for the future is to basically stay the same as it is now and has been for the past 5 or 10 years. A good mix of all use of properties with a strong full time family presence in the neighborhoods. Owners control the towns future, not full time renters. Full time renters need to offer complaints and concerns to the town but owners have the exclusive right to determine the towns future. Owners have the right to extend non paying guests and short time renters privileges in their home to those who do not offend others. I think long term renters pose more problems than short termers. Site upkeep is a problem.

the percentages seem to be OK RIGHT NOW

We need better realization that this is not a bed rental community.

Really, I would love to see the character of the area remain the same. it would nice to have a bike path into Breck passing along the Tarn. We would hate to see major developments taking place in Blue River, like CDOT chain stations and/or large residential/apartment style housing complexes, road widening, etc.

Incorporation of Blue River as it's own town, zip code separate from Breck and proving postal service to out Town would be a great edition and opportunity for identity growth.

You can't text the ST Renter next door to see if they can let the dog out because your working late or need to borrow some milk or a ladder because you have no idea who's there- they'll be gone tomorrow anyway. If it's capped at 40-45% that's very close to every other house on the block. Even now it's over one out of every 5 houses.

Hope for mass majority (80-90%) are Blue River residents; full time, part time and long term renters.

Given what's going on in all communities in Summit County, Blue River will continue to evolve into a 2nd homeowner community as buyers will find a slight discount from towns like Breckenridge or Fisco. Whether i like it or not I believe a lot of the renters will be forced to live in Alma or Fairplay and commute over. Even if a homeowner is willing to rent long term the rates they are going to ask are going to be far too high for the average ski resort or restaurant worker to afford.

Would like to see it stay similar to how it is now. I do not have control over what type of ownership is purchased in the Town.

Don't need trails in my back yard. Don't advertise the flume trail and bring more noise LIKE BRECKENRIDGE. Trail committee is working in the dark. I don't want a freeway above my house. WORK ON A BIKE PATH ALONG HWY 9 instead!

I think we should promote full-time residents and long term rentals, with a goal of having 25% of properties open to short term rentals.

I use my Blue River home as a weekend/summer/vacation home and I rent it short term to offset the cost of ownership. I feel Blue River is perfect for this arrangement and I hope the community supports this model!

I like to see a diverse community. I believe that everyone has a place in our community.

Although we know that growth is coming, as it is in every town across the US, I hope the town retains its charm and that locals and visitors alike continue to enjoy the area. Growth is always extremely hard to control, measured control is always best.

I hope Our Blue River community can be a place for locals. I would like it to be a place where we know our neighbors. Where we help each other. Where children can grow up safely without fear of being run over while playing by people abusing speed limits. I would like to see a bike path to town. I would like to see a community of locals and their children.

Blue river should be mostly full time residents with a few short term rentals. Not a majority of rentals!

I think it should be a QUIET suburb of Breckenridge. With a mixture of full time homeowners (which we always thought we'd become, once we are retired) and 2nd homeowners. These are the folks that CARE about their property, and their community. I'd like to see very few if any short term rentals- and if allowed limit them to the condos, with onsite management.

Keystone, Vail and many others have dorm type housing that helps eliminate the problem of housing seasonal workers. Breckenridge has stated they are not interested. Blue River has quite a bit of property along Hwy 9 that would be great for a dorm. We can be leaders in locals housing with a solution that does not involve limiting STR. The dorm can have amazing mountain architecture that allows it to blend in with the mostly luxury homes of the area, not the contemporary look of the stuff in Breck

To remain a beautiful destination and home for people in Summit County. There is no, nor should there be, a prescription of the makeup of the community. Homeowners should be able to do with their property what they choose.

A quiet clean community that doesn't make an effort to expand or develop in any way.

(The below question doesn't make any sense to me, what a homeowner does with their home is their business)

Stay small & Blue! When we moved here, there were many generational family homes that were built by the owners and used as summer and winter getaway cabins. These folks seemed to care about the community, and viewed their homes as more than "an investment". With rising home values, we have moved past being a low cost rental option for ski resort employees. I'd like to think that Blue River could be the community of choice for the local business owners. Who wouldn't prefer to live in Blue River?

Don't have enough information about the current situation to comment about a BIG PICTURE VISIOIN.

I see it growing and being updated when people have short term rentals and values increasing. If you want to move STRs out , we will force people to go elsewhere for vacation and in return will run own the town and economic impact

My family has owned since the 1960s when it was in the middle of nowhere. It feels like a suburb now! Iâ€™m fine with all options but think strs should be restricted and regulated.

Probably not realistic, but if homes must be rented, replace many short-term rentals with long-term rentals. Higher percentage of full-time - may be possible with more people working remotely!

Owners contributing to the city ( via paying short-term rental taxes ...) I want Blue River to strive and finally get enough financing. Since, for year it all went to Breckenridge.

see comments above. I believe that mix would be sustainable

Enact regulations that apply to ALL property uses: noise, parking, occupancy regulations should be the same for full time residents, 2nd home owners, long term renters and short term renters.

Blue River has always been predominantly locals, with a percentage of long-term rentals and I believe it should remain so. This increase in short-term rentals puts added strain on Highway 9 and creates lines of backed up traffic. If only we could have a reliable bus service that would alleviate the problem but after living her for 22 years I dont see that happening. Its an unfortunate situation that never improves.

Full time owners...no restrictions

2nd homeowners...no restrictions

Rentals....less than 50%

Limiting short terms will hopefully deter people from buying in the TOBR purely with the intentions to only rent.

I like the town how it currently is. I like that the tarn is only for property owners. There are some community infrastructure projects I'd like to see such as water, sewage (lower hook-up fees), and buried electric lines. I think the chipping program is great. If possible, increase parking at certain trail heads (i.e. Crystal Lakes Trail).

You should change your priorities

Blue River will benefit from being a bedroom community to Breck...with a mixture of full-time, 2nd homeowners and long-term rentals. Short term has its place, but these are

NEIGHBORHOODS....something that's lost its meaning in Summit County. We're supposed to know and trust our neighbors, not live next to Motel 6!

I would like to see the town have a healthy mix of full-time and second homeowners (including second homeowners with STRs). We live in a resort community, so it would be unrealistic to think that our town would be comprised of all full-time residents. Rather than looking to control the demographics of the town, I would hope that our town will continue to invest in what makes Blue River great - Tarn, nature trails, etc. to continue to draw people to this very special place!

As long as 2nd homeowners that rent short-term responsibly and abide by all codes and rules, I feel it should remain the same as it is now, with hopefully a few more restaurants and shops.

40% Full Time, 35% 2nd Homeowners, 25% Rentals

Local leaders have a balanced common sense approach that protects the local property ownership rights of everyone. Property values continue to increase as a result and the community continues to be a wonderful place to live and visit. We hope to retire to our home in Blue River in 10-15 years and need STRs to be able to do that.

I have lived in Summit County since June 2, 1977. The problems that existed for housing in 1977 are still happening today. I would very much like to see this change. We need less million dollar 2nd homes and more of these homes being made available for long term, locally employed, renters. As homeowners, we don't care if our neighbor owns the home. We only care about who they are as a person and how they help us to have a close-knit community. B.R. is not "close-knit" now.

I don't like this question. I'm not sure who wrote these, but the framing suggests the author(s) see themselves or our town as puppet masters who have the ability to deftly control the composition of our town through regulation like some kind of metallurgist. That's just not how this thing will play out if you go this route. My vision is that Blue River retains its independent character as an escape from Breckenridge both physically and as an antidote to the hyperregulation to our North.

If you care too much about your properties valuation, you are not as invested in the community. We want a neighborhood of locals to care for each other. We want to be able to move about town and county with reasonable traffic. Wells are going dry fro STR waisting water. True story. Look into it or get ready to pay to drill a new well and hope.

Continue to be a quiet bedroom community.

At the end of the day, this is not a Main St America type town, it's a cabin community that should be to remain inclusive and respect whatever composition occurs organically. The town's role is to create guardrails to support this in a healthy manner than limity impact to residents and owners alike.

Would like to see more full time residents and less houses left vacant for 6-9 months of the year. Only long term renter I know of was at 387 Whispering Pines. They had 3 barking dogs at all hours and trashed house in 12 months, leaving owner Joan with expensive wood floor repairs and moved her to sell.

I would like to see a greater percentage of full time residents.

We would much prefer you address paving roads and putting in sewer rather than fussing about who rents their house and for how long.

Rustic yet upscale small town feel in a beautiful natural setting with a healthy mix of full-time, 2nd home and STRs.

I think we'll continue to see the demand for STRs continuing to rise in Blue River as we continue to be a national and international destination for guests that desire lodging in a more rural setting compared to Breck. I think STRs below 40% is good. The mix of full-time owners vs. second home owners vs. long term renters doesn't bother me. The long-term rental homes seem to need the most cosmetic attention compared to the other categories.

Let people own, make their property decisions regarding their property. STR's bring in money to the city and county.

I have been an owner for 17 years and just now see some substantial growth. I feel each community needs to do what is right for them and the town should plan for this growth. It is still a small town vibe. To remain an open and free town, where people come to enjoy nature.

Would love to see short term rentals numbers brought down throughout the summit community. It makes it very difficult to live here full time with the amount of visitors clogging up the community and consuming so many of the resources.

The town strikes the right balance between entrepreneurship (turning one's home into a business) and the support of free enterprise with the right of homeowner's to live in what should be a minimally disrupted, if at all, residential neighborhood. Blue River is not zoned for businesses and homeowners who are not made of money very likely need the additional income to be able to afford living in Blue River because of what is happening to real estate values and property taxes.

We need visitors, but we also need workers and a community based on longer term relationships. So a balance of 30% short-term, 35% long-term and 35% permanent residents feels like the right mix. After 31 years here, Blue River is wonderful as it is! Just hope we stay woody with dirt roads & keep some green space.

Provide private amenities for homeowners to use and benefit from. Example: private trail access, tarn, locales discount to restaurants and shops in town.

My big picture vision is a small picture vision. I'd love to keep the small town LOCAL feel of Blue River. The only improvements I'd like to see are rec paths connecting the subdivisions and more security at the Tarn to keep its intended use for the residents.

New homes being built and establishing a few more BLUE RIVER businesses in the process. Breckenridge and Alma don't have to have all of the fun. There should be a path to additional real estate development for commerce over the next 5 years.

I think there should be a mix of (3) property types, ownership, long term rentals and short term rentals. We should continue to prioritize infrastructure projects, paved roads, underground power, municipal water and sewer, active enforcement of building codes and traffic rules.

Full-time and owner occupied second homes only, NO STR. Return back to basics and focus on conserving the rural mountain residential community and follow the mission statement -- to nurture our serene mountain community by conserving our natural residential environment, promoting unity with our neighbors and surroundings, channeling the voice of our residents, and enhancing the quality of life for all." Previous visioning surveys overwhelmingly expressed the desire to leave things as they are. Combination of all of these to keep the community vibrant.

A town that feels small and neighborly but welcomes guests from out of town and enjoys the cultural enrichment these visitors can provide. Also would like to see more opportunities for long-term rentals to help maintain the service industry that is so critical to the area.

If there are more places for long term residents to live we will feel like our community is more balanced. Until that happens all the problems will continue

We are looking to be full-time owners in the next few years. I'm hoping the short term rental craze eases and that more affordable long term rentals would be phased in to the community.

Big picture for us would be 33% each! That way we could help support community businesses as well as enjoy the beauty ourselves. I just read a national news story about ski resorts not being sustainable as older folks retire and millennials begin to dominate as they are unable to afford such a hobby or hotel fees. STR make it more attractive for families and groups to be able to spend money in town by saving on hotel fees.

I would like to see 50% or more full time, 25% second homeowners and 25% rentals. I believe in letting the market dictate affordability not government deciding what can be done. The private market will address the needs of long term rentals and affordable housing. I think the private sector and the local government can work together and solve the housing market.

I think that the free market should determine that. If everybody wants to move to Blue River full time, it's an amazing place to do so. If someone wants to buy an investment property and visit a couple times a year, it's an amazing place to do so. If someone wants to buy properties and rent them out long term for either passive income or be nice to a local, it's a great place to do so. However, I think that most people should know what to expect when they do move to a tourist area from elsewhere

To continue to be the type of community that it currently is. People who visit the STR properties want to come back.

Second home owners and residents continue to enjoy the air, scenery, wildlife, and open space while feeling part of a neighborhood.

I hope Blue River institutes minimum night stays for short term rentals.

It is a given that there will be development and change! Continue with slow well managed development. Ensure quality building of homes that fit with the nature of Blue River and the mountains. If that is well done, the ratio of full / 2nd / short term will continue to evolve. Stay out of the pettiness of trying to regulate it.

I would love for there to be more locals, and more restrictions on parking within trailheads including Spruce Creek and Quadri. I would love to see better access to these areas for the locals that live here. During the summer, there were so many people parking at Spruce Creek Trail head and so much trash and dog/pet droppings all over the trail you could barely walk without stepping in it.

That short term rentals are not the focus of the region and that a better sense of community can be achieved by full time residents.

Would like to see majority of properties owned by full-time and 2nd homeowners

Grow with the market

Local ownership that can also benefit from the short term rental market

Blue River has always been unique

Do not follow Summit County and Breckenridge

Limit long term rentals to one family per home Too many long term rentals are sublet to multiple individuals. Attracting individuals who feel no responsibility for the property or the community. This leads to trash left in the environment, cars parked on the street or yards. Speeding on the streets endangering children or walkers. This will ultimately affect property desirability and appreciation . Second home owners drive up values. S T rentals help finance and sell second homes.

Proactive access to the Tarn (gate???) Continued community events like Trick or Treating, Town Cookout/party, dumpster drive in the summer. I would love to see a recycling (more than just glass) and trash option offered by the town.

I hope the town will remain a mix of renters and full-time residents. If we limit short term rentals, only rich people will be able to buy homes and that will change the very nature of the town.

We can't change the increasing population in the front range. As that increases, the travel demand in our mountain community will increase. We as a community need to be preparing for that. Better ways to get into the resort towns should be a top priority. Better bike paths along Hw9- it should be illegal to ride on a highway. Better education to protect our wetlands. Improve Tarn access for locals. Increase efforts for Clean Energy use, get more homes in city sewer.

STR fees will contribute to the maintenance of open space and trails. Increase fees and use the money to enhance the natural landscape, and fight off attempts by Colorado DOT to make Blue River a thoroughfare to the South.

Maintaining the character of Blue River would be my hope. I would love this town to remain a place that local people call home. I do not want to have our neighborhoods overcrowded by short term rentals. A constant turnover of visitors on our streets changes the safety and security that we can provide our families.

Limited short term rentals. Also limiting properties that want to parcel their land into additional rental units. Homeowners who stay in their own houses are vested in the upkeep of the community and care of properties.

Winter Nordic tracks around the reservoir and along Blue River. Boating in the summer. A local playground for kids to walk to.

The town, future investments, future neighborhoods, etc. should be allowed to evolve naturally.

Blue River is unique, and I hope it stays that way. We haven't created a commercial center like so many other towns. The current blend in housing is good, and I believe, based on the current metrics, we could support more STRs in the community than we have today. If we want to support a diverse thriving community, it needs to include more people than homeowners that have been here for 10 plus years or wealthy people that could afford a very expensive home with no supporting income to offset cost

Continue with approval of a % of short and long term rentals. Annual registration and inspections. All properties should be subject to the same requirements, rentals or full time residents.

Full time 50%

2nd homeowners 40% (many doing long term rentals)

Short term rentals 10% (Only in condo complex, hotels, apartments)

Needs to be mix not overwelmd be 2nd home owners frendly to people not over rule by government and CODOT

Keep Blue River a rural community with people you recognize, not strangers stuck in a ditch.

All of the above should be allowed. Responsible management of short and long term rentals by property owners is the important goal

A mix of FT, 2nds, LTR and STRs that create a community of respect & h'owner pride expressed by curb appeal. A town of sustainability beginning with a strong focus on water quality given our delicate environment & potentially diminishing supplies. A safe community for everyone including wildlife & a continued focus on wildfire mitigation. A town where FT residents are not the first line enforcers for investor bad behavior. i HATE having to be That Guy.

I like to see mostly owners and/or long-term leases but allow for responsible short-term renting.

I do not think that you can shape the demographics of home ownership. What the mountains should be is for people to enjoy them, and use their property as they seem fit. This is after all supposed to be the land of the free yet there are those that want to restrict the rights of the many. Focus on solving the underlying issues rather than just trying to impose further restrictions because a local town was short sighted in their approach. Rise above it and be fair to everyone.

It is important to have the option of being able to rent property. It helps keep the property values up. The market not the number of licenses available will determine how many rentals.

A beautiful yet rugged community of folks who love the mountains and love sharing it with others. A place where a family vacationing in the mountains for the first time encounters a life-long resident walking their dogs and enjoy getting to know a little about each other's different lives. One where we benefit from each other's presence. Not one that builds resentment and more division. Not one where vacation homes just sit 95% empty and full time residents lose employment opportunities.

More F/T residents

Keep it as a mountain community.

A community where those who have committed to the community can live and work, raise children and retire. I'm afraid right now that possibility doesn't exist. I encourage my children to leave Summit County and create a life somewhere where they'll have a chance to do the above. Bigger problem is securing a living wage, affordable health insurance and daycare.