



PLANNING COMMISSION Agenda

January 28, 2020

**Council Chambers - City Center South
1001 11th Avenue
1:15 p.m.**

I. Worksession: Short-Term Rentals

Presenter: Caleb Jackson

PLANNING COMMISSION HEARING DATES:

All hearings are held on the 2nd and 4th Tuesdays of the month at 1:15 p.m. at City Center South, 1001 11th Avenue, Greeley, Colorado. Agendas are posted at <http://greeleygov.com/government/b-c/boards-and-commissions/planning>.

February 11, 2020
February 25, 2020
March 10, 2020

March 24, 2020
April 14, 2020
April 28, 2020

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PLANNING COMMISSION SUMMARY

ITEM: Short-Term Rentals Worksession

PLANNER: Caleb Jackson, AICP | Planner II

HEARING DATE: January 28, 2020

PLANNING COMMISSION FUNCTION:

To review the proposed recommendations and provide feedback and guidance.

Background

Short-term rentals are emerging across the country as websites like Airbnb and VRBO have become popular platforms to offer homes as lodging for visitors. Host Compliance, a leading nationwide contractor that provides tracking, permitting, and compliance for short-term rentals, found 88 unique rental units within city limits in December 2019. Because of their potential for neighborhood impacts and influences on the overall housing supply, the City of Greeley is reviewing short-term rentals, and the Housing Task Force recommends enacting applicable regulations. Such regulations (see Attachment B) are specific and targeted to short-term lodging for visitors, and does not impact the way that the City regulates residency for individuals staying at a property for 30 nights or longer.

Shifts in the Lodging Industry

Traditionally, temporary lodging for visitors in the Greeley area has been limited to hotels, bed and breakfasts, and RV parks that meet defined health, safety, and accessibility requirements. These traditional accommodations are staffed, and depending on their intensity, are limited to certain commercial, industrial, and high-density residential zoning districts. Conversely, short-term rentals tend to offer lodging in dwelling units customarily used for residents not typically subject to the same standards as formal lodging. Bringing lodging into neighborhoods has implications on the area's character and may present additional nuisance impacts due to their transitory nature, especially because short-term rentals are oftentimes unstaffed during stays. The lack of specific regulations affects operators of short-term rentals and neighbors because of unclear expectations. Short-term rentals also may reduce the amount of permanent housing in the city, which already has an inadequate supply.

Existing Greeley Regulations

The City of Greeley's regulations do not currently address short-term rentals specifically. The Community Development Director issued a code interpretation determining that short-term rentals may be most similar to a boarding and rooming house as defined in Appendix 18-B of the Greeley Municipal Code. However, the City is not presently issuing licenses and permits for short-term rentals due to unclear expectations.

Impetus

The Strategic Housing Plan, adopted in 2019, tasks the City with developing short-term rental regulations. Through such oversight, the City aspires to provide a framework that ensures short-term rentals are a positive addition to the community with clear and predictable expectations. Both existing and future short-term rentals will need to comply with the newly-drafted parameters.

Regulations can help address common concerns related to short-term rentals such as:

1. Changes to neighborhood character
2. Additional nuisances including noise, trash, and parking
3. Conversion of dwelling units from residential to vacation lodging
4. Effects on traditional visitor lodging such as hotels
5. Unrealized tax revenue due to a lack of collection mechanisms
6. Tension with neighbors due to unclear expectations
7. Disillusionment with local government because of unaddressed problems caused by short-term rentals.

Housing Task Force

Staff reconvened the Housing Task Force that helped develop the Strategic Housing Plan to provide guidance regarding the regulatory framework for short-term rentals. The task force established 10 objectives to help frame the discussion:

1. Only adopt policy requirements that can and will be enforced
2. Keep regulations and processes simple and understandable
3. Tailor regulations to the scale and intensity of an operation
4. Use existing tools and frameworks when possible
5. Maximize the availability of affordable housing options by limiting dwelling unit conversions
6. Provide a level playing field in the lodging industry by ensuring short-term rentals pay appropriate taxes and abide by expected standards
7. Ensure public services funded by lodging tax receive proper revenue
8. Minimize work on compliance personnel by requiring permits and responsible local contacts
9. Allow residents to use their property to generate another source of income to help make ends meet
10. Encourage additional tourism to drive more business to local establishments and events

With the objectives providing a foundation, members of the Housing Task Force analyzed the practices used in other cities to regulate short-term rentals and created draft strategies for Greeley (see Attachment A). Generally, the task force recommends regulating short-term rentals in three tiers:

Tier I - Owner occupants may rent out a spare bedroom to visitors on an ongoing basis in any neighborhood or zone.

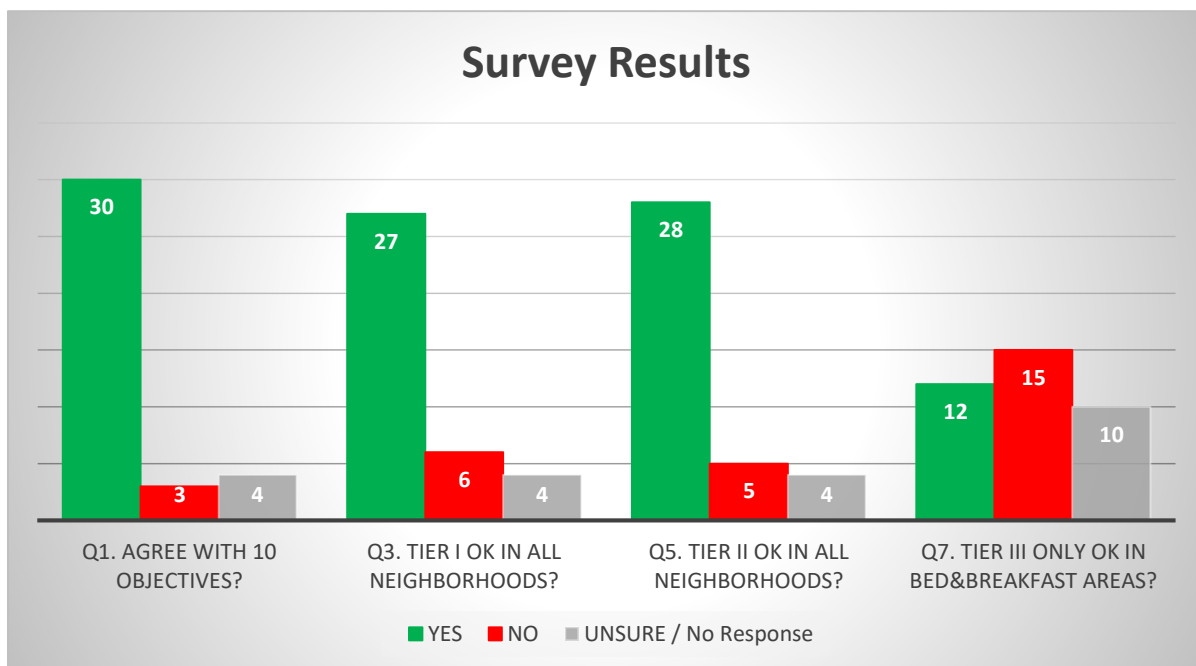
Tier II – Owner occupants may rent out their entire dwelling to visitors for 20% of the year in any neighborhood or zone.

Tier III – Dwellings may be converted from housing for residents into full-time short-term rentals only where traditional bed-and-breakfasts are already allowed such as R-H, C-L, C-H, and I-L zoning districts.

Public Feedback

Feedback on the Housing Task Force’s recommendations regarding short-term rental regulations was solicited by a survey available at a public open house and online. Outreach was conducted via social media (Facebook, Twitter, NextDoor), press releases, a guest newspaper article, GreeleyGov.com, CityScoop newsletter, email lists, and other means. A total of 37 responses were received (see Attachment C). The survey questions were:

1. Do you generally agree with the 10 objectives guiding the approach for regulating short-term rentals?
2. Do you generally agree that regulating short-term rentals in three tiers based on the situation is appropriate?
3. Do you feel that Tier I, renting out a spare bedroom within a home to visitors, is typically appropriate in all neighborhoods?
4. What additional questions, concerns, or comments do you have about Tier I, renting out a spare bedroom within a home to visitors?
5. Do you feel that Tier II, occasionally renting out an entire home to visitors while the residents are out of town is typically appropriate in all neighborhoods?
6. What additional questions, concerns, or comments do you have about Tier II, occasionally renting out an entire home to visitors while the residents are out of town?
7. Do you feel that Tier III, continuously renting a home to visitors instead of residents, is typically appropriate only in the places that a traditional bed and breakfast is allowed?
8. What additional questions, concerns, or comments do you have about Tier III, continuously renting a home to visitors instead of residents?
9. Additional Comments.



Respondents were generally favorable to the ten objectives and approach of regulating short-term rentals in tiers based on the situation. For example, renting out a spare bedroom in your home is perceived as less intensive than converting a home for residents into lodging for visitors full-time.

Responses were very favorable towards allowing residents to rent a spare bedroom in their home to visitors in all neighborhoods. A similar share of respondents favored allowing residents to occasionally rent their entire home to visitors when the residents were out of town.

About a third of respondents expressed agreeance that Tier III, converting an entire home for residents into full-time lodging for visitors, should be allowed in the same places as bed and breakfasts. Many respondents expressed disagreement and several more were unsure. Looking at the full survey responses, including comments:

- 9 respondents indicated that Tier III was too lax
- 9 respondents indicated that Tier III was too restrictive
- 8 respondents that marked “NO” or “UNSURE” did not indicate whether they thought Tier III was too restrictive or too lax
- 11 respondents indicated that the recommendation was the right approach

Path Forward

The Housing Task Force met and considered the public feedback gathered (see Attachment C), and made some adjustments based on that commentary. See Attachment A for the revised recommendations. Staff drafted the task force’s recommendations into potential code revisions (see Attachment B) and recommends them favorably. Staff invites further input from the public and seeks direction and feedback from Planning Commission at this worksession. A similar worksession with City Council is upcoming after which staff may consult the Housing Task Force for further adjustments. Then the issue is intended to move forward with hearings at Planning Commission and City Council regarding a short-term rentals ordinance.

ATTACHMENTS:

Attachment A	Housing Task Force Recommendations
Attachment B	Draft Code Revisions
Attachment C	Feedback Forms

Tier I (Spare Bedroom)



Task Force Recommendation	
YES	Residency Requirement
	Primary Residence (180+ Days Per Year), having an on-site resident reduces nuisances
YES	Only 1 Bedroom Per Dwelling Unit
	Relatively small impacts similar to other home businesses (like a home-based office)
YES	Accessory Use
	The principal use is still a dwelling for residents, the STR is a minor/subordinate use
YES	Occupancy Standard (2 Adults + 2 Minors)
	Increases safety and reduces the likelihood of nuisance impacts on neighboring properties
YES	Permitted In Homes In All Neighborhoods & Zones
	This minor/accessory use is compatible in all neighborhoods

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Tier I (Spare Bedroom)



Task Force Recommendation	
YES	No Additional Off-Street Parking Requirement
	Likely just 1 additional car (like a house guest), adding parking could diminish the residential character
YES	Business License & Lodging Tax
	Required for all businesses in Greeley and provides a mechanism to collect lodging tax
YES	Home Occupation Permit
	Provides a tool to ensure that expectations are clear and standards are met
YES	Safety Self-Inspection Checklist
	Increases safety by ensuring appropriate egress, smoke/CO detectors, fire mitigation
YES	Ownership Requirement
	Perception that owners are more responsible, reduces private lease violations

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Tier I (Spare Bedroom)



Task Force Recommendation	
YES	Unlimited Frequency
	Frequency is difficult to track/enforce and other standards limit impacts more effectively
YES	Max 14-Night Duration Per Stay
	Perception that longer stays should be housing stock for residents, reduces squatter potential
YES	Max 30 Nights Per Visitor Per Year
	Ensures that guests are truly visitors rather than violations of single-family standards
YES	Responsible Party: On-Site Resident
	Increases safety and reduces the likelihood of nuisance impacts on neighboring properties

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Tier II (Out-of-Town)



Task Force Recommendation	
	Generally the same standards as Tier I (Spare Bedroom) with following exceptions:
YES	Whole Unit
	Renting the full home while out of town, similar to having house sitters
YES	Occupancy Limited to 8 People
	Limits nuisance potential
YES	Frequency Limited to 20% of Year (73 Days)
	Ensures that the STR is still a minor, accessory use
YES	Responsible Party: Local Representative
	Reduces the likelihood of nuisance impacts on neighboring properties

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Tier III (Full Conversion)



Task Force Recommendation	
YES	No Residency Requirement
	This tier converts a dwelling into a STR full-time and continuously, comparable to a bed & breakfast
YES	Whole Unit or By The Bedroom
	Allowing rental as a single vacation rental or individual bedrooms similar to a boarding/rooming house
YES	Principal Use
	The full conversion changes the principal use from a dwelling for residents to a vacation rental
YES	Unlimited Frequency
	As the principal use, the unit may be a STR continuously
YES	Max 30-Night Stay Duration Per Stay & Per Year
	No stay should exceed 30 nights, and a guest should not accumulate more than 30 nights per year

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Tier III (Full Conversion)



Task Force Recommendation	
YES	Permitted in R-H, C-L, C-H, & I-L Zones
	Allowed in the same zones as a bed & breakfast
YES	Business License & Lodging Tax
	Required for all businesses in Greeley and provides a mechanism to collect lodging tax
YES	Site Plan Review
	Provides a tool to ensure that expectations are clear and standards are met
YES	Occupancy Per Building Code
	Allow occupancy per safety standards in the building code
YES	Building Permit & Inspection
	Increases safety by ensuring proper egress, structural, and fire standards are met

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Tier III (Full Conversion)



Task Force Recommendation	
YES	Parking Required @ .5 Off-Street Spaces Per Bedroom
	Ensures adequate on-site parking is provided to reduce impacts to the area
YES	Responsible Party: Local Representative
	Reduces the likelihood of nuisance impacts on neighboring properties
YES	No More Than 20% Of Multi-Family Building
	Manages impact to housing stock, turning apartment building into hotel

Appendix 18-B

Guest shall mean any individual not providing compensation for temporary accommodations at a resident's dwelling unit for no more than 30 continuous nights and no more than 30 nights in any calendar year. ~~a person who is visiting at the principal or primary home of another person for up to thirty (30) days, and which home is not the principal or primary home of the guest.~~

Resident shall mean any individual inhabiting a dwelling unit for more than 30 continuous nights or more than 30 nights in any calendar year.

Accessory short-term rental shall mean the rental of a resident's dwelling unit, or portion thereof, to visitors.

Primary short-term rental shall mean the rental of a unit, or portion thereof, not occupied by a resident to visitors.

Operator, as used in Chapter 18.56, shall mean the person designated by the owner or lessee of the mineral rights as the operator and so identified in Oil and Gas Conservation Commission applications. *Operator* in other chapters shall mean any individual or business conducting a land use at a site.

Visitor shall mean any individual providing compensation for temporary accommodations at a lodging facility such as a short-term rental, bed and breakfast, hotel, or motel.

Table 18.42-1 \ Minimum Parking Requirements Table

<u>Primary short-term rental</u>	<u>1 space per 2 bedrooms</u>
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18.30.070

TABLE OF PRINCIPAL LAND USES

Uses/ Districts	R- L, R-E	R- MH	R- M	R- H	C-L	C- H	I-L	I-M	I-H	H- A	C-D	PUD
lodging:												
- bed and breakfast	--	--	--	D	D	D	D	--	--	--	--	*
- hotels, motels	--	--	--	--	--	P	P	--	--	--	--	*
<u>- short- term rental, primary</u>	<u>--</u>	<u>--</u>	<u>--</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>--</u>	<u>--</u>	<u>--</u>	<u>--</u>	<u>*</u>

24 **18.46.050(b)(22) Primary Short-term rental.**

25 **18.46.220 – Primary Short-Term Rental**

26 The following provisions shall apply to all sites containing primary short-term rentals whether or
27 not operations commenced prior to the effective date of these standards.

- 28 (1) The maximum stay duration for any visitor at a primary short-term rental is 30
29 cumulative nights per calendar year. Individuals staying in excess of 30 continuous nights
30 shall be considered residents and must comply with applicable occupancy and family
31 standards within the dwelling unit's zoning district. Operators of primary short-term
32 rentals may be required to provide logs of visitors occupying the property to the City at
33 the discretion of the Community Development Director.
- 34 (2) Operators of primary short-term rentals must provide contact information to the City for a
35 local representative residing within a 30 mile radius of the primary short-term rental that
36 can immediately respond to issues raised by City personnel, public safety personnel,
37 utility providers, or other situations requiring assistance.
- 38 (3) All listings or advertisements for the short-term rental of properties within the City of
39 Greeley must include the business license number in the listing or advertisement.
- 40 (4) Occupancy limits shall be in compliance with applicable building and/or fire standards.
- 41 (5) In buildings with 9 or fewer dwelling units under the same ownership, operators may use
42 no more than 1 unit as a primary short-term rental.
- 43 (6) In buildings with 10 or more dwelling units under the same ownership, operators may use
44 no more than 20% of the units as primary short-term rentals.

45
46 **18.52.036 – Home occupations.**

47 (d) Home occupation requirements.

- 48
49 (1) A home occupation shall be permitted as an accessory use to a dwelling,
50 provided that all of the following conditions are continuously met:
- 51
- 52 a. The exterior appearance of the dwelling and lot shall not be altered, nor
53 shall the occupation within the dwelling be conducted in a manner which
54 would cause the premises to differ from its residential character either by
55 the use of colors, materials, construction, lighting or signage, or by the
56 emission of sounds, noises, dust, odors, fumes, smoke or vibrations
57 detectable outside the dwelling.
- 58
- 59 b. All persons involved in carrying on the home occupation on the premises
60 shall be legal and regular inhabitants of the dwelling unit. No other
61 employees associated with the home occupation may be at the site for the
62 purpose of conducting any part of the business operation with the
63 exception of accessory short-term rentals.

- c. The dwelling unit shall continue to be used primarily for residential purposes, and the occupational activities shall be harmonious with the residential use.
- d. There shall be no sale and/or display of merchandise which requires customers to go to the property, except as provided in Subsection (2) below.
- e. Vehicular traffic associated with the home occupation shall not adversely affect traffic flow and parking in the area. No more than one (1) customer or client vehicle associated with the home occupation shall be at the home at a time, and no more than ten (10) customer/client visits to the home per week and no more than two (2) trips per week shall be related to the delivery of products and/or materials, with the exception of child care homes and accessory short-term rentals.
- f. No more than twenty percent (20%) of the living space shall be used for the home occupation and any related storage of materials and supplies, except ~~where the home occupation is a for board and care homes or a;~~ child care homes, and accessory short-term rentals shall meet state requirements, where applicable. In no event shall the garage be counted toward the total living space area, except as provided in Subsection (2) below.
- g. The home occupation shall be confined within the dwelling unit which shall be the principal building and use on the lot, except as provided in Subsection (2) below, and shall not include use of the garage, whether attached or detached, except for the parking of a vehicle associated with the home occupation.
- h. The use of utilities shall be limited to that normally associated with the use of the property for residential purposes. Electrical or mechanical equipment which creates audible interference in radio receivers or visual or audible interference in television receivers, or causes fluctuations in line voltage outside the dwelling unit, shall be prohibited.
- i. There shall be no on-premises signs advertising the home occupation.
- j. Activities conducted and equipment and material used or stored shall comply with the Building Code.
- k. There shall be no use or storage of mechanical equipment not recognized as being a part of normal household or hobby use.

1. Only one (1) vehicle, not to exceed one (1) ton capacity, and one (1) trailer which cannot exceed fifteen (15) feet, may be related to and used in conjunction with the home occupation and shall be parked on site except for accessory short-term rentals and as provided in Subsection (2) below. ~~(See also Subsection 18.38.020(p).)~~
- m. Only one (1) home occupation shall be permitted per residence unless more than one (1) home occupation can be operated using the same area within the residence, which shall constitute no more than twenty percent (20%) of the living space and can operate within the parameters of a single home occupation.
- n. The conditions herein may be altered upon reasonable cause and with approval of the Community Development Director.
- o. Any resident offering accessory short-term rentals shall also abide by the following standards whether or not operations commenced prior to the effective date of these standards:
1. Any resident offering accessory short-term rentals may rent a maximum of one bedroom within their dwelling unit to visitors on a continuous basis and may not rent other portions of a dwelling unit to visitors as sleeping areas. In such cases, a resident of the dwelling unit must be staying in the dwelling unit each night that the bedroom is rented to visitors. Contact information for the resident must be provided to the City and the resident must immediately respond to issues raised by City personnel, public safety personnel, utility providers, or other situations requiring assistance.
 2. A resident may rent out an entire dwelling unit as an accessory short-term rental for no more than 73 nights per year. In such cases, operators of primary short-term rentals must provide contact information to the City for a local representative residing within a 30 mile radius of the primary short-term rental that can immediately respond to issues raised by City personnel, public safety personnel, utility providers, or other situations requiring assistance
 3. When renting one bedroom to visitors, occupancy of an accessory short-term rental is limited to the residents of the dwelling unit, two adult visitors over the age of 18, and two minor visitors under the age of 18. The number of occupants may not exceed the number allowed by applicable building and/or fire standards.

- 144 4. When renting the entire dwelling unit to visitors, occupancy of an
145 accessory short-term rental is limited to the lesser of either no
146 more than 8 visitors regardless of age or the maximum allowable
147 per applicable building and/or fire standards.
- 148 5. Operators of accessory short-term rentals must obtain required
149 licenses and permits, such as a business license, sales tax license,
150 and home occupation permit.
- 151 6. The Community Development Director shall create a self-
152 inspection checklist for accessory short-term rentals. In its
153 discretion, the Department of Community Development may
154 require operators of accessory short-term rentals to provide a
155 completed checklist confirming that the dwelling unit has
156 appropriate safety features. Alternately, the Community
157 Development Director may, in their discretion, require a building
158 inspection before a license may be issued. Additionally, the
159 Community Development Director may require reasonable
160 building and/or site improvements to ensure the safety of visitors.
- 161 7. Individual visitors may neither stay at an accessory short-term
162 rental for more than 14 consecutive nights nor more than 30
163 cumulative nights per calendar year. The Community Development
164 Director may require operators to provide booking logs to ensure
165 compliance with this standard.
- 166 8. Dwelling units containing an accessory short-term rental must be
167 owned with no less than 50% interest by a natural person who is a
168 resident of the dwelling unit. The subject dwelling unit must be the
169 primary residence in which the resident owner resides at least 180
170 nights per calendar year.
- 171 9. All listings or advertisements for the short-term rental of properties
172 within the City of Greeley must include the business license
173 number in the listing or advertisement.

174
175 (e) Permitted home occupations.

- 176 (1) The following list of permitted home occupations are examples of those
177 occupations which are considered to be incidental to and compatible with
178 residential land uses subject to all provisions of Section 18.52.036(d), as
179 applicable:
- 180 a. Art or photo studio;
 - 181 b. Sewing or tailoring;
 - 182 c. Professional office;

- 183 d. Teaching or tutoring;
184 e. Child care home;
185 f. Board and care home;
186 g. Clerical, word processing or desktop publishing services;
187 h. Barber or beauty shop (for the purposes of this Section, body piercing
188 and tattoo establishments shall not constitute a beauty shop);
189 i. Massage therapists who are state-certified;
190 j. Accessory Short-term rentals;
191 j.k. Agricultural produce sales as provided in Section 18.52.036(d)(2) above;
192 and
193 k.l. Any other use determined by the Community Development Director to
194 be incidental to and compatible with residential land uses.
195

Short-Term Rentals Open House 9.30.2019

Feedback Form



Submit Tonight or Email to Caleb.Jackson@Greeleygov.com

Thank you for your interest. We appreciate your feedback!

1. Do you generally agree with the 10 objectives guiding the approach for regulating short-term rentals?

Circle One:	YES	<u>NO</u>	UNSURE
Comments:	<i>would prefer prohibiting short-term rentals in my neighborhood.</i>		

2. Do you generally agree that regulating short-term rentals in three tiers based on the situation is appropriate?

Circle One:	YES	NO	<u>UNSURE</u>
Comments:			

3. Do you feel that Tier I, renting out a spare bedroom within a home to visitors, is typically appropriate in all neighborhoods?

Circle One:	YES	<u>NO</u>	UNSURE
Comments:			



4. What additional questions, concerns, or comments do you have about Tier I, renting out a spare bedroom within a home to visitors?

Comments:	<i>see above -</i>
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5. Do you feel that Tier II, occasionally renting out an entire home to visitors while the residents are out of town is typically appropriate in all neighborhoods?

Circle One:	YES	NO	<u>UNSURE</u>
Comments:	<i>depends on how long they are there - long term rentals are better than lots of turnover</i>		



6. What additional questions, concerns, or comments do you have about Tier II, occasionally renting out an entire home to visitors while the residents are out of town?

Comments:	
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7. Do you feel that Tier III, continuously renting a home to visitors instead of residents, is typically appropriate only in the places that a traditional bed and breakfast is allowed?

Circle One:	<u>YES</u>	NO	UNSURE
Comments:			



8. What additional questions, concerns, or comments do you have about Tier III, continuously renting a home to visitors instead of residents?

Comments:

Providing your name, email, and address is optional. However, they help us understand what neighborhoods are interested and gives us a tool to keep you in the loop about future meetings and hearings.

Name:

Address:

Email:

Additional Comments:

Where & how did you advertise this meeting? I was only made aware by a news release created by Caleb and it came across my desk via internal email. My neighbors heard about it because their son works at KFKA.

The Communications & Engagement Office can help you promote these types of meetings.

Short-Term Rentals Open House 9.30.2019

Feedback Form

Submit Tonight or Email to Caleb.Jackson@Greeleygov.com



Thank you for your interest. We appreciate your feedback!

1. Do you generally agree with the 10 objectives guiding the approach for regulating short-term rentals?

Circle One:	YES	NO	UNSURE
Comments:	mostly		

2. Do you generally agree that regulating short-term rentals in three tiers based on the situation is appropriate?

Circle One:	YES	NO	UNSURE
Comments:	for the most part		

3. Do you feel that Tier I, renting out a spare bedroom within a home to visitors, is typically appropriate in all neighborhoods?

Circle One:	YES	NO	UNSURE
Comments:	it depends on the landlord, tenant expectations		



4. What additional questions, concerns, or comments do you have about Tier I, renting out a spare bedroom within a home to visitors?

Comments:	longer than 10 days is a must 3 months at least to cover summer or seasonal at least a semester		
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5. Do you feel that Tier II, occasionally renting out an entire home to visitors while the residents are out of town is typically appropriate in all neighborhoods?

Circle One:	YES	NO	UNSURE
Comments:	for the most part - but with local responsible party		



6. What additional questions, concerns, or comments do you have about Tier II, occasionally renting out an entire home to visitors while the residents are out of town?

Comments:	more than 30 days to meet needs certainly more than 10 days		
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7. Do you feel that Tier III, continuously renting a home to visitors instead of residents, is typically appropriate only in the places that a traditional bed and breakfast is allowed?

Circle One:	YES	NO	UNSURE
Comments:	mostly see notes on landlords		



8. What additional questions, concerns, or comments do you have about Tier III, continuously renting a home to visitors instead of residents?

Comments: *very difficult to police - but zoning is part of the equation*

Providing your name, email, and address is optional. However, they help us understand what neighborhoods are interested and gives us a tool to keep you in the loop about future meetings and hearings.

Name: Redacted

Address:

Email:

Additional Comments:

- home ownership (name on the deed) may be a result of complicated tax & liability reasons between me & my solicitors — not for the City to determine appropriateness
- R-L zoning really needs updating to accommodate modern "family" needs.
- safety, equity in taxation/regulation, are key & appropriate
- good landlords & folks who are doing it right may find some regulations cumbersome - even onerous.
- bad landlords are already an enforcement problem - more regulations won't help this.

Short-Term Rentals Open House 9.30.2019

Feedback Form



Submit Tonight or Email to Caleb.Jackson@Greeleygov.com

Thank you for your interest. We appreciate your feedback!

1. Do you generally agree with the 10 objectives guiding the approach for regulating short-term rentals?

Circle One:	<input checked="" type="radio"/> YES	<input type="radio"/> NO	<input type="radio"/> UNSURE
Comments: These seemed well-thought out for both sides of the issue. Well done!			

2. Do you generally agree that regulating short-term rentals in three tiers based on the situation is appropriate?

Circle One:	<input checked="" type="radio"/> YES	<input type="radio"/> NO	<input type="radio"/> UNSURE
Comments: Yes, all STR situations are not the same, I'd be tier II as we live out of town in the summers. This seems appropriate.			

3. Do you feel that Tier I, renting out a spare bedroom within a home to visitors, is typically appropriate in all neighborhoods?

Circle One:	<input checked="" type="radio"/> YES	<input type="radio"/> NO	<input type="radio"/> UNSURE
Comments:			



4. What additional questions, concerns, or comments do you have about Tier I, renting out a spare bedroom within a home to visitors?

Comments:

5. Do you feel that Tier II, occasionally renting out an entire home to visitors while the residents are out of town is typically appropriate in all neighborhoods?

Circle One:	<input checked="" type="radio"/> YES	<input type="radio"/> NO	<input type="radio"/> UNSURE
Comments: This is our situation. We put our home on AirBnB May, 2018 as we didn't have a house sitter that year and it seemed safer than leaving it empty. It was a plus to make money during that time and we're able to make home improvements we would not otherwise be able to afford (and restoring old homes can be pricey!). Our neighbors say they have enjoyed interacting with the AirBnB guests and have never complained.			



6. What additional questions, concerns, or comments do you have about Tier II, occasionally renting out an entire home to visitors while the residents are out of town?

Comments: I don't like the idea of limiting Tier II to 73 days of the year when it is intended for people who are absent for about half the year. My family lives in Alaska for 5.5 months annually and in Greeley the remainder of the year. This means that my home would sit empty for 25% of the
--

year. The reason we did this was to keep the home occupied, secondarily for the cash flow it offered. I think it would be reasonable to alter Tier II to read "less than 50% of the year." Also, getting your primary residence STR-ready (depersonalization and setup) is not worth only having it available for 20% of the time.

The longest we have had someone stay is one month – this was someone buying a home in Greeley and her house had closed the month prior. Typically, we have three 2-3 week stays per summer as these are UNC online students who come in for short courses. These are my favorite visitors because they have always been responsible adults who are in class during the day and home studying at night. They take the best care of the place and these are those that our neighbors have gotten to know. Limiting stays to 10 days would totally exclude my favorite types of guests.

7. Do you feel that Tier III, continuously renting a home to visitors instead of residents, is typically appropriate only in the places that a traditional bed and breakfast is allowed?



Circle One:	YES	NO	UNSURE
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Comments:

8. What additional questions, concerns, or comments do you have about Tier III, continuously renting a home to visitors instead of residents?

Comments:

Providing your name, email, and address is optional. However, they help us understand what neighborhoods are interested and gives us a tool to keep you in the loop about future meetings and hearings.

Name: Redacted

Address:

Email:

Additional Comments: Thank you for regulating this! I have loved hosting on AirBnB and my guests have also had a great experience in our sweet town. I want this to be a good thing for Greeley and I think having a structure will push us in the right direction.

Caleb Jackson

From: Redacted
Sent: Wednesday, October 16, 2019 9:07 PM
To: Caleb Jackson
Subject: [EXTERNAL] Short Term Rental Feedback Form Submission
Attachments: feedback form - Redacted

Hi there, Caleb,

My sister-in-law manages two AirBnB units here in Greeley and attended the meeting last month. I was unable to attend as we live in Alaska for 5.5 months out of the year and have our house listed on AirBnB during that time - Woohoo Tier II! ;) I just sat down and filled out the feedback form and it is attached to this email. I'm glad this is getting regulated - that's a good thing for Greeley and also so that STR guests have better stays. Thank you for directing this! Please let me know if you have any questions or want more input.

All the best,

Redacted

CAUTION: This email is from an **external** source. Ensure you trust this sender before clicking on any links or attachments.

Short-Term Rentals Open House 9.30.2019

Feedback Form

Submit Tonight or Email to Caleb.Jackson@Greeleygov.com



Thank you for your interest. We appreciate your feedback!

1. Do you generally agree with the 10 objectives guiding the approach for regulating short-term rentals?

Circle One:	<input checked="" type="radio"/> YES	<input type="radio"/> NO	<input type="radio"/> UNSURE
Comments:			

2. Do you generally agree that regulating short-term rentals in three tiers based on the situation is appropriate?

Circle One:	<input checked="" type="radio"/> YES	<input type="radio"/> NO	<input type="radio"/> UNSURE
Comments:			

3. Do you feel that Tier I, renting out a spare bedroom within a home to visitors, is typically appropriate in all neighborhoods?

Circle One:	<input checked="" type="radio"/> YES	<input type="radio"/> NO	<input type="radio"/> UNSURE
Comments: if owner occupied			



4. What additional questions, concerns, or comments do you have about Tier I, renting out a spare bedroom within a home to visitors?

Comments:

5. Do you feel that Tier II, occasionally renting out an entire home to visitors while the residents are out of town is typically appropriate in all neighborhoods?

Circle One:	<input checked="" type="radio"/> YES	<input type="radio"/> NO	<input type="radio"/> UNSURE
Comments:			



6. What additional questions, concerns, or comments do you have about Tier II, occasionally renting out an entire home to visitors while the residents are out of town?

Comments:

7. Do you feel that Tier III, continuously renting a home to visitors instead of residents, is typically appropriate only in the places that a traditional bed and breakfast is allowed?

Circle One:	<input checked="" type="radio"/> YES	<input type="radio"/> NO	<input type="radio"/> UNSURE
Comments:			



8. What additional questions, concerns, or comments do you have about Tier III, continuously renting a home to visitors instead of residents?

Comments:

Providing your name, email, and address is optional. However, they help us understand what neighborhoods are interested and gives us a tool to keep you in the loop about future

Name:

Address:

Email:

Redacted

Additional Comments:

using platforms like airbnb to allow 30+ day stays seems appropriate.

Short-Term Rentals Open House 9.30.2019

Feedback Form

Submit Tonight or Email to Caleb.Jackson@Greeleygov.com



Thank you for your interest. We appreciate your feedback!

1. Do you generally agree with the 10 objectives guiding the approach for regulating short-term rentals?

Circle One:	<input checked="" type="radio"/> YES	<input type="radio"/> NO	<input type="radio"/> UNSURE
Comments:			

2. Do you generally agree that regulating short-term rentals in three tiers based on the situation is appropriate?

Circle One:	<input checked="" type="radio"/> YES	<input type="radio"/> NO	<input type="radio"/> UNSURE
Comments:			

3. Do you feel that Tier I, renting out a spare bedroom within a home to visitors, is typically appropriate in all neighborhoods?

Circle One:	<input checked="" type="radio"/> YES	<input type="radio"/> NO	<input type="radio"/> UNSURE
Comments:			



4. What additional questions, concerns, or comments do you have about Tier I, renting out a spare bedroom within a home to visitors?

Comments:

5. Do you feel that Tier II, occasionally renting out an entire home to visitors while the residents are out of town is typically appropriate in all neighborhoods?

Circle One:	<input checked="" type="radio"/> YES	<input type="radio"/> NO	<input type="radio"/> UNSURE
Comments:			



6. What additional questions, concerns, or comments do you have about Tier II, occasionally renting out an entire home to visitors while the residents are out of town?

Comments:

7. Do you feel that Tier III, continuously renting a home to visitors instead of residents, is typically appropriate only in the places that a traditional bed and breakfast is allowed?

Circle One:	<input checked="" type="radio"/> YES	<input type="radio"/> NO	<input type="radio"/> UNSURE
Comments:			



8. What additional questions, concerns, or comments do you have about Tier III, continuously renting a home to visitors instead of residents?

Comments:

Providing your name, email, and address is optional. However, they help us understand what neighborhoods are interested and gives us a tool to keep you in the loop about future meetings and hearings.

Name:	Redacted
Address	
Email:	

Additional Comments:

Short-Term Rentals Open House 9.30.2019

Feedback Form

Submit Tonight or Email to Caleb.Jackson@Greeleygov.com



Thank you for your interest. We appreciate your feedback!

1. Do you generally agree with the 10 objectives guiding the approach for regulating short-term rentals?

Circle One:	<input checked="" type="radio"/> YES	<input type="radio"/> NO	<input type="radio"/> UNSURE
Comments:			

2. Do you generally agree that regulating short-term rentals in three tiers based on the situation is appropriate?

Circle One:	<input checked="" type="radio"/> YES	<input type="radio"/> NO	<input type="radio"/> UNSURE
Comments:			

3. Do you feel that Tier I, renting out a spare bedroom within a home to visitors, is typically appropriate in all neighborhoods?

Circle One:	<input checked="" type="radio"/> YES	<input type="radio"/> NO	<input type="radio"/> UNSURE
Comments:			



4. What additional questions, concerns, or comments do you have about Tier I, renting out a spare bedroom within a home to visitors?

Comments:	<i>Must be primary residence</i>
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5. Do you feel that Tier II, occasionally renting out an entire home to visitors while the residents are out of town is typically appropriate in all neighborhoods?

Circle One:	<input checked="" type="radio"/> YES	<input type="radio"/> NO	<input type="radio"/> UNSURE
Comments:			



6. What additional questions, concerns, or comments do you have about Tier II, occasionally renting out an entire home to visitors while the residents are out of town?

Comments:	<i>None</i>
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7. Do you feel that Tier III, continuously renting a home to visitors instead of residents, is typically appropriate only in the places that a traditional bed and breakfast is allowed?

Circle One:	<input checked="" type="radio"/> YES	<input type="radio"/> NO	<input type="radio"/> UNSURE
Comments:			



8. What additional questions, concerns, or comments do you have about Tier III, continuously renting a home to visitors instead of residents?

Comments:	<i>None</i>

Providing your name, email, and address is optional. However, they help us understand what neighborhoods are interested and gives us a tool to keep you in the loop about future meetings and hearings.

Name:

Address:

Email:

Additional Comments:

Caleb Jackson

From: webmaster@greeleygov.com on behalf of do-not-reply@greeleygov.com
<webmaster@greeleygov.com>
Sent: Monday, November 4, 2019 8:42 AM
To: Caleb Jackson
Subject: [EXTERNAL] STR Survey Submission

General

Do you generally agree with the 10 objectives guiding the approach for regulating short-term rentals?

Yes

Comments

I am concerned about #5: Maximize the availability of affordable housing options by limiting dwelling unit conversions. Does this mean if I want to make a mother-in-law unit in the back that I'll be under scrutiny because of concerns for short-term rentals? I want to make sure that the new regulations are not so encompassing that they restrict development that adheres to our master plan objectives regarding in-fill.

Do you generally agree that regulating short-term rentals in three tiers based on the situation is appropriate?

Yes

Tier I

Do you feel that Tier I, renting out a spare bedroom within a home to visitors, is typically appropriate in all neighborhoods?

Yes

Comments

Does "renting" only mean exchange of money?

Tier II

Do you feel that Tier II, occasionally renting out an entire home to visitors while the residents are out of town is typically appropriate in all neighborhoods?

Yes

Tier III

Do you feel that Tier III, continuously renting a home to visitors instead of residents, is typically appropriate only in the places that a traditional bed and breakfast is allowed?

Yes

Your Information

Name

Redacted

A

Caleb Jackson

From: webmaster@greeleygov.com on behalf of do-not-reply@greeleygov.com
<webmaster@greeleygov.com>
Sent: Monday, November 11, 2019 2:50 PM
To: Caleb Jackson
Subject: [EXTERNAL] STR Survey Submission

General

Do you generally agree with the 10 objectives guiding the approach for regulating short-term rentals?

Yes

Do you generally agree that regulating short-term rentals in three tiers based on the situation is appropriate?

Yes

Comments

Yes! This looks like a really well-balanced approach to the STR issue. I don't have an STR (or long-term rental) in Greeley, but do own both out of town. In my experience elsewhere, it looks like Greeley is really doing this right. Mostly.

I do wonder about the "ownership" requirement of the full-on STR (tier iii). Puzzled why an LLC cannot be the owner. I'm a real person and operate two LLCs and one S-Corp. I'm still a person and pay both individual taxes and those associated with LLCs and S-Corp. The LLC thing is done at the strong recommendation of both my CPA and legal council. They are to make the business... a business. If Greeley expects a Tier III property to be paying business taxes, lodging taxes, and follow safety regs (all of which are GOOD things, BTW), then why not allow that business to be under the protection of an LLC?

Perhaps I'm mis-reading that? As I look for investment opportunities, I'd like to keep Greeley in mind too. I'd like follow up on this. Correction if I'm wrong; some background/reasoning if I have it right. If that's an option... erik@stenbakken.com

Overall though, really happy to see Greeley approaching this in a pro-active way. Seems like a good balance of keeping community feel, while allowing opportunity. I think you all have done good work.

Tier I

Do you feel that Tier I, renting out a spare bedroom within a home to visitors, is typically appropriate in all neighborhoods?

Yes

Comments

Especially given the very generous occupancy "limits" set for extended family. Some small homes have a LOT of folks in them and are within code as-is. That's fine. But in another area, a much larger home can be considered out of compliance even though it has double the floor space and half the occupants. I think this is a healthy approach to STR.

Tier II

Do you feel that Tier II, occasionally renting out an entire home to visitors while the residents are out of town is typically appropriate in all neighborhoods?

Yes

Tier III

Do you feel that Tier III, continuously renting a home to visitors instead of residents, is typically appropriate only in the places that a traditional bed and breakfast is allowed?

Yes

What additional questions, concerns, or comments do you have about Tier III, continuously renting a home to visitors instead of residents?

Yes. I think that strikes a good balance of business and neighborhood.

I may be confused about a limitation banning LLC ownership of a Tier III STR. As I read it, a Tier III STR cannot be owned by an LLC. If I understand that correctly, I feel that's not a fair limitation (as noted earlier in survey).

Your Information

Name

Redacted

Address

Email

Additional Comments

Proud of Greeley for taking a pro-active, even-handed approach to this issue.

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Caleb Jackson

From: webmaster@greeleygov.com on behalf of do-not-reply@greeleygov.com
<webmaster@greeleygov.com>
Sent: Wednesday, November 6, 2019 3:36 PM
To: Caleb Jackson
Subject: [EXTERNAL] STR Survey Submission

General

Do you generally agree with the 10 objectives guiding the approach for regulating short-term rentals?

Yes

Comments

After reading an article regarding a shooting at an AirBNB home that hosted a large party, we need to ensure that the short-term rental is compliant with the same rules and regulations that homeowners follow each and every day.

Do you generally agree that regulating short-term rentals in three tiers based on the situation is appropriate?

Yes

Tier I

Do you feel that Tier I, renting out a spare bedroom within a home to visitors, is typically appropriate in all neighborhoods?

Yes

Comments

Is there a time-limit?

Tier II

Do you feel that Tier II, occasionally renting out an entire home to visitors while the residents are out of town is typically appropriate in all neighborhoods?

Yes

What additional questions, concerns, or comments do you have about Tier II, occasionally renting out an entire home to visitors while the residents are out of town?

Define occasionally. Is it once a month, twice a month?

Tier III

Do you feel that Tier III, continuously renting a home to visitors instead of residents, is typically appropriate only in the places that a traditional bed and breakfast is allowed?

Yes

What additional questions, concerns, or comments do you have about Tier III, continuously renting a home to visitors instead of residents?

If there is a way of regulating the AirBNB the same as a Bed and Breakfast? I do not think this is appropriate in a residential neighborhood.

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Short-Term Rentals Open House 9.30.2019 Feedback Form



Submit Tonight or Email to Caleb.Jackson@Greeleygov.com

Thank you for your interest. We appreciate your feedback!

1. Do you generally agree with the 10 objectives guiding the approach for regulating short-term rentals?

Circle One:	YES	NO	UNSURE
Comments: However, we do not believe that the current plan addresses guidelines 3, 5, and 9 adequately.			

2. Do you generally agree that regulating short-term rentals in three tiers based on the situation is appropriate?

Circle One:	YES	NO	UNSURE
Comments: We believe that there are exceptions that are not addressed in the proposed tiers.			

3. Do you feel that Tier I, renting out a spare bedroom within a home to visitors, is typically appropriate in all neighborhoods?



Circle One:	YES	NO	UNSURE
Comments: However, we believe the limit to one bedroom per home is unfair to those who show responsible actions and respect for their neighbors.			

4. What additional questions, concerns, or comments do you have about Tier I, renting out a spare bedroom within a home to visitors?

Comments: The regulation penalizes current and future responsible hosts from using additional bedrooms that do not negatively affect their neighborhood. For example, some visiting guests have a family that cannot fit into one bedroom.			
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5. Do you feel that Tier II, occasionally renting out an entire home to visitors while the residents are out of town is typically appropriate in all neighborhoods?



Circle One:	YES	NO	UNSURE
Comments: The frequency and max night stays appear to be arbitrary and unrealistic for some situations.			

6. What additional questions, concerns, or comments do you have about Tier II, occasionally renting out an entire home to visitors while the residents are out of town?

Comments: "Snow Birds" fleeing to AZ for the winter would be hurt by this.			
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7. Do you feel that Tier III, continuously renting a home to visitors instead of residents, is typically appropriate only in the places that a traditional bed and breakfast is allowed?



Circle One:	YES	NO	UNSURE
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Comments: There are large "empty nest" homes that are penalized because they are not in the approved zones which can easily operate without being a detriment to the neighborhood.

8. What additional questions, concerns, or comments do you have about Tier III, continuously renting a home to visitors instead of residents?

Comments: Length of stay limits do not take into account UNC parents who come for games, plays, music concerts, etc. Also, Doctoral Students, Hail Repair Agents, and temporary oil workers, etc.

Providing your name, email, and address is optional. However, they help us understand what neighborhoods are interested and gives us a tool to keep you in the loop about future meetings and hearings.

Name: Redacted

Address:

Email: r

Additional Comments: In light of Greeley's projected growth through 2030 and beyond; we are pleased that the City of Greeley is trying to work out a reasonable solution instead of banning "short-term rentals" as other cities have done. We agree that the city needs to provide direction and some protection for all residents. Also, we agree that the city should gain reasonable income from the proceeds. However, we believe there are many "holes" in the tier system that will hurt those that have been and future hosts who will be responsible citizens for short-term rentals. Some operations simply do not fit in any of the 3 proposed tiers.

Redacted

October 26, 2019

To Whom It May Concern,

After attending the meeting on the evening of September 30, [Name] and I through many, many conversations, have concluded our short-term rental offering doesn't really fit into any of the tiers Caleb Jackson described. Let me share a little bit of our story of what we offer guests staying in our home and why we feel we are unique. Our ultimate desire is to be "grandfathered" in to be able to continue the services we have been providing for the last year.

I moved into this house in 1988 with my young husband and 3 little kids. It was a real stretch for us to afford at \$166,000, but we knew we'd stay here for life. After my husband's untimely death in 1992, I was so thankful we were able to stay in our home. In 1998 I used some money to build the addition of a main floor bedroom/bathroom to accommodate the needs of my aging mother to come and live with us. Though it was never my intention, over the next 20 years I cared for 6 end-of-life people in that room. It was a wonderful provision for many families who wanted better, more personalized care for their loved one.

Due to the size of our home we have been the gathering place for every family event. We have hosted various guests countless times over the 31 years I've lived in this house. We've had two family wedding rehearsal dinners and one wedding reception here. [Name] is now 66 years old and we're beginning to think about his retirement. As a Hospice Chaplain his income has never been a lot by most people's standards, and I've been a stay-at-home wife/mother most of my adult life. His Social Security benefits are less than half of what he's making, and we've been looking at ways to supplement our income. Having both been widowed it's important to us to have something in place for the surviving spouse. Airbnb seems like a perfect mix for who we are, and the home God has provided for us in our older age. (We would NEVER be able to afford a house this size to buy it now!) Last summer as I was preparing the four unused bedrooms in our home for guests my heart was overwhelmed with gratitude to the Lord for providing for my family for all these years and now in [Name] and my retirement.

[Name] and I have both been in caregiving roles in both our personal lives as well as professional. I'm a CNA and have been the care provider for my entire family and, as I said, others my whole life. I've been the peacemaker/diplomat/relationship builder in all of my families. [Name] as a Hospice Chaplain, provides emotional and spiritual support in our families, in his work, and in our church.

We've offered our rooms for a little over a year now, and we've had so many amazing experiences. We have provided 5-10 day homes for two newly hired university professors waiting for their apartments to become available. We had a 20-year-old girl who came every month for about 5 months for a short visit with her newly widowed aunt. She couldn't stay in her aunt's home because she was a heavy smoker and it adversely affected her health. We've had countless university student parents come to visit their students that wouldn't be able to as often if our Airbnb location and low-

cost lodging wasn't available to them. Due to the proximity to the university and even the hospital we've had many visitors choose to arrive via shuttle from the airport and not need to rent a car. We have directed our guests to all the downtown restaurants, shopping, and events for which they've been so thankful. We had a couple interviewing for a new job position. We loaned them our bicycles and helmets to ride on the Poudre Trail and they fell in love with our whole city and particularly our neighborhood. He took the position and is temporarily renting a house for his family but is waiting for a house to come for sale in the Cranford/Glenmere area to purchase. We've had people cry to us over their struggling marriages. We've had two people who were here for specific medical testing share with us their fears and anxieties over a potentially scary diagnosis. We've had hail damage repair workers here for just a couple of months as well as a Saudi Arabian doctoral student who only needed a room for 4 months. They can't afford to pay for a motel that many nights and all their meals out! We provide a service they do not. In the last month we've had two rooms with guests that had recently lost one of their children, and also two recent widows. They found compassion, understanding and connection here they wouldn't find anywhere else. God is bringing them here.

We could go on and on with the people we've exchanged life stories with and spent hours providing something they needed far beyond what they could get at a motel or most other Airbnb's. We pray daily that God will bless our services, provide safety for us and our guests, and bring people we can minister to. Read our 150 five-star reviews.

Our only neighbors that knew of our opening were the ones on either side of us and across the street. We told them before we started. None of them have any complaint as the presence of what we're doing does not leave a footprint. If anything, it's caused us to buy more flowers and keep our yard and bushes in pristine condition.

We live in a five-bedroom house and if we were in the phase of life with high school or college age kids living at home, we'd have a lot more cars and traffic here. Many of our guests arrive by shuttle and only walk to their activities or use Uber. Sometimes we give our guests a ride. Guests that do come in cars we ask to park in front of our house whenever possible. The only time it isn't is when other neighbor's cars are in front of our house. Several of our neighbors have four or five vehicles at their homes. We keep our two cars in the driveway and we seldom have even three extra cars at our house. What we are doing has increased business for Uber and Lyft businesses, the airport shuttle, King Soopers and Sam's Club and other stores that provided new décor and furnishings such as Hobby Lobby and Lincoln Park Emporium. Many, many of our guests have enjoyed meals at Sherpa Grill, Santeramo's, the Rio Grande, Roma's, Margie's Java Joint, Fat Alberts, Luna's Taco, Doug's Diner.... and made purchases at Florsheim's Shoes, Sassy Bagz, and Warm Hugs, to say the least. We have also made suggestions for those looking to attend Sunday Worship a Name knows many of the pastors in town.

We specify on our listing sites that we are a no alcohol, no smoking, no vaping, and no marijuana location. There are plenty of other locations that are a better fit for people desiring to use those substances. We advertise ourselves as a "home away from home" and that's what many of our guests say they felt. I get a hug good-bye from almost everyone who has stayed here. We've even received

personal gifts including flowers sent after the guest returned home! You're not going to find that in most of the other locations in Greeley. Our home is an extension of who we are, our commitment to our community, and our Ministry of Blessing to all who enter here. We can't speak for other hosts, but this is part and parcel of what drove us to open our Airbnb in the first place.

We understand the city's desire for licensure and occupancy tax. A year before opening Name tried to contact various offices in the city to get instructions of what we needed to do. He was bounced around to three or four different connections and never received any answers. We would like special permission to continue doing what we're doing in the way we do it and as long as we are owner-occupied. We're just entertaining guests that give us a little money to stay here! Please protect what we thought would be a perfect solution for our retirement years.

Sincerely,

Redacted

Caleb Jackson

From: webmaster@greeleygov.com on behalf of do-not-reply@greeleygov.com
<webmaster@greeleygov.com>
Sent: Wednesday, November 6, 2019 3:12 PM
To: Caleb Jackson
Subject: [EXTERNAL] STR Survey Submission

General

Do you generally agree with the 10 objectives guiding the approach for regulating short-term rentals?

Yes

Do you generally agree that regulating short-term rentals in three tiers based on the situation is appropriate?

Yes

Comments

I generally agree, but I also think that short term rentals should be owned by someone who resides in Greeley. I'm not sure you've seen the news recently about scam artists and AirBNB, but basically someone who doesn't live there sends people (who have already paid) to addresses that don't exist. Requiring a permit and requiring Air BNB owners to live in Greeley (or perhaps reside within Larimer or Weld Counties) will help with this and also insure that quality properties are offered.

Tier I

Do you feel that Tier I, renting out a spare bedroom within a home to visitors, is typically appropriate in all neighborhoods?

Yes

Tier II

Do you feel that Tier II, occasionally renting out an entire home to visitors while the residents are out of town is typically appropriate in all neighborhoods?

Yes

Tier III

Do you feel that Tier III, continuously renting a home to visitors instead of residents, is typically appropriate only in the places that a traditional bed and breakfast is allowed?

No

What additional questions, concerns, or comments do you have about Tier III, continuously renting a home to visitors instead of residents?

I'm not a fan of this stipulation. I get what you're trying to do with it, but I think this precludes several existing AirBNBs here in town to thrive and they are "good ones."

Your Information

Name

Redacted

Short-Term Rentals Open House 9.30.2019 Feedback Form



Submit Tonight or Email to Caleb.Jackson@Greeleygov.com

Thank you for your interest. We appreciate your feedback!

1. Do you generally agree with the 10 objectives guiding the approach for regulating short-term rentals?

Circle One:	<input checked="" type="radio"/> YES	<input type="radio"/> NO	<input type="radio"/> UNSURE
Comments:	Keep the process simple. Make it a step by step process that is easy to find & follow.		

2. Do you generally agree that regulating short-term rentals in three tiers based on the situation is appropriate?

Circle One:	<input checked="" type="radio"/> YES	<input type="radio"/> NO	<input type="radio"/> UNSURE
Comments:	Better to state partial house rental than spare bedrooms		

3. Do you feel that Tier I, renting out a spare bedroom within a home to visitors, is typically appropriate in all neighborhoods?

Circle One:	<input checked="" type="radio"/> YES	<input type="radio"/> NO	<input type="radio"/> UNSURE
Comments:			



4. What additional questions, concerns, or comments do you have about Tier I, renting out a spare bedroom within a home to visitors?

Comments:	Ownership - should allow LLC for accounts to properly track types of taxes No limit to stay duration - longer renters of probably better renters. 30 night per year shorter stays = more issues
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5. Do you feel that Tier II, occasionally renting out an entire home to visitors while the residents are out of town is typically appropriate in all neighborhoods?

Circle One:	<input checked="" type="radio"/> YES	<input type="radio"/> NO	<input type="radio"/> UNSURE
Comments:			



6. What additional questions, concerns, or comments do you have about Tier II, occasionally renting out an entire home to visitors while the residents are out of town?

Comments:	Same as above
-----------	---------------

7. Do you feel that Tier III, continuously renting a home to visitors instead of residents, is typically appropriate only in the places that a traditional bed and breakfast is allowed?

Circle One:	<input type="radio"/> YES	<input checked="" type="radio"/> NO	<input type="radio"/> UNSURE
Comments:	This creates unnecessary enforcement which goes against 10 objectives		



8. What additional questions, concerns, or comments do you have about Tier III, continuously renting a home to visitors instead of residents?

Comments:	same as above for I + II

Providing your name, email, and address is optional. However, they help us understand what neighborhoods are interested and gives us a tool to keep you in the loop about future meetings and hearings.

Name:	Redacted
Address:	Redacted
Email:	Redacted

Additional Comments: Appreciate the thoughtfulness & involvement of citizens in process. Keep process simple for understanding the process, being licensed, pay taxes and enforcing the city's objectives

Caleb Jackson

From: do-not-reply@greeleygov.com
Sent: Saturday, December 7, 2019 12:47 PM
To: Caleb Jackson
Subject: [EXTERNAL] STR Survey Submission

General

Do you generally agree with the 10 objectives guiding the approach for regulating short-term rentals?

Yes

Do you generally agree that regulating short-term rentals in three tiers based on the situation is appropriate?

No

Comments

Tier III is not "sharing", it's investing, covered elsewhere

Tier I

Do you feel that Tier I, renting out a spare bedroom within a home to visitors, is typically appropriate in all neighborhoods?

Yes

Comments

The 10-day and one bedroom limits are annoying. Many basements have two bedrooms. Couldn't someone str their basement? And what's with the 10-day limit. Couldn't I rent to a student for a semester of school?

Tier II

Do you feel that Tier II, occasionally renting out an entire home to visitors while the residents are out of town is typically appropriate in all neighborhoods?

Yes

Tier III

Do you feel that Tier III, continuously renting a home to visitors instead of residents, is typically appropriate only in the places that a traditional bed and breakfast is allowed?

No

What additional questions, concerns, or comments do you have about Tier III, continuously renting a home to visitors instead of residents?

Owners of rental property should be able to rent or lease it as they please as long the property does not become a neighborhood nuisance.

Your Information

Name

Redacted

Ac

Short-Term Rentals Open House 9.30.2019

Feedback Form

Submit Tonight or Email to Caleb.Jackson@Greeleygov.com



Thank you for your interest. We appreciate your feedback!

1. Do you generally agree with the 10 objectives guiding the approach for regulating short-term rentals?

Circle One:	YES	NO	<u>UNSURE</u>
-------------	-----	----	---------------

Comments: They are great in theory but seem impossible to manage

2. Do you generally agree that regulating short-term rentals in three tiers based on the situation is appropriate?

Circle One:	YES	<u>NO</u>	UNSURE
-------------	-----	-----------	--------

Comments: too many details - Collect taxes & let homeowners decide who can stay at their house & for how long.

3. Do you feel that Tier I, renting out a spare bedroom within a home to visitors, is typically appropriate in all neighborhoods?

Circle One:	<u>YES</u>	NO	UNSURE
-------------	------------	----	--------

Comments: Of course! I believe homeowners should be allowed to decide who & how many people stay in their home.



4. What additional questions, concerns, or comments do you have about Tier I, renting out a spare bedroom within a home to visitors?

Comments:

5. Do you feel that Tier II, occasionally renting out an entire home to visitors while the residents are out of town is typically appropriate in all neighborhoods?

Circle One:	<u>YES</u>	NO	UNSURE
-------------	------------	----	--------

Comments: Of course! I personally do this with my own home in Windsor. I own the home & should be allowed to decide who stays in it.



6. What additional questions, concerns, or comments do you have about Tier II, occasionally renting out an entire home to visitors while the residents are out of town?

Comments:

7. Do you feel that Tier III, continuously renting a home to visitors instead of residents, is typically appropriate only in the places that a traditional bed and breakfast is allowed?

Circle One:	YES	<u>NO</u>	UNSURE
-------------	-----	-----------	--------

Comments: I believe the owner of a property should be allowed to decide who & how long guests are allowed to stay. If residents want more stringent rules, they should make them.



8. What additional questions, concerns, or comments do you have about Tier III, continuously renting a home to visitors instead of residents?

Comments: I don't see any difference in renting a home for a 3 month lease or a 10 day stay. Why can't we allow landlords to make their own policies instead of having local government get involved?

Providing your name, email, and address is optional. However, they help us understand what neighborhoods are interested and gives us a tool to keep you in the loop about future meetings and hearings.

Name: Redacted

Address:

Email:

Additional Comments:

Your main objective is to adopt policy requirements that can and will be enforced. I think you are opening a can of worms and will be almost impossible to meet this first and most important objective. There are so many fine lines, it will be almost impossible to manage this.

It seems like wasted resources and lost tax revenue using funds to pay salaries of City officials to regulate such details.

I wish you would require a business license, collect taxes through Airbnb and let the homeowners be the landlords instead of landlording the landlords.

Caleb Jackson

From: webmaster@greeleygov.com on behalf of do-not-reply@greeleygov.com
<webmaster@greeleygov.com>
Sent: Wednesday, November 6, 2019 7:52 PM
To: Caleb Jackson
Subject: [EXTERNAL] STR Survey Submission

General

Do you generally agree with the 10 objectives guiding the approach for regulating short-term rentals?

Yes

Comments

I am unsure if I find merit in objective 6: "Provide a level playing field in the lodging industry by ensuring short-term rentals pay appropriate taxes and abide by expected standards." Who is establishing this 'level playing field' (the lodging industry?), and what is it, and who gets to decide if/when the playing field has changed?

Do you generally agree that regulating short-term rentals in three tiers based on the situation is appropriate?

Yes

Comments

In general yes. But some items in tier one seem to take away some home-owner rights, such as the maximum number of nights a visit may last. Does this prevent me from having a long-term roommate (let's say a college student who I rent a room to for the academic year)?

Tier I

Do you feel that Tier I, renting out a spare bedroom within a home to visitors, is typically appropriate in all neighborhoods?

Yes

Comments

I have no idea what 'all neighborhoods' actually means? Perhaps some examples could be provided for context. If existing law and/or HOA's permit renting, I don't know what other elements of a neighborhood should be considered.

What additional questions, concerns, or comments do you have about Tier I, renting out a spare bedroom within a home to visitors?

I support identifying ways to collect appropriate taxes. However, if someone has two bedrooms, why would we prohibit them from allowing multiple visitors from using them, and why should we limit the amount of time of a stay or frequency? I see these sorts of policies as resulting in people finding ways to work around them or resulting in unintended consequences.

Tier II

Do you feel that Tier II, occasionally renting out an entire home to visitors while the residents are out of town is typically appropriate in all neighborhoods?

Yes

What additional questions, concerns, or comments do you have about Tier II, occasionally renting out an entire home to visitors while the residents are out of town?

As long as occupants are not violating existing ordinances or breaking laws I don't have concerns.

Tier III

Do you feel that Tier III, continuously renting a home to visitors instead of residents, is typically appropriate only in the places that a traditional bed and breakfast is allowed?

Unsure

What additional questions, concerns, or comments do you have about Tier III, continuously renting a home to visitors instead of residents?

If the primary function of the property is to serve as a business it should be highly regulated for proper safety, impact on neighborhood, taxes and infrastructure use, and insurance purposes.

Your Information

Name

Redacted

Address

Email

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Caleb Jackson

From: do-not-reply@greeleygov.com
Sent: Friday, October 18, 2019 3:48 PM
To: Caleb Jackson
Subject: [EXTERNAL] STR Survey Submission

General

Do you generally agree with the 10 objectives guiding the approach for regulating short-term rentals?

Yes

Do you generally agree that regulating short-term rentals in three tiers based on the situation is appropriate?

Yes

Tier I

Do you feel that Tier I, renting out a spare bedroom within a home to visitors, is typically appropriate in all neighborhoods?

Yes

Tier II

Do you feel that Tier II, occasionally renting out an entire home to visitors while the residents are out of town is typically appropriate in all neighborhoods?

Yes

Tier III

Do you feel that Tier III, continuously renting a home to visitors instead of residents, is typically appropriate only in the places that a traditional bed and breakfast is allowed?

Unsure

What additional questions, concerns, or comments do you have about Tier III, continuously renting a home to visitors instead of residents?

It seems like this is creating regulations for the sake of creating regulations. Why do you feel like you need to tell residents what to do with their property?

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Short-Term Rentals Open House 9.30.2019

Feedback Form

Submit Tonight or Email to Caleb.Jackson@Greeleygov.com



Thank you for your interest. We appreciate your feedback!

1. Do you generally agree with the 10 objectives guiding the approach for regulating short-term rentals?

Circle One:	YES	NO	UNSURE
Comments: <i>This is a over reaction</i>			

2. Do you generally agree that regulating short-term rentals in three tiers based on the situation is appropriate?

Circle One:	YES	NO	UNSURE
Comments: <i>You are overreaching</i>			

3. Do you feel that Tier I, renting out a spare bedroom within a home to visitors, is typically appropriate in all neighborhoods?

Circle One:	YES	NO	UNSURE
Comments: <i>What someone does with their house is not governments concern</i>			



4. What additional questions, concerns, or comments do you have about Tier I, renting out a spare bedroom within a home to visitors?

Comments: <i>You seem to be listening to whiners only.</i>
--

5. Do you feel that Tier II, occasionally renting out an entire home to visitors while the residents are out of town is typically appropriate in all neighborhoods?

Circle One:	YES	NO	UNSURE
Comments: <i>This is not a big deal</i>			



6. What additional questions, concerns, or comments do you have about Tier II, occasionally renting out an entire home to visitors while the residents are out of town?

Comments: <i>It's not governments job to legislate what someone does with their private property.</i>

7. Do you feel that Tier III, continuously renting a home to visitors instead of residents, is typically appropriate only in the places that a traditional bed and breakfast is allowed?

Circle One:	YES	NO	UNSURE
Comments: <i>I disagree with this.</i>			



8. What additional questions, concerns, or comments do you have about Tier III, continuously renting a home to visitors instead of residents?

Comments: <i>Government is too big.</i>

Providing your name, email, and address is optional. However, they help us understand what neighborhoods are interested and gives us a tool to keep you in the loop about future meetings and hearings.

Name: Redacted

Address:

Email:

Additional Comments:

Go Broncos.

Caleb Jackson

From: do-not-reply@greeleygov.com
Sent: Monday, December 9, 2019 12:14 PM
To: Caleb Jackson
Subject: [EXTERNAL] STR Survey Submission

General

Do you generally agree with the 10 objectives guiding the approach for regulating short-term rentals?

Yes

Comments

I disagree with #10, Encourage additional tourism to drive more business to local establishments and events. It is fine to encourage tourism, but short term rentals in neighborhoods should NOT be a way to encourage tourism while neighborhoods are destroyed.

Do you generally agree that regulating short-term rentals in three tiers based on the situation is appropriate?

No

Comments

Short term rentals should only be allowed for rooms or apts where the owner lives. We have one in my neighborhood that the whole house is rented without the owner being present and there have been up to 8 cars parked in the street for people staying in the house. We have no idea who the people are living there and this presents a risk to the children that live next door to the house and all the children on the block as well as to the elderly persons who live in the neighborhood. I am currently considering selling my home and moving from the neighborhood as I do not want to live across the street from a Motel 6. My other concern is that 2 other homes on the block are for sale and if another B&B opens up in one of those, my home's value may decline.

Tier I

Do you feel that Tier I, renting out a spare bedroom within a home to visitors, is typically appropriate in all neighborhoods?

Yes

Tier II

Do you feel that Tier II, occasionally renting out an entire home to visitors while the residents are out of town is typically appropriate in all neighborhoods?

Yes

Tier III

Do you feel that Tier III, continuously renting a home to visitors instead of residents, is typically appropriate only in the places that a traditional bed and breakfast is allowed?

No

What additional questions, concerns, or comments do you have about Tier III, continuously renting a home to visitors instead of residents?

Absolutely NOT. This destroys the integrity of family neighborhoods and will lead to devaluation of others homes.

Your Information

Name

Redacted

Short-Term Rentals Open House 9.30.2019

Feedback Form

Submit Tonight or Email to Caleb.Jackson@Greeleygov.com



Thank you for your interest. We appreciate your feedback!

1. Do you generally agree with the 10 objectives guiding the approach for regulating short-term rentals?

Circle One:	<input checked="" type="radio"/> YES	<input type="radio"/> NO	<input type="radio"/> UNSURE
Comments: But the city does not have the resources to monitor and enforce			

2. Do you generally agree that regulating short-term rentals in three tiers based on the situation is appropriate?

Circle One:	<input type="radio"/> YES	<input checked="" type="radio"/> NO	<input type="radio"/> UNSURE
Comments: the big problem is existing single family violations			

3. Do you feel that Tier I, renting out a spare bedroom within a home to visitors, is typically appropriate in all neighborhoods?

Circle One:	<input type="radio"/> YES	<input checked="" type="radio"/> NO	<input type="radio"/> UNSURE
Comments: Slippery Slope			



4. What additional questions, concerns, or comments do you have about Tier I, renting out a spare bedroom within a home to visitors?

Comments: enforcement + monitoring

5. Do you feel that Tier II, occasionally renting out an entire home to visitors while the residents are out of town is typically appropriate in all neighborhoods?

Circle One:	<input type="radio"/> YES	<input checked="" type="radio"/> NO	<input type="radio"/> UNSURE
Comments: enforcement + monitoring			



6. What additional questions, concerns, or comments do you have about Tier II, occasionally renting out an entire home to visitors while the residents are out of town?

Comments:

7. Do you feel that Tier III, continuously renting a home to visitors instead of residents, is typically appropriate only in the places that a traditional bed and breakfast is allowed?

Circle One:	<input type="radio"/> YES	<input checked="" type="radio"/> NO	<input type="radio"/> UNSURE
Comments: Define traditional B&B			



8. What additional questions, concerns, or comments do you have about Tier III, continuously renting a home to visitors instead of residents?

Comments: Breakfast = Food = Health inspection

Providing your name, email, and address is optional. However, they help us understand what neighborhoods are interested and gives us a tool to keep you in the loop about future meetings and hearings.

Name:	Redacted
Address:	
Email:	

Additional Comments:

Short-Term Rentals Open House 9.30.2019

Feedback Form



Submit Tonight or Email to Caleb.Jackson@Greeleygov.com

Thank you for your interest. We appreciate your feedback!

1. Do you generally agree with the 10 objectives guiding the approach for regulating short-term rentals?

Circle One:	YES	<input checked="" type="radio"/> NO	UNSURE
Comments:			

2. Do you generally agree that regulating short-term rentals in three tiers based on the situation is appropriate?

Circle One:	YES	<input checked="" type="radio"/> NO	UNSURE
Comments:			

3. Do you feel that Tier I, renting out a spare bedroom within a home to visitors, is typically appropriate in all neighborhoods?

Circle One:	YES	<input checked="" type="radio"/> NO	UNSURE
Comments:			



4. What additional questions, concerns, or comments do you have about Tier I, renting out a spare bedroom within a home to visitors?

Comments:	Car parking / Not knowing much about the renters.
-----------	---

5. Do you feel that Tier II, occasionally renting out an entire home to visitors while the residents are out of town is typically appropriate in all neighborhoods?

Circle One:	YES	<input checked="" type="radio"/> NO	UNSURE
Comments: May not be good neighbors! Since being there a short time			



6. What additional questions, concerns, or comments do you have about Tier II, occasionally renting out an entire home to visitors while the residents are out of town?

Comments:	They may not take care in being good neighbors. possibly trouble makers
-----------	---

7. Do you feel that Tier III, continuously renting a home to visitors instead of residents, is typically appropriate only in the places that a traditional bed and breakfast is allowed?

Circle One:	YES	<input checked="" type="radio"/> NO	UNSURE
Comments: I have experience with one @ Hillside straw lawn, front & back weeds - People in & out continually Not a good idea!			



8. What additional questions, concerns, or comments do you have about Tier III, continuously renting a home to visitors instead of residents?

Comments: I have tried to get something done about an air B+B in July. No results. Even yard code issues not done since July for this air B+B & other residential areas.

Providing your name, email, and address is optional. However, they help us understand what neighborhoods are interested and gives us a tool to keep you in the loop about future meetings and hearings.

Name: Redacted

Address:

Email:

Additional Comments:
We already have many codes. They cannot control them at all.
Don't let our neighborhood lose its purpose and character.

Caleb Jackson

From: do-not-reply@greeleygov.com
Sent: Friday, October 18, 2019 3:18 PM
To: Caleb Jackson
Subject: [EXTERNAL] STR Survey Submission

General

Do you generally agree with the 10 objectives guiding the approach for regulating short-term rentals?

Yes

Do you generally agree that regulating short-term rentals in three tiers based on the situation is appropriate?

Yes

Comments

There did seem to be a whole lot of shared language within the tiers, so I'd be concerned that the policies and regulations aren't clearly defined among the different situations.

Tier I

Do you feel that Tier I, renting out a spare bedroom within a home to visitors, is typically appropriate in all neighborhoods?

Yes

Comments

My main issue, which will be repeated through each tier, is that there is clear channels for neighbors and community members to address the issues raised by rentals.

Tier II

Do you feel that Tier II, occasionally renting out an entire home to visitors while the residents are out of town is typically appropriate in all neighborhoods?

Yes

What additional questions, concerns, or comments do you have about Tier II, occasionally renting out an entire home to visitors while the residents are out of town?

Given that there are so many college and rental properties in our town already, this seems like a potential for whole neighborhoods to turn into B&B streets.

My main issue, which will be repeated through each tier, is that there is clear channels for neighbors and community members to address the issues raised by rentals.

Tier III

Do you feel that Tier III, continuously renting a home to visitors instead of residents, is typically appropriate only in the places that a traditional bed and breakfast is allowed?

Unsure

What additional questions, concerns, or comments do you have about Tier III, continuously renting a home to visitors instead of residents?

As a new homeowner, I am very concerned about the expanding investment opportunities in this field. My family had a very hard time purchasing our first home - entirely because we couldn't compete with investors. We put several offers on homes within our price range that were all rejected because of cash offers from flippers or rental companies. And this problem is also artificially driving up the cost of homes, particularly for properties that are ideal for first-time homeowners.

Expanding the opportunities within "Tier III" is just going to exacerbate the problems that my family went through in the year looking for our first home, and I don't want anyone else to face what we experienced.

My main issue, which will be repeated through each tier, is that there is clear channels for neighbors and community members to address the issues raised by rentals.

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Caleb Jackson

From: do-not-reply@greeleygov.com
Sent: Thursday, December 12, 2019 1:39 PM
To: Caleb Jackson
Subject: [EXTERNAL] STR Survey Submission

General

Do you generally agree with the 10 objectives guiding the approach for regulating short-term rentals?

Yes

Do you generally agree that regulating short-term rentals in three tiers based on the situation is appropriate?

Yes

Tier I

Do you feel that Tier I, renting out a spare bedroom within a home to visitors, is typically appropriate in all neighborhoods?

No

Comments

I think this will be very difficult to enforce.

Tier II

Do you feel that Tier II, occasionally renting out an entire home to visitors while the residents are out of town is typically appropriate in all neighborhoods?

No

What additional questions, concerns, or comments do you have about Tier II, occasionally renting out an entire home to visitors while the residents are out of town?

How many times a year can this be done? Is there a required time period? For example, can people rent out their homes if they are gone for a week? Two weeks? I have less concerns if the home is rented out for a semester or longer.

Tier III

Do you feel that Tier III, continuously renting a home to visitors instead of residents, is typically appropriate only in the places that a traditional bed and breakfast is allowed?

Yes

What additional questions, concerns, or comments do you have about Tier III, continuously renting a home to visitors instead of residents?

We should do all we can to make certain that rental properties are available for tenants rather than for visitors. Greeley has plenty of capacity with hotels. If a place is a traditional B and B or a registered one, they will be contributing to tax base. Consistent rentals cause problems with parking and too much coming and going for neighbors. I am not including my information but I live in a downtown neighborhood on 11th St bordered by 14th Ave and 11th Ave.

Your Information

Additional Comments

I appreciate the city's attention to this issue.

Caleb Jackson

From: do-not-reply@greeleygov.com
Sent: Saturday, December 7, 2019 12:31 PM
To: Caleb Jackson
Subject: [EXTERNAL] STR Survey Submission

General

Do you generally agree with the 10 objectives guiding the approach for regulating short-term rentals?

Yes

Do you generally agree that regulating short-term rentals in three tiers based on the situation is appropriate?

Yes

Comments

Tier I should allow two bedrooms.

Tier I

Do you feel that Tier I, renting out a spare bedroom within a home to visitors, is typically appropriate in all neighborhoods?

Yes

Comments

Two bedrooms is ok, too.

Tier II

Do you feel that Tier II, occasionally renting out an entire home to visitors while the residents are out of town is typically appropriate in all neighborhoods?

Yes

What additional questions, concerns, or comments do you have about Tier II, occasionally renting out an entire home to visitors while the residents are out of town?

airbnb landlords and renters give careful reviews and ratings of each other. This helps ensure that the renters are not a bother to the neighborhood.

Tier III

Do you feel that Tier III, continuously renting a home to visitors instead of residents, is typically appropriate only in the places that a traditional bed and breakfast is allowed?

Yes

What additional questions, concerns, or comments do you have about Tier III, continuously renting a home to visitors instead of residents?

I think Tier III is an investment concept, not a sharing concept like Tiers I and II. Let's stick to "sharing" in these regulations and leave investors in Tier III out of it. Isn't rental property covered elsewhere?

Your Information

Name

Redacted

Address

Redacted

Em

Additional Comments

This is a well-thought-out questionnaire and issue. Thank you, Greeley for your excellent government!

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Caleb Jackson

From: webmaster@greeleygov.com on behalf of do-not-reply@greeleygov.com
<webmaster@greeleygov.com>
Sent: Friday, November 1, 2019 9:41 AM
To: Caleb Jackson
Subject: [EXTERNAL] STR Survey Submission

General

Do you generally agree with the 10 objectives guiding the approach for regulating short-term rentals?

Yes

Do you generally agree that regulating short-term rentals in three tiers based on the situation is appropriate?

No

Tier I

Do you feel that Tier I, renting out a spare bedroom within a home to visitors, is typically appropriate in all neighborhoods?

Yes

Tier II

Do you feel that Tier II, occasionally renting out an entire home to visitors while the residents are out of town is typically appropriate in all neighborhoods?

Yes

Tier III

Do you feel that Tier III, continuously renting a home to visitors instead of residents, is typically appropriate only in the places that a traditional bed and breakfast is allowed?

No

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Caleb Jackson

From: webmaster@greeleygov.com on behalf of do-not-reply@greeleygov.com
<webmaster@greeleygov.com>
Sent: Tuesday, November 5, 2019 1:25 PM
To: Caleb Jackson
Subject: [EXTERNAL] STR Survey Submission

General

Do you generally agree with the 10 objectives guiding the approach for regulating short-term rentals?

Yes

Do you generally agree that regulating short-term rentals in three tiers based on the situation is appropriate?

Yes

Tier I

Do you feel that Tier I, renting out a spare bedroom within a home to visitors, is typically appropriate in all neighborhoods?

Yes

What additional questions, concerns, or comments do you have about Tier I, renting out a spare bedroom within a home to visitors?

We do have a housing shortage and some of this is necessary.

Tier II

Do you feel that Tier II, occasionally renting out an entire home to visitors while the residents are out of town is typically appropriate in all neighborhoods?

Yes

What additional questions, concerns, or comments do you have about Tier II, occasionally renting out an entire home to visitors while the residents are out of town?

This is a wonderful thing for families on vacation. It is a win-win situation for families on vacation and owners.
We love this feature with our family and have used this situation to everyones advantage.
Not everyone likes a hotel arrangement.

Tier III

Do you feel that Tier III, continuously renting a home to visitors instead of residents, is typically appropriate only in the places that a traditional bed and breakfast is allowed?

No

Your Information

Name

Address

Redacted

Email

Redacted

Additional Comments

I hope the city will not make this form of entrepreneurship difficult for our citizens.

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Caleb Jackson

From: webmaster@greeleygov.com on behalf of do-not-reply@greeleygov.com
<webmaster@greeleygov.com>
Sent: Friday, November 1, 2019 10:05 AM
To: Caleb Jackson
Subject: [EXTERNAL] STR Survey Submission

General

Do you generally agree with the 10 objectives guiding the approach for regulating short-term rentals?

Yes

Do you generally agree that regulating short-term rentals in three tiers based on the situation is appropriate?

Yes

Tier I

Do you feel that Tier I, renting out a spare bedroom within a home to visitors, is typically appropriate in all neighborhoods?

Yes

Tier II

Do you feel that Tier II, occasionally renting out an entire home to visitors while the residents are out of town is typically appropriate in all neighborhoods?

Yes

Tier III

Do you feel that Tier III, continuously renting a home to visitors instead of residents, is typically appropriate only in the places that a traditional bed and breakfast is allowed?

No

Your Information

Name

Redacted

Address

Email

CAUTION: This email is from an **external** source. Ensure you trust this sender before clicking on any links or attachments.

Caleb Jackson

From: webmaster@greeleygov.com on behalf of do-not-reply@greeleygov.com
<webmaster@greeleygov.com>
Sent: Wednesday, November 6, 2019 8:04 PM
To: Caleb Jackson
Subject: [EXTERNAL] STR Survey Submission

General

Do you generally agree with the 10 objectives guiding the approach for regulating short-term rentals?

Unsure

Do you generally agree that regulating short-term rentals in three tiers based on the situation is appropriate?

No

Tier I

Do you feel that Tier I, renting out a spare bedroom within a home to visitors, is typically appropriate in all neighborhoods?

Yes

Tier II

Do you feel that Tier II, occasionally renting out an entire home to visitors while the residents are out of town is typically appropriate in all neighborhoods?

Yes

Tier III

Do you feel that Tier III, continuously renting a home to visitors instead of residents, is typically appropriate only in the places that a traditional bed and breakfast is allowed?

No

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Caleb Jackson

From: webmaster@greeleygov.com on behalf of do-not-reply@greeleygov.com
<webmaster@greeleygov.com>
Sent: Sunday, November 3, 2019 6:07 AM
To: Caleb Jackson
Subject: [EXTERNAL] STR Survey Submission

General

Do you generally agree with the 10 objectives guiding the approach for regulating short-term rentals?

Yes

Comments

I am not sure the logic or reasoning behind number 5. Surely short-term rentals like airbnb are no substitute for actual affordable housing?

Do you generally agree that regulating short-term rentals in three tiers based on the situation is appropriate?

Yes

Tier I

Do you feel that Tier I, renting out a spare bedroom within a home to visitors, is typically appropriate in all neighborhoods?

Yes

Tier II

Do you feel that Tier II, occasionally renting out an entire home to visitors while the residents are out of town is typically appropriate in all neighborhoods?

Yes

What additional questions, concerns, or comments do you have about Tier II, occasionally renting out an entire home to visitors while the residents are out of town?

This one seems a bit difficult to enforce. What if I am away for months, and rent my home for months? How is that different from having a home in Greeley as a second home, and renting it out for many months at a time, except when I'm in town for the stampede, for example? I am essentially an absentee landlord, at that point, aren't I?

Tier III

Do you feel that Tier III, continuously renting a home to visitors instead of residents, is typically appropriate only in the places that a traditional bed and breakfast is allowed?

Unsure

Your Information

Name

Redacted

Ac

Caleb Jackson

From: do-not-reply@greeleygov.com
Sent: Friday, October 18, 2019 4:40 PM
To: Caleb Jackson
Subject: [EXTERNAL] STR Survey Submission

General

Do you generally agree with the 10 objectives guiding the approach for regulating short-term rentals?

Yes

Do you generally agree that regulating short-term rentals in three tiers based on the situation is appropriate?

Yes

Tier I

Do you feel that Tier I, renting out a spare bedroom within a home to visitors, is typically appropriate in all neighborhoods?

Yes

Tier II

Do you feel that Tier II, occasionally renting out an entire home to visitors while the residents are out of town is typically appropriate in all neighborhoods?

Yes

Tier III

Do you feel that Tier III, continuously renting a home to visitors instead of residents, is typically appropriate only in the places that a traditional bed and breakfast is allowed?

Unsure

CAUTION: This email is from an external source. Ensure you trust this sender before clicking on any links or attachments.

Caleb Jackson

From: do-not-reply@greeleygov.com
Sent: Monday, December 16, 2019 12:06 PM
To: Caleb Jackson
Subject: [EXTERNAL] STR Survey Submission

General

Do you generally agree with the 10 objectives guiding the approach for regulating short-term rentals?

Yes

Comments

Make sure protect minority populations and low income households with larger families from discrimination. Family should be allowed to stay in somebody's house without time restrictions.

Do you generally agree that regulating short-term rentals in three tiers based on the situation is appropriate?

No

Comments

Rentals in Greeley should go to individuals intending to stay in Greeley. Short term leases should be allowed for renters, but there is not enough available housing to fill rooms with temporary guests for the sake of making money.

Tier I

Do you feel that Tier I, renting out a spare bedroom within a home to visitors, is typically appropriate in all neighborhoods?

No

What additional questions, concerns, or comments do you have about Tier I, renting out a spare bedroom within a home to visitors?

Keep housing available to people living in Greeley

Tier II

Do you feel that Tier II, occasionally renting out an entire home to visitors while the residents are out of town is typically appropriate in all neighborhoods?

No

What additional questions, concerns, or comments do you have about Tier II, occasionally renting out an entire home to visitors while the residents are out of town?

Only for long term rentals, there is not enough housing for visitors to take the housing that is available.

Tier III

Do you feel that Tier III, continuously renting a home to visitors instead of residents, is typically appropriate only in the places that a traditional bed and breakfast is allowed?

No

What additional questions, concerns, or comments do you have about Tier III, continuously renting a home to visitors instead of residents?

It will drive up costs, build more housing and keep available housing open to residents only.

Your Information

Caleb Jackson

From: do-not-reply@greeleygov.com
Sent: Tuesday, December 17, 2019 12:28 AM
To: Caleb Jackson
Subject: [EXTERNAL] STR Survey Submission

General

Do you generally agree with the 10 objectives guiding the approach for regulating short-term rentals?

Yes

Do you generally agree that regulating short-term rentals in three tiers based on the situation is appropriate?

Yes

Tier I

Do you feel that Tier I, renting out a spare bedroom within a home to visitors, is typically appropriate in all neighborhoods?

Yes

What additional questions, concerns, or comments do you have about Tier I, renting out a spare bedroom within a home to visitors?

I don't understand why capping stays to 10 days max is necessary. Is this done in hotels?

Tier II

Do you feel that Tier II, occasionally renting out an entire home to visitors while the residents are out of town is typically appropriate in all neighborhoods?

Yes

What additional questions, concerns, or comments do you have about Tier II, occasionally renting out an entire home to visitors while the residents are out of town?

20% of the year feels arbitrarily low. Allowing Tier II houses to rent 50% of the year seems more reasonable. Short term rentals is the only thing that makes sense for some families who own homes in Greeley as their primary residence but for a certain amount of time are gone; for example friends of ours who work in Alaska during the summer and rent their home in Greeley during that time. Even better would be to make the rule be 50% of days rentable over a period of 5-6 years. (though this may be difficult to be enforceable...) My husband and I rent our home on Airbnb because we are out of the country for 2 years while my husband completes a masters program. We love Greeley, our neighborhood, our home and want to return, so we didn't want to sell our house. We also couldn't take all our furniture to our much smaller apartment we are currently living in (nor did it make financial sense to move it out of the country and then back again two years later). We did try to find a long-term renter who would take the house furnished but couldn't find anyone. So we decided to try short term rental. We talked to our neighbors and made sure this would be good for them as well. One of our neighbors ended up being our main cleaner and property manager. In fact, she mentioned that the extra income has helped them cover some unexpected medical bills that came up for them. We market our house as family-friendly, no-smoking etc and spent a good deal of money decorating and updating the interior decor to attract high quality guests who wouldn't be a nuisance to our neighbors. We honestly probably would have made a little more money with a long term rental than we currently make. But the logistics didn't work out for a long term rental since this is not truly a rental property, but a residential property that for a short period of time is being rented out. This is why I believe our property should fall under Tier II regulations.

The 10 day max stay again seems arbitrarily low. Our property would be the perfect 3 month home for a traveling nurse working at NCMC and bringing a family along. Family friends of our from Greeley who went to the West Coast for 7 months and did 2 travel nurse stints rented from Airbnb and said it was perfect for them. Because they are staying for so short a period it makes much more sense to get somewhere furnished. But it is also much better for the family than staying in a hotel for 3 months. If there has to be a max stay, why not change it to 100 days? (Which could then leave this as a possibility)

Tier III

Do you feel that Tier III, continuously renting a home to visitors instead of residents, is typically appropriate only in the places that a traditional bed and breakfast is allowed?

No

What additional questions, concerns, or comments do you have about Tier III, continuously renting a home to visitors instead of residents?

I am actually ok with most of the proposed regulations on Tier III because I also don't want to see so many rental houses being fully converted to short term rental that it takes away from the long term rental market. However, in the case of our property, due to us being gone for 2 years and renting it out the whole year we would be lumped into Tier III. And in the current zoning we would be shut down (because we aren't in the right zone). So if we could be considered Tier II (since that is at heart what we are - not really a full "conversion") then I am happy to have the Tier III zoning as is.

Your Information

Name

Redacted

Address

Email

Additional Comments

I really think Tier II needs some re-thinking so you can accomplish objective #5 of limiting full "conversions" but also objective #9 of allowing people to use their homes to make ends meet. 20% is just too low. People don't rent their home because they are going to be gone for one or two weeks on vacation. It is way too much work to get your home rent-ready, create the listing etc to just make a couple extra bucks when you go on vacation. It is people who are living life in creative ways (such as the seasonal workers, extended travel, or like us, away for graduate programs) who should be able to fit into Tier II. These are people who call Greeley home and keep coming back here because we are committed to Greeley.

We need to make sure that objective #10 is kept in mind as well. Short term rentals DO encourage tourism and local business. It is not just "taking away" from the hotel business - it actually adds to tourists in Greeley. There is a growing segment of the population who have realized they much prefer to stay in a home than in a hotel room. For those of us with families with young kids - it allows us to have a place to hang out after the kids are in bed at 7pm instead of spending the evening tiptoeing around a dark hotel room. For those who want to travel but can't spend the money to eat out at every meal, it allows them to cook some meals on the cheap at home and then still splurge on a meal out on the town (as opposed to not being able to afford to travel at all). We recently had parents of a UNC student who were able to spend Thanksgiving with their son and cook a whole Thanksgiving meal in our kitchen.

Also - People staying in short term rentals are interested in local businesses and culture. They don't want to go to just the big box stores/restaurants, they want the local flavor. Many hosts have recommendations posted for local hangouts. We have multiple times had guests ask us personally for recommendations and we are happy to direct them to our favorite spots downtown, the local coffee shops etc.

I want to see Greeley continue to flourish and I hope the regulations will help do that. Thanks for all your work and thoughtfulness on this.

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Caleb Jackson

From: do-not-reply@greeleygov.com
Sent: Tuesday, December 17, 2019 5:26 AM
To: Caleb Jackson
Subject: [EXTERNAL] STR Survey Submission

General

Do you generally agree with the 10 objectives guiding the approach for regulating short-term rentals?

Yes

Comments

I am not certain I understand objective 5, "Maximize the availability of affordable housing options by limiting dwelling unit conversions."

I do know that I am not in favor of anything that results (i.e. limiting) in unequal opportunities for all.

Do you generally agree that regulating short-term rentals in three tiers based on the situation is appropriate?

Unsure

Tier I

Do you feel that Tier I, renting out a spare bedroom within a home to visitors, is typically appropriate in all neighborhoods?

Yes

Tier II

Do you feel that Tier II, occasionally renting out an entire home to visitors while the residents are out of town is typically appropriate in all neighborhoods?

Yes

Tier III

Do you feel that Tier III, continuously renting a home to visitors instead of residents, is typically appropriate only in the places that a traditional bed and breakfast is allowed?

Unsure

Your Information

Name

Redacted

Address

Email

Caleb Jackson

From: do-not-reply@greeleygov.com
Sent: Friday, December 20, 2019 12:35 PM
To: Caleb Jackson
Subject: [EXTERNAL] STR Survey Submission

General

Do you generally agree with the 10 objectives guiding the approach for regulating short-term rentals?

Yes

Do you generally agree that regulating short-term rentals in three tiers based on the situation is appropriate?

Yes

Tier I

Do you feel that Tier I, renting out a spare bedroom within a home to visitors, is typically appropriate in all neighborhoods?

Unsure

Comments

some might use this as a means of getting around zoning and renting on a longer term basis

Tier II

Do you feel that Tier II, occasionally renting out an entire home to visitors while the residents are out of town is typically appropriate in all neighborhoods?

Yes

Tier III

Do you feel that Tier III, continuously renting a home to visitors instead of residents, is typically appropriate only in the places that a traditional bed and breakfast is allowed?

Yes

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Caleb Jackson

From: do-not-reply@greeleygov.com
Sent: Friday, December 20, 2019 4:56 PM
To: Caleb Jackson
Subject: [EXTERNAL] STR Survey Submission

General

Do you generally agree with the 10 objectives guiding the approach for regulating short-term rentals?

Yes

Comments

Thank you. I'm very appreciative of the efforts of the City as well as the Task Force.

Do you generally agree that regulating short-term rentals in three tiers based on the situation is appropriate?

Yes

Comments

In my particular scenario, I live in an 8-plex. Six of the apartments each have one resident. Those residents have lived there between 1 and 29 years. The remaining two apartments are AirBnB.

Tier I

Do you feel that Tier I, renting out a spare bedroom within a home to visitors, is typically appropriate in all neighborhoods?

Unsure

Comments

Possibly. The rules of the house dictate much of the impact. One guest can bring several more along w/ their cars; much coming/going if allowed. I've also seen that one guest environment in the form of a very quiet and transparent guest. As stated in the Tier 1 doc, tracking and enforcing are the core concerns.

Tier II

Do you feel that Tier II, occasionally renting out an entire home to visitors while the residents are out of town is typically appropriate in all neighborhoods?

Unsure

What additional questions, concerns, or comments do you have about Tier II, occasionally renting out an entire home to visitors while the residents are out of town?

I've seen firsthand how many people can fit in a two bedroom apartment as they come to visit the person who has rented the property; they are on holiday and we the residents need to work in the morning. It's all about respect for your neighbors, and visitors (and their guests) often feel no need. This summer our two apartments in our 8-plex yielded at least 10 cars on the street; a huge wedding party. I've seen similar scenarios play out in some of the AirBnB homes in our area. It's been difficult to find the positive with some guest scenarios and other weeks/weekends the guests have been fairly transparent. For those of us who are living it, the uncertainty of who your neighbor will be is one of the most challenging aspects.

Tier III

Do you feel that Tier III, continuously renting a home to visitors instead of residents, is typically appropriate only in the places that a traditional bed and breakfast is allowed?

Unsure

What additional questions, concerns, or comments do you have about Tier III, continuously renting a home to visitors instead of residents?

It has been difficult having 2 AirBnB in our 8-plex. Examples of challenges are guests pounding on our doors (late at night that is frightening) because they think our door is the AirBnB Apt. and then yelling from our porch to those waiting in the car, guests being allowed to bring pets (we are not allowed to have pets as residents), guests parking in front of our garages in back (blocking us in) because they don't want to park on the street, guests smoking on front/back porches (we are to call owners to report but that puts us in the position of policing the complex), guests requesting assistance w/ getting around the community, and finally parking (being near the university one 2 bedroom apt can bring 4 cars to the curb).

Your Information

Name

Redacted

Ad

Em

Additional Comments

I'm appreciative of this opportunity to share feedback on this issue.
If you have any additional/specific questions please feel free to contact me.
Thank you,

Redacted

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Caleb Jackson

From: do-not-reply@greeleygov.com
Sent: Saturday, December 28, 2019 7:05 PM
To: Caleb Jackson
Subject: [EXTERNAL] STR Survey Submission

General

Do you generally agree with the 10 objectives guiding the approach for regulating short-term rentals?

No

Comments

A number of local residential property owners in the City who live in their homes are already renting out space on a continuing basis. Therefore, is it necessary to establish these Tiers?

Do you generally agree that regulating short-term rentals in three tiers based on the situation is appropriate?

No

Tier I

Do you feel that Tier I, renting out a spare bedroom within a home to visitors, is typically appropriate in all neighborhoods?

No

Tier II

Do you feel that Tier II, occasionally renting out an entire home to visitors while the residents are out of town is typically appropriate in all neighborhoods?

No

Tier III

Do you feel that Tier III, continuously renting a home to visitors instead of residents, is typically appropriate only in the places that a traditional bed and breakfast is allowed?

No

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Caleb Jackson

From: do-not-reply@greeleygov.com
Sent: Thursday, January 9, 2020 6:19 PM
To: Caleb Jackson
Subject: [EXTERNAL] STR Survey Submission

General

Do you generally agree with the 10 objectives guiding the approach for regulating short-term rentals?

Yes

Do you generally agree that regulating short-term rentals in three tiers based on the situation is appropriate?

Yes

Tier I

Do you feel that Tier I, renting out a spare bedroom within a home to visitors, is typically appropriate in all neighborhoods?

Yes

Tier II

Do you feel that Tier II, occasionally renting out an entire home to visitors while the residents are out of town is typically appropriate in all neighborhoods?

Yes

Tier III

Do you feel that Tier III, continuously renting a home to visitors instead of residents, is typically appropriate only in the places that a traditional bed and breakfast is allowed?

Unsure

What additional questions, concerns, or comments do you have about Tier III, continuously renting a home to visitors instead of residents?

Affordable rental housing is extremely tight in Greeley. I work with a number of clients who are homeless, doubled-up with friends or relatives, and many who cannot afford the local rents. I believe full-scale conversions by investors diminishes rental availability and hurts the local hospitality industry. I would like to see this type regulated and locations restricted tightly, classified with commercial lodging and clearly identified as such. I am also concerned about lack of supervision; investor owned, absentee landlords already account for a big portion of our city's housing. This type of lodging was not the original goal of Air B&B; Tier 1 and Tier 2 are more akin to that. That way, even I could rent out a bedroom to visitors occasionally for extra money. Or have a house sitter type situation when I want to be away.

Your Information

Name

Redacted

Add

Email