

Implement a mandatory countywide STR licensing program with annual renewal and inspection requirements.

- Require proof of fire, life-safety, and septic compliance.
- Create a public registry of licensed STRs and responsible contacts.
- Apply a tiered license fee structure based on owner residency and occupancy.
- Build an integrated STR database linked to tax and GIS systems.
- Tie lodging tax payment verification to license renewal.
- Include license suspension authority for violations or nonpayment.



“We should have a license that’s renewed every year — and it should come with an inspection so you know they’re following the rules.” “A public registry helps the neighbors know who to call before it gets to law enforcement.” “If you’re out of state, you should pay more — you’re not here to deal with the issues.”

3. Enforcement & Oversight

Form a local STR Oversight Board representing owners, residents, and managers to support fair enforcement and compliance.

- Use a complaint-based enforcement system to focus resources on problem properties.
- Fund enforcement through licensing fees and lodging tax revenue.
- Adopt a three-strike policy with escalating penalties.
- Hire or contract a county STR Compliance Officer.
- Develop an online complaint and resolution tracking system.

“We need our own enforcement board so locals have a say in how rules get applied.” “If we make it complaint-based, you only deal with the ones causing problems — that’s fair.”

4. Responsible Party Requirements

Require every STR to have a local responsible agent available within 30 minutes to respond to complaints or emergencies.

- Ensure contact information is available to neighbors, law enforcement, and county staff.
- Require proof of responsible party designation in license applications.
- Display local contact information on the property or county registry.

“Somebody needs to be close enough to show up in a half hour if there’s a fire or a problem.” “There has to be a boots-on-the-ground person responsible for this property.”

“As a neighbor, I don’t want to have to be the enforcer.”

5. Safety, Wildlife & Environmental Protections

Establish minimum safety and environmental standards for all STRs.

- Enforce fire bans and outdoor flame restrictions during high-risk periods.
- Require bear-proof trash containers and dark-sky compliant lighting.
- Limit occupancy based on septic or well capacity.
- Prohibit hot tub drainage into septic systems.
- Link occupancy limits to septic permits in county records.
- Require proof of compliance for lighting, trash, and fire equipment.
- Include wildfire disclosure forms in STR permit packets.

“If we don’t have fire bans for rentals, one weekend guest could burn down the whole county.” “We’ve got bears in the trash every week — bear-proof cans should be mandatory.” “Too many people on a small septic will wreck it in one summer.”

6. Guest Education & Owner Training

Develop a county-approved guest education packet and training program for STR owners/managers.

- Require that guests acknowledge house and safety rules at booking or check-in.
- Include education on fire bans, wildlife, noise, trash, and trespassing.
- Provide downloadable “Guest Code of Conduct” materials for hosts.
- Require proof of owner/manager training during license renewal.
- Partner with local tourism boards for training delivery.

“Half of these visitors have never seen a bear or a wildfire — they don’t know what’s dangerous here.” “Develop educational materials so guests understand the rules before they even arrive.”

7. Corporate Ownership & Housing Affordability

Limit or prohibit corporate ownership of STR properties to protect local housing supply.

- Require owner occupancy for part of the year or cap total annual rental days.
- Encourage smaller-scale STRs to prevent housing loss.
- Restrict STR eligibility to natural persons or small locally owned LLCs.

- Limit total annual STR operation days for non-resident owners.
- Use registry data to track ownership patterns.

“Corporations are buying up whole neighborhoods — that’s not tourism, that’s extraction.” “If you don’t live here part of the year, your rentals should be capped.”

8. Taxation & Revenue Allocation

Dedicate STR-related taxes and fees to services directly impacted by tourism.

- Prioritize fire districts, EMS, and road maintenance.
- Ensure public transparency in revenue collection and spending.
- Create a restricted STR impact fund for reinvestment in local services.
- Publish annual reports showing STR revenue and expenditures.

“Put some of that money back into fire protection and roads — we all benefit.” “If the county’s making money off STRs, we should see exactly where it’s going.”

9. Recognition & Incentives

Establish a “Good Neighbor STR” program or certification system to reward compliant operators.

- Publicly promote certified STRs on the county website.
- Offer reduced renewal fees or promotional listings for certified STRs.
- Develop a community-based rating system tied to compliance history.

“Reward the ones who are doing it right — don’t lump them in with the bad actors.” “Good operators should be recognized — it builds trust with the community.”

10. Grandfathering & Transition

Provide a grace period for existing STRs to meet new requirements.

- Phase in new regulations to avoid penalizing early adopters.
- Allow one to two renewal cycles for compliance.
- Provide educational outreach and technical support during transition.

“Don’t pull the rug out overnight — give current operators time to adjust.” “Work with people already invested to bring them into compliance.”

11. Data & Impact Tracking

Collect and publish annual data on STR operations, revenues, and violations to guide future policy.

- Conduct economic and infrastructure impact assessments.
- Maintain an accurate, transparent inventory of all STRs.
- Integrate STR data with assessor, code enforcement, and emergency response systems.

- Produce an annual “State of STRs” report with trends and findings.

“We need real numbers — how many rentals there are, what they’re bringing in, and what they’re costing us.” “Track who’s following the rules and who isn’t — then adjust policy accordingly.”



Public Outreach Events







Meeting 2 STR Cripple Creek Outreach

Location: Cripple Creek Heritage Center , Cripple Creek Colorado

- Date: July 16, 2025
- Attendance: 45 participants
- Facilitator: Electra Johnson

Mtg 2.1 Key Concerns Raised by the Community : Cripple Creek

1.Infrastructure & Water ConstraintsSubdivisions such as Cripple Creek Mountain Estates (CCME) rely on cisterns, and city water and sewer systems are aging and limited in capacity, restricting the development of affordable housing.

“You can’t build because it’s not connected to the main plumbing—that’s why all these affordable housing projects stall.”

2.Neighborhood & Community ImpactsResidents cited constant noise, transient guests, and loss of community cohesion in STR-dense areas.

“Three out of four houses on our street are STRs, you can’t build community that way.”

3.Overcrowding & Workforce HousingInvestor-owned properties often house 12 people in a duplex, leading to overcrowding and poor living conditions. Casino employers, unable to offer housing wages, bus employees via the Ramblin Express and pay them for the commute to Cripple Creek. Entry-level workers endure 12-hour days, including travel.

“They’re bussed in because they can’t afford to live here—paid for the ride but not enough to rent.”

4.Housing Displacement & Investor OwnershipResidents reported that the opening of the Chamonix Hotel (200–300 rooms) coincided with a mass conversion of residential homes into short-term rentals (STRs). Many of these homes were sold to out-of-town investors who entered contracts with casinos to house employees, including international workers and refugees from Somalia, Jamaica, and Venezuela.

“My three-bedroom, two-bath now has twelve people living in it—four per room, bunk beds everywhere.”

“I was the best renter they’d ever had, but they sold the house anyway because investors could make more money housing casino workers.”

This conversion displaced long-term renters, leaving virtually no available long-term housing for local residents or workers.

5.Economic Inequality & Local EmploymentTeachers and service workers described untenable living conditions. Average take-home pay of \$1,700/month barely covers \$1,300/month rent and insurance costs. Many rely on part-time work, grants, or spousal income to stay afloat.

“I worked full time, made too much for SNAP, and still couldn’t pay my electric bill.” Families live in RVs or without running water, and schools provide showers and utilities for children.”

Mtg 2.2 Benefits of STRs : Cripple Creek

While concern dominated the discussion, participants also identified tangible benefits when STRs are responsibly managed:

- **Tourism Revenue:** STRs draw visitors who spend in local shops and restaurants. STRs generate tourism revenue supporting local businesses
- **Alternative Lodging:** Provide options beyond casino hotels and support events.
- **Income Stability for Locals:** Allows some homeowners to keep their properties or offset mortgages. “It’s how some people keep their homes — done right, STRs can help the community.”
- **Community Engagement:** Responsible owners set house rules, maintain their properties, and invest in neighborhood upkeep.
- Some STR owners actively maintain good neighbor relationships and adhere to best practices.

Mtg 2.3 Key Themes : Cripple Creek

- **Casino-Driven Housing Distortion:** Chamonix's opening triggered mass conversions and displacement.
- **Overcrowding:** Investor homes converted into employee dormitories, exceeding safe capacity.
- **Infrastructure Strain:** Aging systems and cistern reliance restrict housing development.
- **Economic Inequality:** Teachers and service workers struggle to survive; some live in RVs.
- **Loss of Community Identity:** Transient rentals erode neighborhood ties.
- **Consensus for Regulation:** Residents and responsible owners support fair, enforceable rules.
- **Regional Parallels:** Victor faces nearly identical pressures with investors converting downtown buildings into STRs.

Mtg 2.4 Policy Options & Solutions Discussed: Cripple Creek

1. Establish a Mandatory STR Permitting Program

- All STRs must obtain a county-issued permit prior to advertising or bookings; renew annually. Lapse = permanent ineligibility.
- Digital application portal with auto-renewal reminders.
- Permit database publicly accessible for transparency.

"Supported the need for a permitting process and license fees to fund regulation." "If you miss one day renewing, you're out for life — it thins out naturally."

2. Require a Local Responsible Agent

- Owner must list a contact within 30 miles who can respond in person within 60 minutes.
- Verification of address and response capability during permitting.
- 24/7 contact posting inside rental and to neighbors.

"You have to have somebody available that can respond within so many minutes." "Either the owner lives here or a manager does who can show up quickly."

3. Fund Enforcement Through Licensing & Inspection Fees

- Permit and inspection fees plus a portion of lodging tax revenue fund STR enforcement.
- Dedicated STR enforcement officer position.
- Annual budget report showing fee reinvestment in compliance.

"The lodging tax should cover enforcement — it has to be part of the permit." "Those who choose to do STRs should pay for the inspections."

4. Limit STR Density & Spacing

- Cap permits per neighborhood; require minimum separation (e.g., 500 ft in denser zones).

- Interactive mapping tool to track active permits and distances.
- Priority renewals for long-standing compliant operators.Quotes:

“We support regulating density so we don’t have three STRs out of four houses.” “Not next, next, next to each other — spread them out.”

5. Prohibit Corporate STR Ownership

- Permits issued only to natural persons or Colorado-based LLCs with majority local ownership.
- Ownership disclosure required with application.
- Annual review of corporate records to confirm local control.Quotes:

“No corporate owned — boots on the ground with neighbor contact.” “We don’t want absentee investors running hotels in neighborhoods.”

6. Restrict Permit Transfers

- Permits are non-transferable; new owners must reapply.Implementation Ideas:
- Automatic expiration on title transfer.
- Reapplication within 60 days to retain eligibility.

“You can’t transfer that permit — it creates natural attrition.”

7. Mandate Emergency Preparedness Materials

- All STRs must include emergency guides (fire bans, evacuation routes, emergency numbers, wildlife and winter safety).
- Standardized county-issued emergency info packet.
- Inspection checklist for compliance.

“There needs to be plans for power outages and snowstorms.” “Neither one had emergency numbers posted — nothing.”

8. Enforce Septic & Water Capacity Limits

- Link occupancy to septic or municipal capacity; prohibit excessive water use (e.g., hot-tub refills).Implementation Ideas:
- Require documentation of system capacity at permit application.
- Penalties for verified over-occupancy or well depletion.

“We have to limit the number of people the septic can sustain.”

9. Require Winter Access & Snow Removal Plans

- Owners must show proof of snow removal contracts and safe access routes.Implementation Ideas:
- Map snow access plans as permit attachment.
- Permit revocation for non-compliance after complaints.

“We rented a VRBO we couldn’t reach — the owner couldn’t get a plow.”

10. Cap STRs in Unincorporated Areas

- Set a maximum allowable percentage of STRs per district, reviewed annually.
Implementation Ideas:
- Quarterly report tracking STR share of housing stock.
- Moratorium trigger when cap is reached.

|| *“You can’t put 10,000 homes in VRBO or Airbnb.”*

11. Create & Support a Teller County STR Alliance

- Encourage a self-regulating owner group promoting best practices and community integration.
- County-facilitated launch meeting to form the Alliance.
- Recognition program for “Certified Good Neighbor STRs.”

|| *“Creation of a group of owners who help, support, and self-regulate.”*

Supplemental Summary: Cripple Creek Rental & Economic Conditions + STR & Casino Dynamics

Short-Term Rental Trends

- Mass conversion to STRs after Chamonix opening.
- Investor contracts with casinos → overcrowding (up to 12 people in 3-bedroom duplexes).
- Reliable renters displaced; no long-term rental stock left.

STR Regulation in Cripple Creek

- Permit required before advertising.
- Business license fees: \$150 (Y1), \$75 (Y2), \$25 (annual).
- Allowed regardless of historic zoning overlays.
- Water/sewer constraints limit new development; properties outside city rely on cisterns.

Casino-Driven Housing Model

- Old hotels (Wildwood, Century) converted to employee housing (~\$500/month).
- Workers bussed in from other communities and paid for travel time.

Economic Inequality & Living Conditions

- Casino and service workers in overcrowded or RV housing.
- Teachers earn too little to afford local rent and rely on grants or spouses.
- Some seek utility aid or go without heat; many take extra grant-funded duties.

STR Economics

- STRs are highly profitable — one teacher earned six figures from Airbnb.

- But STR growth reduces local housing stock and destabilizes communities.

Victor Snapshot

- Similar pressures: investor boutique STRs, few long-term rentals, families in RVs.

Cripple Creek faces a housing crisis driven by casino expansion, speculative STR investment, and infrastructure limits. Unregulated STR growth has made housing unaffordable and inaccessible for workers, teachers, and families. The community calls for balanced regulation — clear permitting, local accountability, density controls, and fee-based enforcement — to restore livability and protect permanent residents while sustaining tourism.



Meeting 3 Divide STR Outreach

Location: Teller County Sheriff's Office – Divide, Colorado **Dates:** July 30, 2025 **Facilitators:** Electra Johnson & Courtney Loggins **Attendance:** Approximately 45 residents and STR owners



Mtg 3.1 Key Concerns Raised by the Community : Divide

1. Local Control vs. State Overreach

Across all Divide meetings, participants consistently expressed a strong desire for local control of STR regulations rather than state-imposed mandates. Residents viewed Teller County's rural context as distinct from urban counties and feared "one-size-fits-all" policies.

|| *"We don't want the state of Colorado telling us what to do in rural Colorado."*

Commissioners and participants alike emphasized that Teller County should craft its own regulations through open community dialogue.

2. Unregulated Activities and Community Frustration

Speakers compared STRs to other regulated activities—like fishing licenses or concealed carry—questioning why rentals remain largely unregulated.

|| *"Name one thing in your life that's unregulated... and yet STRs are."*

There was acknowledgment that surrounding municipalities (Woodland Park and Cripple Creek) already have STR regulations, and the absence of countywide standards creates a "hydraulic effect," driving unregulated operations into unincorporated areas.

3. Neighborhood Impacts and Nuisances

Noise, trash, parking overflow, outdoor fires, and wildlife encounters, especially with bears, were common complaints. Residents expressed concern about deteriorating neighbor relationships as STRs proliferate and long-term neighbors move away.

4. Water, Infrastructure, and Septic Systems

Spring Valley residents described aging water systems, outages, and well depletion, urging the county to compare STR and full-time resident water usage.

|| *"Spring Valley's water outages show why limits matter."*



Some advocated for two-acre minimum lot sizes or density limits in areas with limited infrastructure capacity.

5.Fairness and Property Rights

Speakers stressed that both STR owners and adjacent residents have rights. Many agreed STRs are a legitimate property use but must operate responsibly.

|| *“Capitalism shouldn’t come at the expense of community.”*

Participants wanted regulations that distinguish between responsible local hosts and absentee investors.

6.Corporate Ownership and Transparency

Residents expressed frustration about limited visibility into STR ownership, referencing data showing that four companies own more than three residential properties—three of them apartment complexes. Attendees requested public reporting on ownership patterns, license status, and violations.

7.Enforcement and Capacity Challenges

The county’s limited enforcement capacity was a recurring concern. Participants discussed the need for an enforcement system that’s realistic, fair, and funded, with clear penalties for repeat offenders and protection from serial complainers.

8.Meeting Format and Inclusion

Attendees praised the neutral meeting structure, use of anonymous 3×5 cards, and small-group discussions.

|| *“It’s the first time I’ve felt heard without being shouted down.”*

This format encouraged participation from quieter residents, fostering civility and productive conversation.

Mtg 3.2 Benefits of STRs : Divide

While there was broad agreement that regulation is needed, participants also highlighted STR benefits:

- **Financial stability:** STR income helps local homeowners cover mortgages, property taxes, and insurance.
- **Local economic activity:** STRs support cleaners, contractors, and maintenance workers, boosting the small-business economy.
- **Property upkeep:** Hosts maintain high standards to protect ratings, often improving neighborhood appearance.
- **Tourism and family lodging:** STRs provide flexible accommodations for visiting families and tourists, supporting local shops and restaurants.
- **Community contribution:** Responsible STR owners described themselves as invested locals who want to coexist peacefully and contribute positively.

Mtg 3.3 Key Themes : Divide

1. **Right-Sized Local Regulation** Regulations should reflect Teller County's unique geography, economy, and community culture. "One rule for all doesn't work up here."
2. **Local Accountability** Require an on-call local contact within 60 minutes of every STR property to respond to complaints or emergencies.
3. **Transparency and Data** Maintain a public STR registry with owner contact info (for official use), license status, and aggregate data on ownership and violations.
4. **Balance Between Use and Impact** Recognize both the economic role of STRs and their potential neighborhood impacts. Prioritize fairness and coexistence.
5. **Education and Good Neighbor Practices** Standardized guest rules (quiet hours, trash, fire safety, wildlife) and owner training on local conditions (septic, well management).
6. **Funding Enforcement Fairly** Enforcement should be funded through STR fees or lodging taxes, ensuring taxpayers don't subsidize regulation.
7. **Civility and Collaboration** The respectful tone of the Divide meetings was widely acknowledged as a model for future public discussions.

Mtg 3.4 Policy Options & Solutions Discussed: Divide

1. Countywide STR Licensing System

- Require an annual STR permit with renewal and inspection.
- Collect fees to fund compliance and code enforcement.

- Publish aggregate data on license status and violations.

|| *“Maybe we should have some kind of permit... pay somebody to be in charge of that.”*

2. Local Responsible Agent Requirement

- Designate a person living within 30 miles to respond in person within one hour to complaints or emergencies.

|| *“Nominate someone who can get there and handle any issues right away.”*

3. Neighbor Notification and Transparency

- Require owners to notify nearby residents when applying for or renewing an STR license, including a local contact number and clear guest rules.

|| *“Reach out to every owner within so many feet and give them your name and number.”*

4. Density, Caps, and Lot Size Standards

- Limit the concentration of STRs in residential zones or subdivisions.
- Consider a two-acre minimum lot size for whole-home STRs outside of town centers.
- Ensure spacing between STRs in smaller neighborhoods to preserve community cohesion.

|| *“If every house becomes a short-term rental, there’s no longer any neighborhood.”*

5. Enforcement and Three-Strikes Policy

- Establish a clear enforcement ladder: warning → citation → revocation.
- Protect against abuse by requiring documented, verifiable complaints.

|| *“Houses that keep messing up—you lose your license.”*

6. Self-Regulatory Organization (SRO)

- Create a local STR association or self-regulating body that works in partnership with the county.
- Responsibilities could include owner education, conflict mediation, and quarterly reporting on compliance.

|| *“Handle enforcement and education internally—with oversight.”*

7. Lodging Tax or Tiered Fee Structure

- Establish a lodging tax or escalating license fees to fund STR enforcement, infrastructure, and affordable housing programs.
- Owner-occupied STRs could pay lower fees; absentee owners pay higher rates.

|| *“A fee could go into an affordable housing fund to help fund it.”*

8. Zoning Clarification

- Recognize that STRs straddle residential and commercial categories; tailor regulations by area.

- Avoid overregulation that could eliminate responsible owner-occupied STRs.

“Zoning exists to separate uses—residential from commercial—and STRs are right in the middle.”

9. Safety and Emergency Preparedness

- Require fire extinguishers, smoke detectors, carbon monoxide alarms, and guest packets on wildfire evacuation, wildlife safety, and local resources.
- Integrate STR guest phone numbers into emergency alert systems (e.g., Everbridge).

“Add short-term rental numbers into the emergency alert system so they get notified.”

10. Fair Assessment and Taxation

- Explore whether revenue-producing STR properties should be taxed at non-residential rates, ensuring fairness to full-time residents.

11. Education and “Good Neighbor” Program

- Require an annual online orientation for STR hosts on county rules, wildlife safety, parking, and quiet hours.
- Provide a downloadable guest information packet as a standard for compliance.

12. Corporate Ownership Limits

- Limit the number of STRs one entity can own; prioritize resident ownership and local management to prevent investor dominance.

13. Housing and Economic Balance

- Use lodging tax revenue or permit fees to create a fund supporting long-term and workforce housing.
- Recognize that STRs can both sustain and strain local communities; balance accordingly.

“We need local solutions that help residents stay in their homes and keep our communities livable.”

14. Housing Affordability

Participants discussed how STR conversions reduce long-term rental availability. Several suggested that license revenues could directly fund affordable or workforce housing initiatives.

15. Community Representation

Residents called for ongoing, transparent communication from commissioners, with equal representation from STR owners, renters, and neighbors in future hearings.



Meeting 4 Four Mile STR Outreach

Location: Four Mile Grange Hall, Four Mile, Colorado **Dates:** August 6 **Facilitators:** Electra Johnson & Courtney Loggins **Attendance:** Approximately 22 residents and STR owners

Mtg 4.1 Key Concerns Raised by the Community : Four Mile

- Over-occupancy leading to noise, traffic, trash, and water/septic strain (e.g., 3-bedroom advertised for 18 people).
- Event-style use of homes without permits.
- Limited/slow code enforcement capacity and unclear complaint pathways.
- Nuisance and property maintenance issues (e.g., Conex boxes, fence encroachments) not limited to STRs.
- Fire risk and visitor unfamiliarity with rural conditions (burns, wildlife, trash, dark skies).
- Rising insurance/tax costs for owners; fear of over-regulation making homes unaffordable to keep.
- Desire to protect ranching heritage, dark skies, and Gold Belt Tour character.
- Concern about fairness—protecting responsible owners from frivolous or weaponized complaints.
- Traffic and speed on roads
- Dark skies

Mtg 4.2 Benefits of STRs : Four Mile

- Supports local jobs and services (cleaning, maintenance, plumbing, local managers).
- Allows families to keep legacy properties by offsetting rising costs.
- Brings visitor spending to the area; owners report steady local purchasing for upkeep.
- Many owners proactively screen guests, set deposits, and maintain homes to high standards (ratings dependence).
- Builds neighbor trust when owners communicate, enforce rules, and respond quickly.

Mtg 4.3 Key Themes : Four Mile

- 1. Property Rights + Responsibility:** Strong support for “regulated, not banned.”
- 2. Enforcement that Works:** Fast response, clear standards, fair penalties; protect against unsubstantiated complaints.
- 3. Right-Sized Controls:** Occupancy tied to septic/bedrooms; event use by permit; local contact within 30 minutes.
- 4. Community Fit: Uphold Four Mile Growth Management Plan;** dark skies; rural character; ranching continuity.
- 5. Self-Reg + Partnership:** Interest in a Short-Term Rental Alliance to set/verify best

practices and share data.

6. **Information & Disclosure:** Distribute the Four Mile Plan to buyers, realtors, and prospective STR operators.

Clarification – Colorado Law: Short-Term vs. Long-Term Rentals

Under Colorado law, the main distinction between short-term and long-term rentals lies in the duration of occupancy:

Key Legal Impact:

- STR guests are not tenants and have no eviction protections under state law.
- LTR tenants are protected by landlord-tenant statutes.
- Local governments may license or limit STRs but cannot alter tenant protections for long-term rentals.

Mtg 4.4 Policy Options & Solutions Discussed: Four Mile

1. Implement Maximum Occupancy Limits Based on Septic/Water Capacity

- Occupancy should be determined by septic system design limits and available water capacity.
- Align occupancy standards with the International Residential Code (IRC) guideline: two persons per bedroom plus one.
- Owners must verify septic size through permit or engineering documentation before operation.
- Occupancy limits should be posted inside the property and clearly stated in online listings.
- Over-occupancy directly correlates with water shortages, system failures, noise, and road congestion.
- Occupancy enforcement should be tied to STR permit renewal and complaint data tracking.

“Using the international residential code, it says two people per bedroom plus one... stay within the capacity of the septic, within the capacity of the home.”- Four Mile STR Community Meeting, 8/6/25

2. Require a Local Responsible Party Within 30 Minutes

- Each STR must designate a local contact person capable of responding in person within 30 minutes.
- The local agent must be reachable 24/7 by phone or text, and listed in County STR records.
- Contact information should be provided to adjacent neighbors and posted within the unit.

- A responsible party ensures rapid resolution of noise, trash, parking, and safety issues.
- Enforcement response should verify timely arrival by the designated agent.
- This requirement strengthens accountability while preserving local control rather than relying solely on County enforcement.

“Somebody within 30 minutes who could respond to an issue... a local property person who could respond.”- Four Mile STR Community Meeting, 8/6/25

3. Create a Short-Term Rental Alliance for Self-Regulation

- Support creation of a Teller County Short-Term Rental Alliance comprised of local operators.
- The Alliance would develop a code of conduct, best practice handbook, and peer compliance standards.
- Members could voluntarily share complaint logs, response times, and guest screening data to demonstrate accountability.
- Alliance-certified members could earn reduced license renewal fees or a “Certified Responsible Operator” recognition badge.
- The group could act as a liaison between County staff and STR owners, focusing on solutions, education, and consistency.
- This self-regulation model builds community ownership and lessens enforcement burden on County staff.

“Allow the responsible short-term rental property owners... to solve this problem... we have the most to lose.”- Four Mile STR Community Meeting, 8/6/25

4. Distribute the Four Mile Growth Management Plan to All Buyers and Realtors

- Realtors, title offices, and online platforms should provide the Four Mile Growth Management Plan (GMP) during real estate transactions.
- Buyers should acknowledge receipt of the GMP as part of closing documentation.
- This ensures that incoming owners are aware of dark sky protections, fire restrictions, rural living expectations, and community standards.
- The GMP can prevent future conflicts by educating buyers about the vision for Four Mile before development or STR operation.
- The County could maintain a digital version of the GMP accessible via QR code or official website.

“Our Four Mile plan needs to be handed out with every realtor who comes... that’s a start.”- Four Mile STR Community Meeting, 8/6/25

5. Enforce Existing Property Maintenance and Nuisance Standards

- Strengthen enforcement of existing nuisance codes to address trash, lighting, fencing, and yard maintenance.
- Apply enforcement equally to STRs, long-term rentals, and owner-occupied homes.
- Create a centralized complaint database to log reports and outcomes, ensuring transparency and fairness.
- Revisit property maintenance ordinances to ensure consistent aesthetic and safety standards.
- Empower code officers to issue immediate corrective orders for health and safety violations.
- Many concerns stem from general property neglect, not STR-specific activity.

“Ban STRs... and those Conex containers are still going to be there... that’s not an STR problem, that’s a bad neighbor problem.”- Four Mile STR Community Meeting, 8/6/25

6. Permit-Based Occupancy for Event Use

- Limit event use at STRs to those who obtain a County special event permit.
- Define “event use” as any gathering exceeding licensed occupancy or generating additional parking, noise, or traffic.
- Require proof of fire mitigation measures, adequate parking, and neighbor notification for permitted events.
- STR owners who host unpermitted events should face fines and potential suspension of their STR license.
- This maintains fairness for designated event venues and prevents commercial misuse of residential areas.

“County already requires a special event permit... but that doesn’t mean somebody’s gonna get it.”- Four Mile STR Community Meeting, 8/6/25

7. Require Booking Approval and Guest Screening

- STR owners should maintain manual booking approval (no “instant-book”) to vet potential guests.
- Require guests to acknowledge county occupancy limits, fire restrictions, and quiet hours prior to booking.
- Encourage owners to use deposits, rental agreements, and guest verifications to reduce risk.
- Screening ensures responsible guest behavior and protects neighborhood peace.
- Platforms should integrate local compliance checklists when approving new listings.

"I pay... so I get to approve every guest before they book... that's how I ensure the kind of guest I want."- Four Mile STR Community Meeting, 8/6/25

8. Maintain Local Economic Benefit Through Employment & Services

- STR operators should be encouraged to hire locally for cleaning, landscaping, maintenance, and repairs.
- County could develop a local service directory connecting STR owners with regional tradespeople.
- Incentivize local employment through reduced licensing fees or public recognition programs.
- Retaining service contracts locally keeps money circulating in the community and supports small businesses.
- This builds a direct economic link between STR activity and community well-being.

"It's important to me that we support people in this community... I employ them, I pay them... this is their livelihood."- Four Mile STR Community Meeting, 8/6/25

9. Balance Regulation with Property Rights

- Create regulations that protect neighborhood quality without unfairly restricting responsible property owners.
- Avoid blanket bans; focus on behavioral and safety standards applicable to all housing types.
- Establish a graduated penalty system (warning → fine → license suspension) to ensure fair enforcement.
- Maintain transparency and due process for all complaint investigations.
- Promote education over punishment whenever possible, emphasizing proactive compliance.



- This approach builds community trust while safeguarding property rights.

"I'm against a ban... I am pro regulations... people without regulations have ruined it for people like us." - Four Mile STR Community Meeting, 8/6/25





Meeting 5 Woodland Park STR Outreach

Location: Woodland Park, Colorado **Dates:** August 20, 2025 **Facilitators:** Electra Johnson & Courtney Loggins **Attendance:** Approximately 87 residents and STR owners

Mtg 5.1 Key Concerns Raised by the Community : Woodland Park

1. Over-regulation, legality & taxation

- Concern that a registry becomes a tax tool; ask for clear statement that STRs are legal in Teller County.
- Mixed views on caps/spacing; some call caps “picking winners/losers,” others fear “hotbeds” in county enclaves.
- “I’m pro short-term rental... very concerned about over-regulating and registry taxation.”

2. Life–Health–Safety (storms, fires, evacuations)

- Unprepared visitors during snow/wildfire; difficulty contacting guests; stranded parties when plows fail.
- Bonfires and ladder fuels/slash piles at any home (not just STRs) elevate neighborhood risk.

3. Emergency communication & contactability

- Visitors not on Peak Alerts; poor cell coverage; neighbors can’t find a responsible person quickly.
- Need a 24/7 local contact and easy neighbor access to that info.

4. Noise & nuisance

- Calls for a uniform noise ordinance (decibel standard) 9:00 PM–7:00 AM, applied countywide to all properties (STR and non-STR).
- Night noise, large gatherings, barking dogs; dirt bikes/ATVs on roads.

5. Water, wells, septic & occupancy

- Low-producing wells/cisterns; lack of point-of-sale septic inspections; over-occupancy concerns should apply to all rentals, not just STRs.

6. Wildlife, trash, dogs, dark skies

- Bear access driven by improper trash; desire for bear-proof containers via trash vendors (universal, not owner-by-owner).
- Dogs at large; wildlife feeding; dark-sky practices.

7. Road impacts & OHVs/ATVs

- Illegal OHV use; speeding; washboard; litter.

8. Data & scale questions

- Requests for verified counts of STRs (comments cited “~4–5% of housing” and “~900 active listings”); calls for data-driven regulation (e.g., EMS calls, water use).

9. Neighborhood & town character / clustering

- Avoid STR “hotbeds,” especially in unincorporated enclaves around the city; maintain small-town feel.

10. Economy & tourism

- STR income supports households; tourism supports businesses; bans seen by some as harmful to local business and real estate.

Mtg 5.2 Benefits of STRs : Woodland Park

Household income & resilience

- Supplemental income for retirees/families; bridged COVID; temporary STRs until owners can move in.
- “It kept us going during COVID.”

Local economic support

- Guest spending in town; potential to earmark lodging tax for enforcement/OEM/education; support shoulder-season business.

Responsible operations & quick remediation

- Self-managed or local PMs; platforms de-list for safety; owners move guests and fix issues before re-opening.

Capacity-wise lighter (site dependent)

- Intermittent occupancy may load wells/septic less than full-time residency (case-by-case).

Community engagement

- Many report minimal/no complaints; proactive neighbor communication; snow-plow contracts; wildfire safety messages.

Mtg 5.3 Key Themes : Woodland Park

1. **Safety-first, right-sized rules** that address L-H-S and accountability without punishing good actors.
2. **Know the who/where:** registry + 24/7 local contact is foundational for emergencies.
3. **Uniform rules for all:** countywide noise (dB 9 PM–7 AM); bear-proof containers via vendors; occupancy addressed for all rentals.
4. **Capacity & place alignment:** occupancy/parking tied to bedrooms + permitted septic/well; rural vs. in-town nuance.
5. **Owner accountability + guest education:** Good Neighbor rules, burn bans, wildlife/trash, OHV legality, quiet hours, dark skies.
6. **Connectivity & access planning:** Peak Alerts relay; printed arrival safety card; alternatives where no cell; snow access plans.
7. **Clustering management:** monitor enclaves; diverging views on caps vs. monitoring/spacing.
8. **Data-driven approach:** verify STR counts, EMS calls, water usage; target problem operators (e.g., “three-strikes”).
9. **HOA role & tiering:** HOA authority where applicable; differentiate owner-occupied vs. corporate-managed; scale standards by lot size/location.
10. **Keep revenues local:** transparent lodging/sales tax capture for safety/enforcement/education.
11. **Constructive forums:** moderated, solutions-oriented venue (vs. adversarial social media).

Mtg 5.4 Policy Options & Solutions Discussed: Woodland Park

1. Registration / Inventory (Life–Health–Safety Focused)

Create a countywide registry for all STRs including:

- Property address, owner, 24/7 local contact, occupancy cap, parking plan, water/septic type, and connectivity.
- GIS tracking of enclaves and clusters.
- Build online registry form and secure database.
- Define what information is public vs. emergency-only.
- Add a neighbor contact request workflow.

|| *“A centralized registry... is common sense for safety.”*

2. Local Responsible Party

- Require a local contact/agent who can respond within 30–60 minutes.
- Contact information must be:



- Displayed inside the rental unit.
- Listed on public registry.
- Shared with adjacent neighbors within a defined radius.
- Set minimum proximity and response time.
- Create standardized “Neighbor Notice” card or email.
- Verify 24/7 contact as part of renewal.

|| *“Someone needs a number to call... who’s the point person?”*

3. Uniform Noise Ordinance

- Adopt a countywide decibel limit (e.g., 9 PM–7 AM) that applies to all properties.
- Include noise from people, barking dogs, and vehicles.
- Draft ordinance text with enforceable decibel levels.
- Purchase sound meters for enforcement.
- Publish guidance for residents and guests.

|| *“Let’s have an ordinance for all noise—dogs, dirt bikes, people—after 10 p.m.”*

4. Good Neighbor Guidelines

- Require every STR to display and have guests acknowledge a Good Neighbor Poster covering:
 - Fire bans, quiet hours, wildlife safety, OHV rules, parking, and emergency info.
- Finalize one-page guideline in multiple languages.
- Require digital guest acknowledgment.
- Provide a House Manual template including:
 - Water-wise use.
 - Wildlife and trash rules.
 - Local contacts and maps.

|| *“Mandatory list... top 15 concerns... post it in every STR.”*

5. Emergency Communication & Arrival Safety Card

- Require hosts to register for Peak Alerts and post an emergency Arrival Safety Card with:
 - QR code for alerts.
 - Evacuation routes and wildfire readiness.
 - Snow and ice safety information.
- Create standard card templates.
- Require communications plan on license form.
- Add “Snow Access Plan” for rural/remote areas.



6. Occupancy & Parking Based on Capacity

- Limit occupancy based on bedroom count and permitted septic/well capacity.
- Require on-site parking plan; prohibit overflow parking.
- Large events must obtain special permits.
- Add occupancy review to renewal inspection.



“There needs to be a cap of some kind [people/parking].”

7. Fire Safety & Defensible Space

- Prohibit open fires at STRs unless in approved devices.
- Require defensible space and removal of ladder fuels for all properties.
- Develop STR-specific fire rules and signage.
- Add fire inspection to STR renewal checklist.
- Coordinate with Fire Districts for outreach and audits.
- “Bonfires at STRs are a problem.”



8. Bear-Proof Trash Requirement

- Require bear-proof containers for all

residential trash service customers, not just STRs.

- Implement through hauler contracts rather than individual registration.
- Draft service standard for trash vendors.
- Offer cost-share/rebate for bear-proof bins.
- Add bin compliance to STR inspection list.

9. Roads, OHVs/ATVs & Access

- Clarify OHV/ATV legality on county roads and post clear signage.
- Require owners to notify guests of road restrictions.
- Publish OHV quick guide for hosts.
- Identify hotspots and coordinate signage with Public Works/USFS.
- Add OHV rules to Good Neighbor guidelines.

“Illegal OHV use tearing up roads... washboard... litter.”

10. Connectivity, Snow Access & Stranded-Guest Planning

- Require hosts to maintain a Snow and Access Plan:
 - Identify plow/tow vendors.
 - Provide backup communication method.
 - Include emergency supply guidance in manuals.
- Add Snow/Access checklist to registration.

11. Platform Partnerships & Enforcement

- Partner with booking platforms to share verified data and enforce compliance.
- Introduce a three-strikes policy for repeat offenders.
- Develop MOUs with Airbnb/VRBO.
- Create penalty ladder (warning → fine



→ suspension).

- Require proof of remediation for life-safety issues.

“Platform required us to fix the issue before reopening.”

12. Water-Wise Operations

Require Water-Wise sections in STR manuals:

- Water conservation tips.
- Cistern monitoring.
- Limit guest numbers for low-producing wells.
- Create county-approved Water-Wise manual insert.
- Evaluate adding septic inspections at sale or license renewal.
- Require reporting of water system type on registry.

“Low-producing well—limit to two guests.”

13. Licensing & Permitting with Inspection

- Require annual STR permit with inspection covering:
 - Life-safety.
 - Defensible space.
 - Septic/well capacity.
- Draft STR license ordinance and fee schedule.
- Develop inspection checklist.
- Track enclave saturation and consider spacing buffers only if metrics show problems.

“Cripple Creek required permits, inspections, even a lottery.”

14. HOA Coordination & Tiered Standards

- Respect HOA regulations and allow



local governance where applicable.

- Tier STR standards by:
 - Location (urban vs. rural).
 - Lot size.
 - Owner-occupied vs. corporate-managed.
- Create HOA coordination protocol.
- Develop tier matrix with inspection frequency.
- Tailor occupancy limits by context.

|| *“HOAs should have authority to regulate or ban within their communities.”*

15. Finance & Local Benefit

- Ensure that lodging and sales tax revenues from STRs stay in Teller County.
- Use funds for:
 - Enforcement, OEM, safety education, and bear mitigation.
 - Publish transparent tax report.
 - Propose budget earmarks for STR-related programs.
 - Study geo-targeted lodging tax collection.

|| *“If we can capture that money and keep it in Teller County, we can make the county better.”*

16. Data & STR Alliance

- Use data-driven regulation:
 - Confirm STR count and density.
 - Track EMS calls, water use, and violations.
- Support creation of an STR Owners Alliance for coordination and data sharing.
 - Build an STR dashboard with public data.
 - Pilot an STR complaint line.
 - Publish quarterly updates to the community.

|| *“Use hard data on impacts... build an alliance.”*

17. Legality Statement & Due Process

- Formally declare STRs legal in Teller County under adopted rules.
- Clarify process for:
 - Appeals.
 - Grandfathering.



- Decision authority (Commissioners vs. ballot).
- Release “STRs in Teller County: What’s Legal Now” factsheet.
- Draft appeal and grandfathering procedures.
- Schedule adoption hearings.

“STRs should be clearly stated as legal and allowed.”

18. Community Forum & Resource Hub

- Establish a constructive community forum for owners, neighbors, and vendors.
- Share:
 - Best practices.
 - Bear-proof trash providers.
 - Plow vendors.
 - Template manuals and safety materials.
 - Launch moderated online forum and resource library.
 - Maintain vendor directory for local services.



- Post templates for all STR materials.

Comment Cards from all meetings

Analysis and Summary of comment cards from all Meetings

Based on 108 handwritten or typed community comment cards (all meetings combined)

1. Water, Septic, and Infrastructure Capacity

Mentions: 25 cards (~23%) Core Concern: STRs may overburden wells, septic systems, and rural infrastructure that were never designed for frequent turnover or high occupancy. Comments Included: Cards 1, 4, 25, 28, 34, 47, 50, 56, 60, 63, 69, 71, 73, 78, 98, 105, 108, and others.

Themes within this topic:

- Septic overuse: Several residents cited failing or overused systems. “STR owners do not take care of their septics... many pump annually, but some don’t.”
- Water scarcity: Particularly in Spring Valley and Four Mile, concerns about wells running dry or reduced pressure. “Our well system is overloaded. Water pressure drops when multiple STRs are full.”
- Hot tubs: Seen as a drain on both septic and water. “Cleaning hot tubs weekly wastes hundreds of gallons.”
- Fairness: Responsible STR owners resent being grouped with bad actors. “We pump annually and inspect every two years—our septic runs better than most full-time homes.”
- Solutions Proposed:
 - Inspection or maintenance proof with permit renewal.
 - Occupancy tied to septic capacity.
 - Prohibit STRs in small-lot subdivisions with shared wells.
 - Allow only on large parcels or with demonstrated water rights.

2. Fire Safety, Trash, and Wildlife Management

Mentions: 25 cards (~23%) Core Concern: Fire danger and trash-related wildlife problems, especially bears, were nearly universal across comment cards. Comments Included: Cards 22, 34, 42, 60, 63, 68, 69, 78, 98, 99, 100.

Themes:

- Fire Pits: Strong support for propane-only or supervised use. “No open fires. Propane fire pits only.”
- Fire education: Request for laminated fire-safety rules or QR codes for guests. “Provide

fire safety and evacuation info in every STR.”

- Trash & Bears: “Trash cans out on non-pickup days attract bears.” “All STRs should have bear-proof containers.”
- Wildlife and safety overlap: “No feeding wildlife, no pets off leash.”
- Proposed actions:
 - Countywide fire safety checklist.
 - Bear-proof trash required for all homes, not just STRs.
 - Shared emergency alert system for guests (Peak Alerts).
 - Tie compliance to permit renewal.

3. Noise, Light Pollution, Traffic & Neighborhood Peace

Mentions: 19 cards (~18%) Core Concern: Noise, fast driving, trespassing, and light pollution reduce the rural character and peace residents value. Comments Included: Cards 33, 34, 55, 56, 60, 63, 67, 68, 69, 91, 98.

Themes:

- Noise: Late-night parties, loud music, and over-occupancy. “Loud music at 2 a.m.... STR guests treat this like a resort.”
- Traffic & Speed: “STR visitors drive 50-60 mph on gravel roads.”
- Trespassing: “Guests wander onto neighboring lots to hike or take pictures.”
- Light Pollution: “STR lighting affects the Fossil Beds’ Dark Sky designation.”
- Solutions Proposed:
 - Countywide noise ordinance (decibel-based).
 - “Quiet hours” from 9 p.m.–7 a.m.
 - Guest info sheets on rural etiquette.
 - Fines or warnings for repeat noise/trespass offenders.

4. Licensing, Permitting, and Inspection Requirements

Mentions: 21 cards (~19%) Core Concern: Desire for fairness and structure; STRs should be registered and inspected, but not overregulated. Comments Included: Cards 16, 20, 31, 35, 53, 58, 60, 63, 65, 66, 92, 94, 106.

Themes:

- Permits: “Follow Cripple Creek’s model—annual permit, inspection, and database.”
- Inspections: “Safety inspections should include fire extinguishers, smoke alarms, septic maintenance.”
- Fees: “Reasonable fees okay, not exorbitant ones that drive people out.”
- Renewal & Expiration: “If you miss renewal by a day, you lose your permit for a year—keeps people compliant.”

- Transparency: “Create a public STR registry and contact list.”

5. Occupancy, Density, and Scale of STRs

Mentions: 19 cards (~18%)Core Concern: Managing the number and intensity of STRs to preserve neighborhood balance.Comments Included: Cards 25, 34, 46, 53, 63, 73, 78, 92, 105.

Themes:

- Guest limits: “Two people per bedroom plus one.”
- Density: “Limit STRs to one per 500 feet or per subdivision.”
- Scale: “Require minimum acreage—five acres or more.”
- Ownership caps: “Ban corporate owners; limit to one STR per family.”
- Enforcement: “Three strikes and you’re out.”

6. Local Management & Response Requirements

Mentions: 6 cards (~6%)Core Concern: STRs must have a responsible local person or property manager available for emergencies or complaints.Comments Included: Cards 4, 34, 68, 92, 104.

Themes:

- Response time: 30–60 minutes maximum.
- Visibility: Owner or manager contact should be known to neighbors.
- Backup contact: Needed if owner lives out of state.
- Implementation idea: Include in permit conditions.

7. Data Collection, Enforcement, and Fairness

Mentions: 15 cards (~14%)Core Concern: County should base any policy on accurate data and apply rules evenly to all residents.Comments Included: Cards 7, 10, 11, 12, 43, 44, 45, 84, 85, 108.

Themes:

- Data before regulation: “Define the problem before making solutions.”
- Better information systems: “Add STR field in EMS and police reports.”“Set up citizen task force to verify complaints.”
- Equal enforcement: “Noise and trash laws should apply to everyone, not just STRs.”
- Distrust of county bias: “The survey was slanted against STRs.”

8. Economic and Employment Impact

Mentions: 8 cards (~7%)Core Concern: STRs support local jobs and the broader tourism economy.Comments Included: Cards 3, 4, 13, 15, 17, 39, 67, 104.

Themes:

- Job creation: Cleaners, handymen, landscapers, property managers.

- Visitor spending: “STR guests eat out, buy groceries, and fuel up locally.”
- Home affordability: “STR income helps locals pay insurance and property taxes.”
- Cautionary view: “STRs must contribute taxes to support fire and EMS services.”

9. Property Rights & Government Overreach

Mentions: 6 cards (~6%)Core Concern: Individual freedom to use property without excessive government interference.Comments Included: Cards 21, 38, 51, 101, 97.

Themes:

- Philosophical opposition: “My house, my choice.”“I don’t need the government telling me what to do.”
- Linked to fairness: “If only home is in Teller County, do not regulate.”
- Libertarian tone: “I’m from the government and I’m here to help”—sarcastically quoting Reagan.

10. Zoning & Legal Classification

Mentions: 6 cards (~6%)Core Concern: STRs operate in a gray area of land use law—should they be defined as residential or commercial?Comments Included: Cards 5, 12, 79, 108.

Themes:

- Against commercial use: “An STR is a hotel; hotels aren’t allowed in residential zones.”
- For inclusion: “Add STRs as an allowed use in land use regulations.”
- Need for clarity: “Long-term rentals are also unlisted—both should be defined.”

11. Self-Regulation & STR Alliance Concepts

Mentions: 8 cards (~7%)Core Concern: STR owners prefer self-regulation, with shared standards and peer enforcement instead of heavy county involvement.Comments Included: Cards 8, 9, 77, 89, 104.

Themes:

- STR Alliance: “Form a Teller County STR Alliance to share best practices.”
- Citizen task force: “Volunteers can help mediate complaints before county action.”
- Benefits:
 - Builds trust between owners and neighbors.
 - Reduces county administrative burden.

12. Taxes, Lodging, and Funding Distribution

Mentions: 11 cards (~10%)Core Concern: STRs already pay taxes—how is that money used, and could it support fire/EMS?Comments Included: Cards 61, 63, 65, 67, 104.

Themes:

- Transparency: “STR tax collected from renters—does it go to the right district?”

- Hospitality tax: “A lodging or hospitality tax could fund infrastructure.”
- Economic fairness: “We pay taxes like anyone else.”

13. General Governance, Communication, and Process Concerns

Mentions: 10 cards (~9%)
Core Concern: Distrust of process, feeling that public engagement has been biased or poorly communicated.
Comments Included: Cards 6, 23, 80, 81, 85.

Themes:

- Presentation tone: “The meeting was biased and unprofessional.”
- Survey accuracy: “The survey does not reflect reality.”
- Citizen frustration: “If you want to hear the public, don’t lecture us.”
- Desired change: “Provide data and come prepared.”

Summary Table of Themes (by Frequency)

(Totals exceed 108 due to multi-theme mentions.)

Theme	Cards Mentioned	% of Total	General Tone
Water/Septic/Infrastructure	25	23%	Concern about overuse; need inspections
Fire/Trash/Wildlife	25	23%	Strong support for fire and bear safety rules
Licensing/Permitting	21	19%	Broad support for structure and accountability
Noise/Traffic/Peace	19	18%	Concern about rural quality of life
Occupancy/Density	19	18%	Calls for guest caps, density limits
Data/Fairness/Enforcement	15	14%	Desire for transparency and equal treatment
Taxes & Funding	11	10%	Requests for clarity on revenue use
Self-Regulation	8	7%	Preference for owner-driven accountability
Economic Impact	8	7%	STRs seen as vital to local economy
Property Rights	6	6%	Freedom from overreach
Zoning/Legal Status	6	6%	Need to clarify STR legality
Local Contact	6	6%	Require in-county representative
Process/Bias Issues	10	9%	Perception of biased or unclear communication

Policy Development suggestions from comment cards

1. Strong support for regulation—but not prohibition. The majority favor structured permits, safety standards, and local contact requirements.
2. Water and fire are top-tier safety issues. Both reflect Teller County's rural vulnerabilities—high fire risk and limited water.
3. Equal enforcement is essential for legitimacy. People resent the idea that STRs are singled out for behavior that any resident could cause.
4. Clear definitions and data are prerequisites for action. Ambiguity in zoning and lack of reliable STR data undercuts trust.
5. Residents want transparency, not punitive measures. Balanced regulation, communication, and public trust will define policy success.

Community Meeting Comment Cards - Full Unedited Transcription (All 108 Cards)

Card 1: It was stated that STR owners do not take care of their septics. I do believe that this is true in a small number of situations. On the positive, I have an STR. When I purchased it, only had a pipe from the toilet out to the backyard. I put in a permitted septic system. Also, good STR owners clean and inspect every couple of years.

Card 2: We love the idea of having STR units in Teller County. It provides people with a wonderful opportunity to stay in a house and enjoy our beautiful county. A great idea would be to come up with guidelines, rules, regulations that can be printed out for the guests to follow.

Card 3: Maybe the county is listening too much to the victorious minority. Most STR owners are very concerned about the quality of the property and the upkeep. We limit renters to four people for our two-bedroom cabin, no large groups or gatherings. STR brings lots of excess and money into the county and local cities, gas, food, gambling, shopping, etc.

Card 4: We pump our septics annually. Never had a septic issue. Maybe force property managers to pass along emergency alerts immediately. Our long-term owners in our neighborhood have barking dogs, 5-8 cars, RVs, trailers, boats, and junk. The STR is clean. No junk. No barking dogs. We have a local cleaning lady. Our STR provides her great weekly funding that she might not have. Our STR owners support every restaurant, the casinos, fossil beds, shops, gas stations, grocery store, etc. Solutions. Local contact for STR. STR guests sign up with peak alerts. STR owner database. Legal pathway to STRs being legal. Low-cost housing plans from the county. STRs are not causing this cost issue. STR-complaint database to get real data.

Card 5: An STR is basically a tiny hotel. Hotels are not allowed in residential zones. Why are STRs?

Card 6: Your presentation was almost completely biased against STRs. This was unprofessional. Each point you made, I could provide data to support the opposite view.

Card 7: Electra mentioned that each county is different. Then we here in Teller are also different and unzoned. We should then use this to our advantage. We need to then understand the STR

universe in Teller. Let's get the trend data and analysis completed and developed here in Teller as a starting place for the discussion of any regulation. Failure to identify the problem without empirical data makes it difficult to develop a solution. Let's find the consensus on the issue first.

Card 8: Leave the county out of it. We will start a self-regulating organization.

Card 9: Have an organization of STR owners who want to help each other mitigate issues.

Card 10: Add a STR field into EMS systems for police, fire, EMS, so we can have data on if STRs are a burden or not.

Card 11: Shannon Lillard, 73025. We must collect real data before making solutions, not just reacting to what might be only a few but loud complainers. Do we need more or new regulations specific to STRs to enforce regulations that already exist, i.e. trash, noise, fire, parking, or parties? Enforce current standards rather than just create new ones that may not be able to be enforced. Possible solution for enforcement of recurring offenders. Escalations of fines or consequences for each occurrence of violations. Spring Valley has an escalation of fees for water usage. There is a baseline and then new levels per each increased level of usage.

Card 12: Are long-term rentals listed as illegal land use? If not specifically mentioned, they will be slash are illegal just as STRs. Why is the fact that all other counties have STR regulations a motivating factor for Teller County to also have regulations? Please identify with data the problems that are unique to STRs and are not general STR LTR owner-occupied concerns. Your online survey is very biased. Emergency notifications, any visitor or guest is at risk. Are you going to ban all visitors?

Card 13: Airbnb. Our Airbnb cleaner just bought a house in Teller County because she is paid well and because of the STR industry.

Card 14: Rentals have been around for decades, and taxes are paid on the property as well as through Airbnb programs.

Card 15: People on vacation spend money every day. People renting are working and living on long-term activities.

Card 16: Registering is okay. Maybe the county could provide owners with a listing sheet, QR code, with important area details and contacts.

Card 17: Many people want to bring up problems with STRs, but seldom mention the positive things. We have visitors who end up buying homes and moving here. Our guests buy groceries, go to restaurants, and support tourist attractions.

Card 18: Solutions. With a STR registry, the county can provide a laminated emergency contacts list with all kinds of numbers, like hospital, et cetera, to each site. STRs are a lifeblood of our county.

Card 19: Don't kill STRs. Stop listening to the same chirping people. They are the minority.

Card 20: What about a permit process like they have in Cripple Creek, where there's inspections and all information is entered into a database? Also, have a person to call if there's a problem.

Card 21: The nine most terrifying words in the English language. I'm from the government and I'm here to help. Quoting Ronald Reagan.

Card 22: Require STR owner to post notice next to STR licenses on booking website. 1. No shooting on property. 2. No open fires. 3. No feeding wildlife. 4. No pets off leash. 5. Owner needs contact number for guest.

Card 23: You will not get the voice of the people at meetings like this. What you get is mostly the voice of the STR community. That's what happened in Woodland Park. CC listened mostly to meetings filled by the STR community. The voices of the people were clearly heard on December 2023 at the vote.

Card 24: Solutions No SRO, they do not work and will not be beneficial to homeowners that are suffering from the saturation. You cannot control the, quote, guest, unquote. No STR is allowed in rural communities, especially ones such as Spring Valley, where we are saturated. Water, septic, emergency services, animals, noise, fines are all major issues. No grandfathering either.

Card 25: Problem. Water pressure in well system. Overloaded. Septic. Noise. Trash attracting bears. I moved to Spring Valley to enjoy the beauty, peace, and quiet in my retirement. I have owned the property for 40 years. Many of the houses sold on my end of the street have turned into STRs. I want to spend the rest of my life in peace. Solutions. No STRs in communities on well and septic system. STRs on large property, okay. Three strikes, you are out. Any regulatory group should be made of government STR owners and other non-STR owners.

Card 26: Let the natural course of supply and demand drive number of STRs. There is an economic balance. here it's about 4-5% of housing. We don't have a problem.

Card 27: County-wide regulations should only apply to all residents, not STRs singled out.

Card 28: SEPTIC AND WATER Residential homes are meant to be lived in 100% of the time within the residential permit. SDRs do not harm this balance when occupied appropriately.

Card 29: This is just another way to tax charge fines and fees. Regulate the county, yes. Get the info to the county. But during emergency situations, tourists don't have the alerts for issues. People in hotels don't have the notifications. My renters use less water than my full-time renter did. I'm a realtor. These STRs are not affecting long-term rentals. People won't pay the rent. We need to charge for the mortgage, taxes, insurance, or it's too far to travel. Colorado is very expensive. Rates to have a loan on house is outrageous. Do a hotline to register. Don't charge for what you can't Regulate.

Card 30: If STRs aren't allowed, then why is the state and county collecting our taxes for years so they are allowed to change your regulations?

Card 31: I have three STRs. I set rules that are laid out clearly in our house rules. We have been in operation for nine years. To date, we have never had an issue where our neighbors complain. We feel that if STRs are managed properly, they can remain good neighbors. One of my concerns is that the majority of STR owners that are responsible are punished for the few that are not responsible STR owners.

Card 32: Need supervision close by, roles regarding fire pits, ATVs, noise, dogs, need-to-know county rules, small subdivision.

Card 33: Problem: noise, solution : self managed reporting tool, Registration, Meaningful Regulation.

Card 34: Need local point of contact available 24-7 for issues. Contact known to neighbors. Do not allow on-street parking. It blocks fire trucks and blocks snow plows. Limit on number of guests allowed based on house size and septic. Not only does trash need to be secured, it needs to be cleaned up when an issue occurs. Our table strongly believes that the negative feedback re: STR is from a very small minority of people related to a very small percentage of STRs. We further believe the type of issues raised, trash cans, etc., are equal or less than many issues concerning residents that are not STR, garbage, unkempt property, junk cars, etc.

Card 35: I can't afford the increasing taxes and insurance without augmenting my income through limited STRs. Ban corporate STRs and allow single-owner STRs. Regulate with or for the county. Reduces cost and allows self-policing.

Card 36: Regulations. Owner lives on site. Let the basic regulation weed out the bad actors.

Card 37: Rental Standards of Guest Education, Secure Trash, Fire Education, Self-Regulating Agency with Airbnb Owners.

Card 38: PROPERTY RIGHTS!!!

Card 39: STRs are vital for our economy, give jobs to many people, managers, cleaners, handymen, hot tub maintenance, lawn care folks. There is an increase long-term housing now that Woodland Park has opened.

Card 40: Equal and fair enforcement, long-term and short-term.

Card 41: Gather data of infractions, and if they are valid, hire someone from the county to be available.

Card 42: Provide basic Colorado state guidelines in each STR. Fire safety, water, feeding animals, and trash. Require registration of all STR, MTR, long-term rentals.

Card 43: Change reporting area on police reports, EMS, and fire department to check a box to show if it was a STR issue to collect data.

Card 44: Define the problem. Elektra said we are here to solve a problem. What specifically is that problem?

Card 45: Our way to get a more cohesive feeling is to have been more business-like up front. Businesses and governments should come to the table having done their homework, collected actual data, and present verifiable facts.

Card 46: STR owner lives on site. Bed and breakfast style to monitor. Minimum 5 acres. Vacationers break the rules. No STR in subdivisions. Water, fire, and septic's a problem.

Card 47: Water use, leave to state.

Card 48: I am concerned about the impact of STRs on my property taxes.

Card 49: STRs should not be able to get a permit if the property or owner has an outstanding LVR violation.

Card 50: Everyone wants to restrict short-term rentals until they need it to keep their home. Nitrates! Educate!

Card 51: If the only home you own is in Teller County, do not regulate.

Card 52: Leave regulation to homeowners associations or landowner associations. Leave everyone who is not part of HOA or LOA alone.

Card 53: Big-picture solutions. Local rep required. No corporations. Limit number of units owned by one person. Limit number of STRs in a given area. License, permits, inspections required, small fee okay. By owner of one STR in CME.

Card 54: MAJOR CONCERNS

Card 55: Major concerns 1. Respect for homeowners' property, safety, and wildlife 2. Fire safety 3. Trespassing, no ATVs and motorbikes 4. Light and noise control 5. Traffic speeds 6. Excess water consumption

Card 56: STR issues, overuse of water, cleaning hot tubs, sheets, towels, overuse of roads, noise and bright lights, leaving fire smoldering after departing, EMS use, volunteers overloaded, trespassing, disregard for neighbors, lack of understanding of issues and danger such as fire danger.

Card 57: Have committee talk to other counties about how theirs work.

Card 58: Require STRs to be more than 1,500 square feet. Must be Teller County resident. Kick out RV-based STRs. Ban corporate-owned STRs. Require business license. Hire people to enforce this.

Card 59: Owners need to be held responsible for violations of tenants, code enforcement, fires, etc. Contact info of owner should be visible or prominent outside any STR license. What about other businesses? Issue of fairness.

Card 60: Licensing requirements. Septic cleanouts per number of rental days times people. Bear proof trash containers. Noise and light restrictions. No hot tubs, no fire pits. Fines to owner for violations. Does the house meet county code to begin with?

Card 61: STR tax collected from renters, is that distributed to district where the rental takes place, i.e. EMS and fire districts?

Card 62: I believe that all STRs must have reflective address sign at the end of their driveways. I wish all residents would have to do this.

Card 63: STRs can be good opportunity for Teller County, needs licensing, home inspections, identified and appropriately taxed, 2. Tax proceeds go to infrastructure, fire department, emergency services, lodging tax, 3. Register within 30 minutes of STR owner contact info available, 4. Minimum occupancy for H2O and septic, 5. Guest, train, and info, fire pits, evacuation routes, trespassing, animals, ATVs, 6. Even light pollution can disturb neighbors.

Card 64: Presentation was very one-sided. STRs have a significant good impact on Teller County.

Card 65: I believe licensing is imperative. Maybe different licensing fees depending on whether they live on premises. Hospitality tax to help cover the infrastructure and emergency services.

Card 66: STR owners register with local fire department. Should require commercial insurance.

Card 67: Would like specific numbers for economic impact. What about the job loss for this industry? As a former STR owner and operator, STRs can be a good opportunity for Teller County, but there needs to be regulation, license, owner presence, guest education. Two, as a current Fluorescent Fire Protection District board member, we need the local fire protection districts to be funded for STR increase usage, fire, EMT, et cetera. As a Fluorescent Fossil Beds ranger, STRs create extra urban light pollution. Fossil Beds is an international dark sky park. Light pollution is causing problems for dark skies.

Card 68: No open fires. Propane fire pits only. No hot tubs. Lights out. Hosts live within 30 minutes of property.

Card 69: Major concerns, four-wheelers driving too fast from STRs, STR people starting fires, STR people, loud music 2 a.m., STRs need to know rules, bears, septic, water use, driving too fast equals 50 to 60 miles per hour, bright lights all night.

Card 70: Highland Lakes Fire was started by a local, so showing those statistics are not an STR problem. Using shooting as an example in the 8th most armed county in the nation.

Card 71: Double counted. Most are on both Airbnb and VRBO. Fine or make money on those who use services and are not residents. No one empties hot tub into septic. Non-DOM wells by trucked-in water. No reason to empty and refill each week. STR owners pay taxes just like full-time residents. Long-term residents feed animals and start fires.

Card 72: As someone who has peak alerts, I live where the recent tornado happened and not any of our three phones got an alert. Moot point. I'm a local cleaner and my cleans allow me to pay \$2,300 in rent per month with another \$600 to \$1,000 in bills before buying food or anything else.

Card 73: Shell corporations should not be allowed to own STR. All STRs should have to have an on-site trash service, not the cleaner removing and bear-proofing. Clearly marked property boundaries with the written into the listings. Maximum occupancy cap based on size of septic.

Card 74: Affordable or low-income housing increases crime rates. The higher home prices correlate to lower crime, safer for young families and everyone. Short-term rentals increase profitability for businesses and industries at a higher percentage than long-term renters or residents, restaurants, tourism, local grocery stores, and entertainment.

Card 75: STR database, owners into available to public for complaints.

Card 76: Land use regulation not allowed.

Card 77: STR owners would like to self-regulate.

Card 78: Cons to STRs. Overuse of resources. Water, fire, EMT. Guests are on vacation, do not care about following rules. Noise, trash, abuse of neighborhood resources. Would love to see, as a solution, STRs banned or restricted in private neighborhoods on private well systems.

Card 79: According to the legislatively adopted 4-Mile Plan, commercial development isn't allowed in 4-Mile. STRs are commercial development.

Card 80: 60% and 40% are very different from 80% to 20%. Please be more careful about what you say and stop lecturing us because you are imprecise.

Card 81: If you want to hear from the public, you should not lecture the public. You owe the public an apology for not giving accurate info.

Card 82: What is the specific problem or issue you want resolved? Identify the issue before trying to fix the issue.

Card 83: Don't let a few noisy people create a bigger problem than there is.

Card 84: AirDNA is a good source for data and info on the industry of STRs.

Card 85: The commissioners have stated that they are agnostic to STRs. They have stated they are not aware of STR matters. So what is the problem? Are we searching for a problem and then find a solution? It would be nice to know the problem specific, problem supported by data.

Card 86: Already plenty of regulations to enforce and take care of issues.

Card 87: Military personnel rent out their homes while they are deployed so that they have homes to come back to and make some extra money.

Card 88: What problem are you trying to end specifically? Regulation or fees change behavior. What behavior specifically are you trying to change? What is the target? Name the target. Be clear and specific. Stop the moving target.

Card 89: STRs need to be regulated. If left to Teller, it's too big of a burden to control. A self-regulatory organization might be the best solution. A license or permit must come from SRO. SRO have STR owners and non-STR owners on its board.

Card 90: Concerns of STR, water issues, safety, fire restrictions, speed, trash and bears, noise, added traffic.

Card 91: My husband bought our lot in Spring Valley 40 years ago to eventually build our retirement home. He passed away 10 years ago, but I went ahead and built a house in his memory. I come from the Dallas area and for the last 50 years have suffered from noise, traffic, etc. My house in Spring Valley is my happy place, my refuge. I don't want that to change. I don't want to deal with noise, traffic, pets, etc.

Card 92: Limit one STR per family. Permit. Code enforcement. Local person to respond. Backup with out-of-state owner. STR is great. Provides employment.

Card 93: Don't overstate the negative impacts of STR.

Card 94: Permit fee, regulate STRs, be a good neighbor.

Card 95: STRs must affect affordable housing. It's just math.

Card 96: Who speaks for the resident who purchased a home in a zone that does allow STRs? Who speaks for their property rights? They were not told there could be a motel next to them.

Card 97: Capitalism at others expense is greed. How do you have a neighborhood without neighbors?

Card 98: STR issues and concerns. Safety, fire pits not up to code. 2. Safety, garbage cans out on non-pickup dates, bear-proof cans. 3. Safety, speed limits enforced. 4. Water usage very high in STR. Spring Valley, five old wells, capacity issues.

Card 99: Require beer-proof trash cans at STRs.

Card 100: Queue our code about STR or their about book at the STR for information on county website for fire bans, wildfire, and severe weather.

Card 101: I bought my house. What I do with it should be my choice.

Card 102: In Telluride, a very pricey area that needs lower paying jobs and workers, they provide the apartments for the employees. I believe they are doing something like this in Summit County also.

Card 103: September 14, 2023. Stated policy not addressed. 1. Problem not being an owner and come to a meeting and not organized and prepared. 2. Regulations stricter than full-time residence. 3. Negative within positive slides. 4. STR provided someone to maintain home when unable to be here. 5. STRs contribute to the community. 6. LTRs don't take us as good of care and cost more money in maintenance and repairs. 7. May need to sell instead of short-term versus long-term rental. 8. STRs have rules and process in place. 9. Community happens with STR guests in neighborhood. 10. 1% of STR become a problem for 99% owners. 11. Woodland Park not a good example for this process.

Card 104: Solutions, 10 STR owners, self-regulatory organization, 8, EMS service no different from STRs to LTR or residents, 10, owners want to offset cost, may have an LLC so data could be inaccurate, 11, local management. I am a full-time resident in Teller County. I do not own a short-term rental. I live next door to a short-term rental and have had zero issues with renters during the five years that I have lived here. My wife and I are the only residents that are full-time on the cul-de-sac. There is another STR on the cul-de-sac and we have not had issues with those renters either. I believe STRs are beneficial to the local economy. It is my opinion that the county should capitalize on the rentals via a tax based on occupancy, but not by a tax on property used as an STR. Additional impact on available housing in the county needs to be investigated, but I am of the opinion that available jobs and income and wages affect the residents more than STRs.

Card 105: Ideally, no STRs in neighborhoods, in county, or private community well systems. No more revolving doors. Safety, water, emergency services, etc. are all compromised. We would consider listening to regulations, but will remain firm on a ban countywide unless in a regulated zone.

Card 106: A reasonable permit fee and registration process seems OK. Short-term rentals do not cause the affordable housing problem, nor will regulations and exorbitant fees solve the problem. STRs could have an inspection process for safety's sake.

Card 107: The knocked over trash can looked like my neighbor's house. He's lived there for five years, not an STR. Concerned about a registry future list for county to tax these folks. We always forwarded any weather alerts or energy emergency alerts to all or any renters, short or long term. We also provide emergency contacts.

Card 108: STR Problems and Solutions Guiding Principles

1. We must have documented proof of problems before we can suggest a solution and or a regulation.
2. We should endeavor to make all regulations equal for all residents of the county. Example, we cannot make a noise regulation for STRs that does not apply to everyone else that lives in the county.
3. STRs bring a very large economic benefit to Teller County. Let's not rush into punitive regulations until we understand if there are systemic problems with STRs.

Problem 1. Short-term rentals exist in Teller County but are omitted from the land use regulations. Solution 1. Add short-term rentals to the allowed uses in the Teller County land use regulations. Question. Should there be any other regulations put on short-term rentals other than allowing them in the land use regulations? Answer. Maybe, but as per the guiding principle, we must have documented proof of problems before we can suggest a solution.

Problem 2. Long-term rentals exist in Teller County but are omitted from the land use regulations. Solution 2. Add long-term rentals to the allowed uses in the Teller County land use regulations.

Problem 3. There are undocumented nuisance problems in the county. These nuisance problems are caused by either property owners, long-term renters, or short-term renters. Solution 3. Let's start a citizen's task force where

1. A complaint webpage is set up and
2. Volunteer citizens in each community investigate if the complaint is caused by an STR, LTR, or a homeowner.
3. Let the volunteer citizens work with the STR, LTR, or homeowner to help solve the complaint.
4. After 6-12 months of the task force in place, the task force will review with the county commissioners all of the unresolved complaints.

Based on the documented unresolved complaints, then and only then a regulation can be established.