



**Town of Paonia  
214 Grand Avenue  
Tuesday, February 3, 2026 4:00 PM  
Ad Hoc Short Term Rental Committee**

### **Agenda Items**

- 1) Review of September 2, 2025 Meeting of Ad Hoc Short Term Rental Committee
- 2) Discussion of Facilitator
- 3) Discussion of Short Term Rental Survey



**STR Ad Hoc Committee**  
**Meeting Date: September 2, 2025**  
**MEETING SUMMARY**

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### **I. Call to Order and Introductions**

The meeting was called to order at 4:00 PM. Trustee Kathy Swartz welcomed the committee and the public, expressing optimism for a consensus-based process. Committee members in attendance included Town Administrator/Treasurer Wynn (remotely), Julie Bennett, and Samantha (Sam) Staley. Absent was Trustee Rick Stelter.

### **II. Discussion and Establishment of Meeting Ground Rules**

Trustee Swartz proposed using a consensus-making model for committee decisions, outlining its key tenets:

- Everyone has a piece of the truth.
- Seek to understand, not just to respond.
- The facilitator will ensure everyone has a chance to speak and will manage interruptions.
- Committee members will act in the best interest of the town.
- The process should be fun and collaborative.
- Sam added a tenant against interrupting.
- A discussion was held on how to handle factual disagreements, concluding that disputed items should be flagged for further research.

#### **Decision-Making Process:**

- Any member can bring a motion forward after sufficient discussion.
- Voting will use a thumbs-up/thumbs-sideways/thumbs-down system:
  - **Thumbs Up:** Full support.
  - **Thumbs Sideways:** Has hesitations but is willing to go along.
  - **Thumbs Down:** Standing in the way (blocks consensus).
- Two or more "thumbs sideways" votes will trigger a reworking of the proposal.
- The committee discussed how to handle absences, agreeing that detailed notes and meeting recordings should be provided to absent members, who retain the right to bring concerns to a subsequent meeting for further discussion.

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### **III. Committee Purpose and Board Liaison**

The committee affirmed its role is to bring recommendations to the Board of Trustees, which holds the final decision-making authority.

- **Motion (Stefen):** To ask the Board of Trustees to include a standing agenda item for the term of this committee for "Discussion of the STR Ad Hoc Committee and consideration of questions for the board."
  - **Second:** Yes.
  - **Outcome:** Motion passed. This is intended to be a formal channel for the committee to request resources, such as legal counsel, from the Board.

### **IV. Meeting Structure and Logistics**

#### **A. Agenda and Notes:**

- **Motion (Sam):** To have the agenda and notes from the previous meeting available to the committee five (5) calendar days prior to the next scheduled meeting.
  - **Second:** Yes.
  - **Outcome:** Motion passed.

#### **B. Role of the Facilitator:**

- **Motion (Sam):** The facilitator (Trustee Swartz) will vote on decisions, is able to bring forth motions, and will contribute to discussion if bringing new information forward, while making a best effort to maintain neutrality.
  - **Second:** Yes.
  - **Outcome:** Motion passed. It was added as a tenant that any member can call the facilitator out for not remaining neutral.

### **V. Public Comment Procedures**

The committee discussed multiple methods for gathering public input.

#### **A. Digital Comments (SurveyMonkey):**

- **Motion (Stefen):** To implement a SurveyMonkey survey after each meeting, open until the Tuesday following the meeting. The standard question will ask for thoughts/comments on the previous meeting and request the respondent's name,

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whether they are in-town or out-of-town, and if they are an STR owner. The committee may also add specific polling questions as needed.

- **Second:** Yes.
- **Outcome:** Motion passed.

**B. Non-Digital Comments:**

- **Motion (Sam):** To provide an alternative for non-digital participation via a drop box for written comments at Town Hall, specifically labeled for the STR committee. Comments will be collected and included in the next agenda packet.
  - **Second:** Yes.
  - **Outcome:** Motion passed.
- It was noted that public comments can also be emailed to the general town email ([paonia@townofpaonia.com](mailto:paonia@townofpaonia.com)) with "STR" in the subject line.

**C. In-Person Comment During Meetings:**

- **Motion (Sam):** To allow public feedback throughout the meeting at the discretion of the facilitator. Members of the public must raise their hand to be called on, and comments are limited to three minutes.
  - **Second:** Yes.
  - **Outcome:** Motion passed.

**VI. Brainstorming: Key Issues for the Committee to Address**

The committee began a brainstorming session to identify broad topic categories for future meetings. The list included:

1. **Foundational Values:** Reviewing the Town's Comprehensive Master Plan, Mission & Values statements, Strategic Plan, and Affordable Housing Study to ground all recommendations.
2. **Owner-Occupied STRs:** Addressing the rental of rooms or entire homes where the owner maintains primary residence (connected to the current moratorium on renting rooms).
3. **Whole-House/Non-Owner Occupied STRs.**

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4. **General Standards:** Regulations applicable to all STRs, such as parking, noise, health, safety, and neighbor enjoyment.
5. **Fees, Monetary Penalties, and Sanctions.**
6. **Enforcement Mechanisms.**
7. **Proportion/Caps:** Discussing the appropriate number or density of STRs within the town.
8. **Private Property Rights:** Acknowledged as a significant concern raised by the public.

**VII. Public Comment**

A member of the public provided comment, urging the committee to consider the results of the recent election where 70% of voters chose to repeal the previous STR ordinance, as a significant data point reflecting public sentiment.

**VIII. Adjournment**

The meeting was adjourned at 5:30 PM.

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**Respectfully submitted,**

Ruben Santiago,  
Town of Paonia Deputy Clerk

## Q1 Name

Answered: 18 Skipped: 0

ANSWER CHOICES	RESPONSES	
First name	100.00%	18
Last name	100.00%	18
	0.00%	0
	0.00%	0
	0.00%	0

#	FIRST NAME	DATE
1		9/10/2025 8:19 PM
2		9/9/2025 10:15 AM
3		9/8/2025 8:28 PM
4		9/8/2025 2:18 PM
5		9/8/2025 9:30 AM
6		9/7/2025 10:55 PM
7		9/7/2025 5:25 PM
8		9/6/2025 9:46 PM
9		9/6/2025 2:01 PM
10		9/5/2025 9:20 PM
11		9/5/2025 8:16 PM
12		9/5/2025 7:27 PM
13		9/5/2025 5:24 PM
14		9/5/2025 3:09 PM
15		9/5/2025 2:33 PM
16		9/5/2025 11:49 AM
17		9/5/2025 11:42 AM
18		9/4/2025 2:27 PM

#	LAST NAME	DATE
1		9/10/2025 8:19 PM
2		9/9/2025 10:15 AM
3		9/8/2025 8:28 PM
4		9/8/2025 2:18 PM
5		9/8/2025 9:30 AM
6		9/7/2025 10:55 PM
7		9/7/2025 5:25 PM

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8	[REDACTED]	9/6/2025 9:46 PM
9	[REDACTED]	9/6/2025 2:01 PM
10	[REDACTED]	9/5/2025 9:20 PM
11	[REDACTED]	9/5/2025 8:16 PM
12	[REDACTED]	9/5/2025 7:27 PM
13	[REDACTED]	9/5/2025 5:24 PM
14	[REDACTED]	9/5/2025 3:09 PM
15	[REDACTED]	9/5/2025 2:33 PM
16	[REDACTED]	9/5/2025 11:49 AM
17	[REDACTED]	9/5/2025 11:42 AM
18	[REDACTED]	9/4/2025 2:27 PM

#		DATE
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There are no responses.

#		DATE
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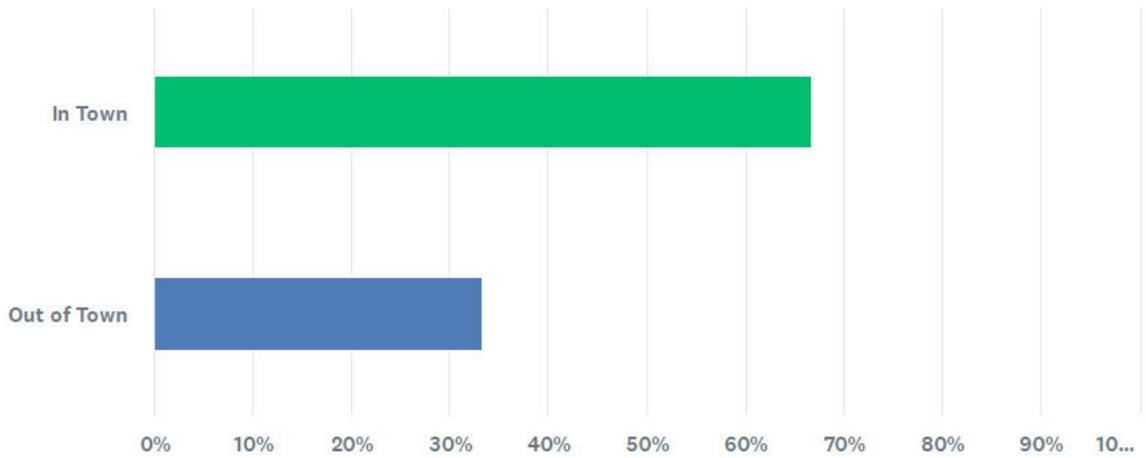
There are no responses.

#		DATE
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There are no responses.

## Q2 Residency

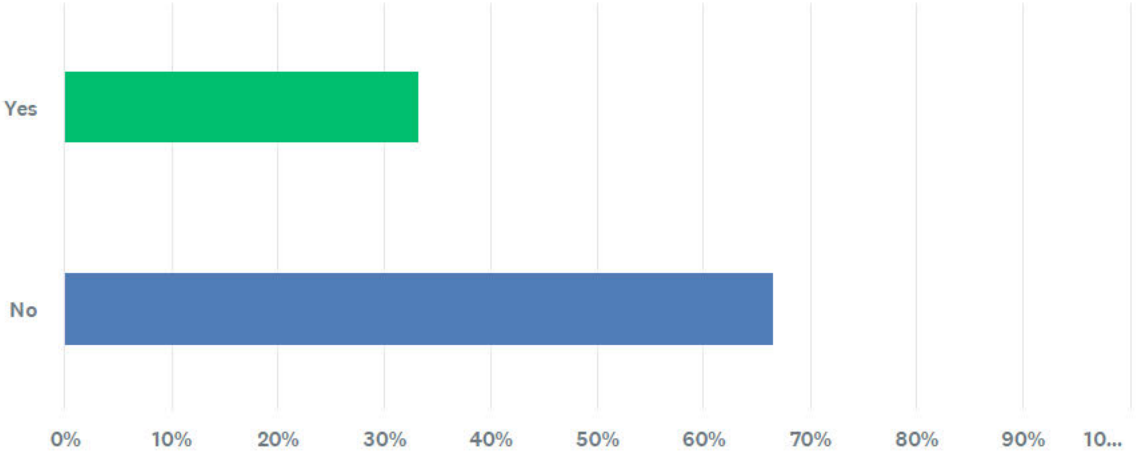
Answered: 18 Skipped: 0



Answer Choices	Percentage	Responses
<span style="color: green;">●</span> In Town	66.67%	12
<span style="color: blue;">●</span> Out of Town	33.33%	6
<b>Total</b>		<b>18</b>

### Q3 Are you a Short-Term Rental owner?

Answered: 18 Skipped: 0



Answer Choices	Percentage	Responses
● Yes	33.33%	6
● No	66.67%	12
<b>Total</b>		<b>18</b>

## Q4 We need your input! Please share your thoughts or comments on the September 2, 2025 committee meeting.

Answered: 18 Skipped: 0

#	RESPONSES	DATE
1	I am a STR owner of a resort property and I have previously owned both STR & long-term rental properties in another (vacation/destination) state prior to my recent move to Colorado. Not only do I not believe there is a problem here in Paonia, but I also do not feel there will be a problem here in the future. There's not enough space here to support my opinion, but I am willing to be contacted for further discussion. I can be reached at [REDACTED] Additionally, Montrose has a very comprehensive, viable plan in place already, so why are we reinventing the wheel & making it harder on ourselves?	9/10/2025 8:19 PM
2	I appreciate the committee's thoughtful discussion to create a framework for short-term rental regulation. My recommendation is to keep things simple. Paonia is a small town—not a ski resort community like Crested Butte or Vail—so heavy, very detailed regulation is not necessary at our scale. I support STR regulations, but I support simple, broad provisions rather than detailed rules that micro-manage every aspect of an STR. Please avoid over-regulation or any infringement on property rights for Paonia property owners that actually live in town and are part of this community—it isn't needed here. Thank you for all your hard work!	9/9/2025 10:15 AM
3	What a great meeting! Thank you and thank you for involving all of us. There is one big thing that I would like to address. When splitting STR's into two categories of "a room in a home vs. whole house" I'm unsure of the purpose and creating two categories seems to complicate things. to bhas this division been created to be able to categorize people ( or investment companies) who purchase a home in Paonia, for the sole purpose of using it to rent short term, separately from people who are just renting because it suits their current situation as a local home owner? Or some other reason? I was heavily involved in collecting real data about current STR's last winter. I do not think that Paonia wants companies or individuals to purchase multiple homes in our town for the sole purpose of renting short term. What I found is that there were no current examples of this. I found individuals that were; using their homes as STR's while they were not able to occupy them but were also not wanting to sell yet, people that lived part-time in Paonia and could not rent their homes full time, people using STR's as a way to become home owners, businesses that used rooms that were created to rent short term, individuals who had extra space that they could rent out short term. Each situation was unique but helped the people who make up our neighborhoods afford ever increasing costs of living. I do think Paonia wants local property owners to maintain any property rights that they have while not overly changing the character of town. Could we do away with this "two bucket" definition and instead, understand the purpose of the division and look at it in another way? STR's in Paonia help individuals stay in their homes. Maybe simply limiting the number of STR licenses that any entity can hold would be part of the solution if my assumption is correct. thank you for your time and attention. [REDACTED]	9/8/2025 8:28 PM
4	I want to begin by expressing my optimism that this committee will help us find solutions that benefit the Town of Paonia while creating a framework that all parties can view as fair and equitable. This process is an important opportunity for collaboration, and I am grateful for the effort being put into it. Public input is essential in shaping thoughtful and lasting policy. For that reason, I am glad that speakers will be given a full three minutes to share their perspectives. I also believe questions should be welcomed during these meetings, as dialogue and clarification help move the conversation forward. One of the most important distinctions I hope the committee keeps in mind is the difference between pure investment properties—owned by people or corporations with no connection to Paonia beyond financial gain—and STR owners who live outside of town but have deep community roots. These two groups are not the same, yet they are often treated as one. My family has lived in Paonia for five generations, and though I now live in Palmer Lake, I still have family and close connections here. Paonia is, and always will be, my true home. Like many other STR owners with local roots, I am invested in more than income, I am invested in the wellbeing of the town, its residents, and its future. Accessibility should also be part of this process. I respectfully ask that these meetings be transcribed so that individuals with hearing disabilities can review the content before survey	9/8/2025 2:18 PM

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deadlines. There are free and low-cost transcription services available, and this step would ensure broader participation and greater transparency. Finally, I want to reaffirm the critical role that tourism plays in Paonia's economy. Our festivals and events bring in visitors from across the state and beyond, and those visitors need a variety of lodging options. STRs help fill that need and keep the local economy strong. Thank you to the committee and the Town for creating a space where these important conversations can take place. I am confident that by recognizing the difference between absentee investment properties and STR owners with longstanding community ties, we can build policies that protect Paonia while also supporting the tourism economy that sustains it.

5	Thank you for offering the opportunity for folks to participate online via meeting recordings and Survey Monkey. One question I ask the committee to consider: in light of a strong rejection of the original ordinance by 70%, how will this committee create recommendations for STR regulations that also respects the voters' intent? I recognize this is no easy task, and it seems that the engagement rules you all set up are an excellent first step. Thank you all for your service!	9/8/2025 9:30 AM
6	I appreciate the time and effort that went into creating a structure for this process, and the value placed on listening to each other, and to public comment. My question for the committee's consideration: At what point does a rental cross the line from residential use to business use? How do you identify this, how do you track it, and how do you enforce it? There are currently STRs in residential zones that are essentially operating as lodging businesses, but they do not interact with or financially support the town in the same way a lodging business is required to do, or meet the same standards for safety. Specifically, STRs have not received town permission to operate, even though "rooming houses/bed and breakfasts", which are the only lodging business contemplated in the residential district regulations of our code, are not allowed at all in R-1 and only allowed by special review in other residential zones. At the same time, a commercially-zoned property owner must request a special review to use a "dwelling unit as part of a business use" and can have this use denied. Another example is that STR owners in residential zones are not paying commercial property tax or commercial utilities, a direct loss for the town of these business-related costs. Lodging businesses in town, like my business, The Local Nomad, or The Bross, or The Rocky Mountain Inn, are paying substantially higher costs than STRs to do business in the town. Adding a lodging tax that applies to all lodging facilities in town, whether commercial or residential, does nothing to address this imbalance. Finally, as a commercial property owner, my business operates with commercial insurance and liability coverage. Residential STRs may not have the same safeguards for visitors. I do not personally hold the opinion that all STRs are businesses or should be treated like businesses; I think someone living in their own home who occasionally rents a room is a different category than someone who operates an STR that is wholly separate from their primary residence. I appreciate the committee's consideration of this question and the implications for all residents and businesses in the community.	9/7/2025 10:55 PM
7	The first hour of the meeting was seemed to be all about the "process". I don't have any comment about that. STR's are safe and legal and should be regulated lightly to mitigate (not eliminate) impacts on the town & neighbors. So, something like a "curfew" on noise for example... which, if violated, would result in a fine to the owner. I do not believe the Town should limit the number or location of STR's. Let the market forces work. I strongly objected to the rationale that STR's "take away" housing from public at large. That's flawed logic and not the job of the Town to allocate the housing stock according to need. It's a slippery slope fraught with unintended consequences.	9/7/2025 5:25 PM
8	I value the peace and security. I a small town. I like knowing my neighbors. Neighbors are bound to treat each other well. When houses become vessels of commerce Instead of an Instead of a great place to Dwell,all these things are potentially out the window. If we're going to allow people to rent out rooms in their house it seems fair that they live on or near the site. people buying houses Strictly because they can get hundreds of dollars per night and overpay for those houses is a huge reason for the lack of affordable housing. We already faced shortcomings of infrastructure of streets services and Paonia. I am shocked that these people think they should have no regulation and no fees to run a business I ran a business for 30 something years and spent thousands every year on cost licenses insurances to do so. Why should they be exempt? There's surely is cost associated with regulating enforcing and parking, etc..	9/6/2025 9:46 PM
9	The commodification of homes as an income source rather than as a place to live, creates multiple problems.1. It exacerbates the long-term rental shortage, because a tourist will pay for a few nights what a local worker can only afford to pay for a month. 2. No longer do you have a	9/6/2025 2:01 PM

community of neighbors who care for and about each other, and the kids, seniors, pets, etc. It exacerbates noise (VRBO's often include ATVs in rural areas), and it becomes a transient population that is not invested in community. We saw our small town in So. Utah (where we had lived for 24 years,) completely change in less than two years, as about a quarter of the town became little old house vacation rentals. One group of "local investors" bought up and now rent out over 400 homes in this town of 3,000 people. And that doesn't include all the individual people renting out homes. Knowing this will not go away I encourage the city to have regulations, enforcement, required business licenses, insurance requirements, annual fees, and taxes, because what these folks are doing has an impact on our community - such as Increased traffic, noise, and water use. There are also liability issues that could be as simple as a person unused to uneven roads and sidewalks, tripping, falling, breaking a leg and suing the city. Thank you for allowing me to comment.

10	Thank you for the thoughtful first meeting and for setting ground rules; I appreciate being able to access the recording online. One item not raised for future discussion is the issue of STRs in Commercially-zoned properties. Full disclosure: I own a C-1 zoned building downtown, for which "lodging" is an allowable use with special use review although the Board of Trustees declined my request for such use. In many communities, STRs are allowed "by right" in commercially-zoned structures since these are in locations where communities typically want tourists clustered (as opposed to taking up residential properties in residential areas). In terms of the city's repealed ordinance, it allowed for STRs in Commercially-zoned structures but they still "counted" against one of the allowed licenses. I'll save my own opinion for later, but at this point just wanted to note that it will be important for the committee to grapple with STRs in C-zones. Thank you again for this important work, Lori Hunter	9/5/2025 9:20 PM
11	I like that you all are working towards consensus and keeping your minds open to listening to other people's view points to get there. On your discussion about how to reach more people for input, especially those who aren't online or social media, to make sure that people even know about it I suggest putting a letter in the mail explaining this process to the citizens so they can fill out a card and drop it in the box at town by Tuesday x date. To really make it work, they would need to see the summary of the last meeting, which you did talk about getting transcribed or something. Would it make sense to do a mailing twice a month? Or once a month with two summaries to save postage? The other topic raised that I had input on was about the repeal and the moratorium on old code that's not being enforced and never has been..leads to the biggest reason the other ordinance was repealed. Are the majority voters who request the right to do whatever inside their residence without government overreach going to be heard? Not talking just about official airbnb rentals, just everyday folks. Someone I know up the street rents to SEI for \$100/week a week or two. Doesn't make enough to warrant license fees, remodeling her door, etc. Yet she provides a needed service to the community. In fact if SEI has no places to stay they will move away and take away loads of income from Paonia businesses.	9/5/2025 8:16 PM
12	I'm 63 and my house is my largest asset. As I move towards retirement, I'd like the option to use a room in my house for a STR, without a lot of fees or red tape. This is a room that will never be available for LTR.	9/5/2025 7:27 PM
13	I just watched the whole thing on YouTube and am very impressed with everyone participating! Thank you so much!!! I look forward to keeping up with the process. They did not say when the next one is. I'd love to be at the meeting in real time. How do I know when and how to tune into the next meeting?	9/5/2025 5:24 PM
14	After my public comments at the STR committee meeting, Kathy Schwartz (Mayor Pro-Tempore), asked me to post the data I spoke about. I referred to it as "the elephant in the room". Lengthy discussion was about the various ways the Committee can gain public input, and why this survey was created. The most relevant, direct data, is 125 registered voters signed the Repeal Petition, with approx. 21 signatures unfortunately being rejected, not because they were not registered voters, but because of a "re-stapling issue" with the paper petition. Short story, it was falling apart and was stapled with a heavy duty stapler to keep all the pages together. Still almost double the amount of signatures required. Instead of accepting the repeal, and the offer from STR Owners to work towards a more fair and balanced Ordinance, the Town then elected to spend over \$10k to "see what the Voters want" by putting it to a vote on the April 1, 2025 Ballot. The results of that ballot issue were 70% (381 Registered Voters) to 30% (160) FOR the Repeal. STR Owners make up such a very small percentage of those voting to repeal. The largest resistance was about unnecessary, over-reaching, governmental regulation, at the expense of individual property rights; reducing a community asset (STRs), that play a vital role in our tourism economy; the punitive,	9/5/2025 3:09 PM

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restrictive, expensive and cumbersome nature of the Ordinance; and it's failure to result in any additional affordable housing. In approaching a new STR Ordinance, how does the STR Committee and Town Council consider, and respect, the results of the April 1, 2025 Vote of it's Citizens??

15	Great start! Thx to all involved. I appreciate your efforts and time!	9/5/2025 2:33 PM
16	Regulation of STR will NOT suddenly create affordable housing. Not sure who stated that "brilliant" idea. STR properties are well kept and are look nice in the community or they won't have business. Most rentals and other properties around town are allowed to look like junk yards and weed beds. With the agri-tourism being pushed in this valley, there isn't enough hotels/motels to accommodate the tourism. We need those STRs! The biggest thing is who the hell does this board think they are with the over reach of their local government "authority" to tell the owner and TAXPAYER how to handle their property. If they want it to be an Air BNB or a regular rental, it should be up to them, not wantabe politicians. Stay in your lane!	9/5/2025 11:49 AM
17	Short-Term Rentals should not be welcomed in town. I like to know my neighbors and not see new faces consistently and not knowing if they will be quiet and respectful guests. There are inns, motels, and B&Bs for people to stay at for days or a couple weeks. If it does get passed or is in motion, then you need to make sure they are collecting and reporting the appropriate taxes such as sales and lodging tax in the state of Colorado. As well as the town should get a piece of pie such as a fee for short term renters. And for those that do not rent their homes short-term should get a discount on their monthly bill if our neighbor is renting their home short-term (under 30 calendars days). We are the ones dealing with strangers coming in and out.	9/5/2025 11:42 AM
18	Testing	9/4/2025 2:27 PM