



PACKET MODIFICATIONS

August 18, 2026

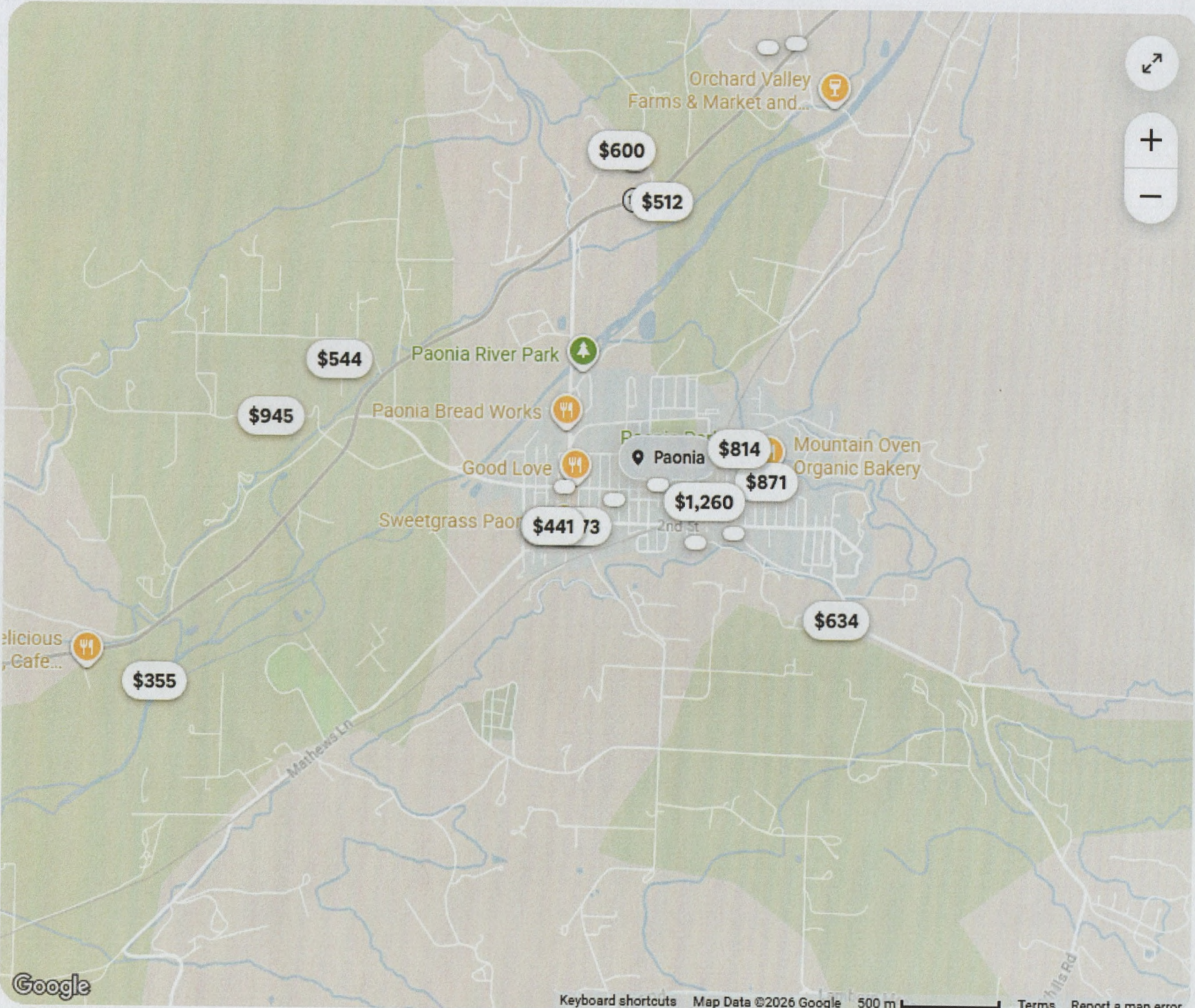
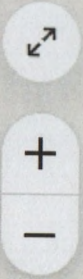
Addition of the following documents handed out, not included in the original packet:

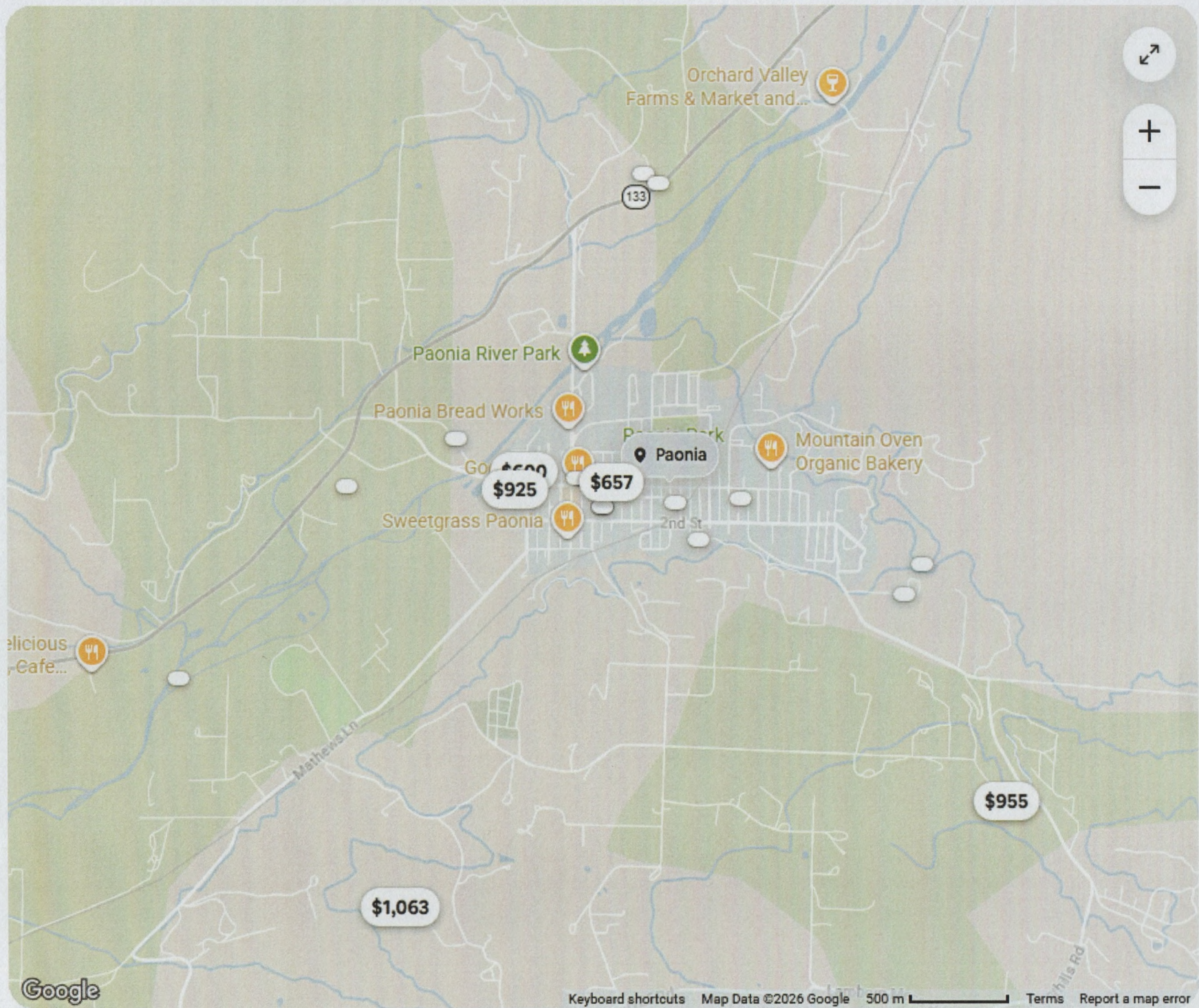
- *Draft Whereas Ordinance from committee members Sam Staley & Deborah Spiegel.*
 - *Short-Term Rental Information from Interim Administrator Sund.*
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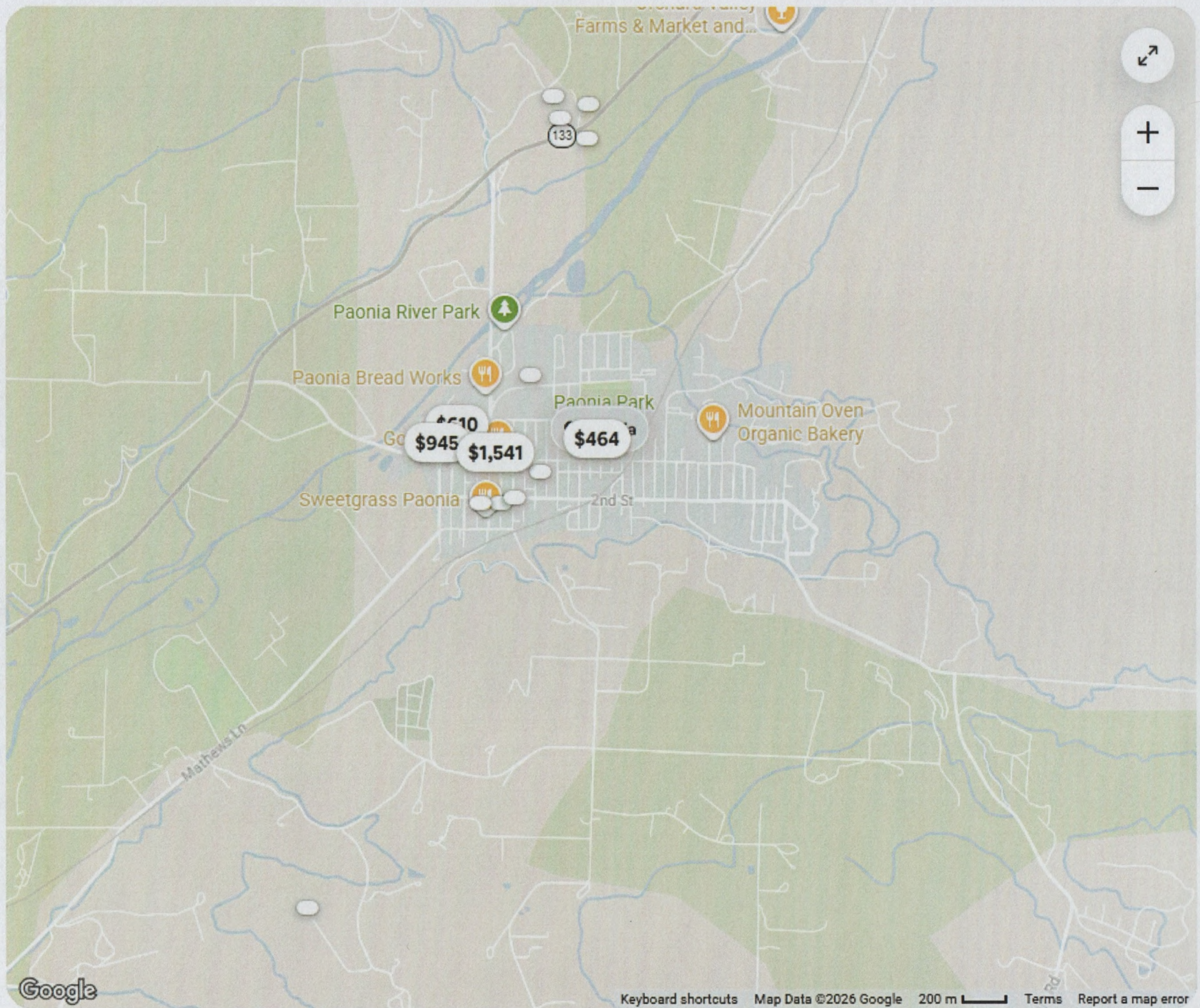
DRAFT August 18, 2026

1. WHEREAS, the Town of Paonia recognizes that short-term rentals contribute to tourism, local businesses, agritourism, and community activities, and can allow local homeowners to supplement and diversify their income when renting all or a portion of their homes; and
2. WHEREAS, the Town of Paonia recognizes that long-term residents, whether homeowners or long-term renters, are the foundation of our sustainable, thriving community, economy, and schools;
3. WHEREAS, the Board of Trustees has, over the past few years, conducted extensive public input meetings and workshops regarding the increasing lack of affordable housing, the growth of short-term rentals, and community concerns about the *potential* for impact of unregulated, unlimited whole-home short-term rentals on the availability of affordable housing;
4. WHEREAS, the Board of Trustees recognizes that there are many types of short-term rentals, and that non-owner occupied, whole home rentals *may* impact the availability of affordable housing for long-term rentals, *but* that there are myriad and complex macro-economic factors that affect the supply of affordable housing;
5. WHEREAS, the Board of Trustees passed an initial short-term rental Ordinance 2024-05, which was then repealed on April 1, 2025, and subsequently directed further study and committee work to redevelop a new Ordinance better suited to the Town of Paonia;
6. WHEREAS, the Board of Trustees seeks to establish a clear, fair, and proportional framework for the registration and regulation of short-term rentals that is appropriate to Paonia's size, character, and sustainability as a small town; and
7. WHEREAS, the purposes of this Ordinance are to promote public safety, address nuisances, provide accountability, ensure applicable tax compliance, establish an administratively workable registration process, continue to monitor how short-term rentals are affecting residents of the Town of Paonia, and adaptively manage the total stock of non-owner occupied, whole home short-term rentals;

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF PAONIA, COLORADO:









Vacation home in Paonia

★ 4.75 (8)

Whole-hostel rental - 7 bedroom/3 bath in Paonia

7 bedrooms - 8 beds - 3 baths

Aug 28 - Sep 2

~~\$2,300~~ **\$1,840** for 5 nights



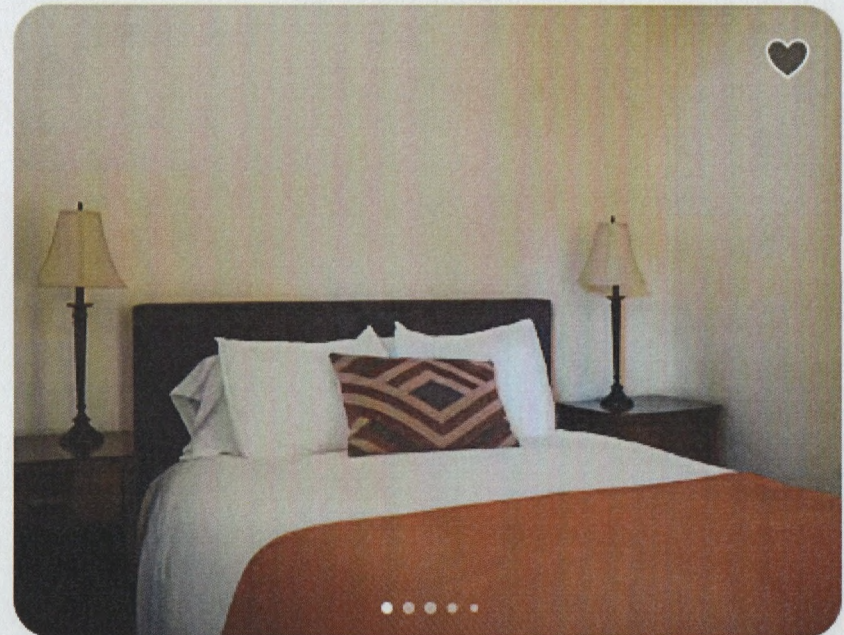
Rooms in Paonia

Downtown Hotel Room with Kitchen

2 bedrooms - 2 beds - 1 bath

Aug 30 – Sep 4

\$1,000 for 5 nights



Room in Paonia

Cozy Downtown Hotel Room

1 bed - 1 bath

Aug 17 – 22

\$983 for 5 nights



Rooms in Paonia

★ New

Hotel Loft: 2 Room, 4 Bed, Kitchen, Living, Dining
2 bedrooms - 4 beds - 1 bath
Aug 17 - 22

\$1,318 for 5 nights



Room in Paonia

★ 4.64 (36)

Quiet In-Town Paonia Space- Flower Room
1 double bed - 1 bath
Aug 17 - 22

~~\$509~~ **\$464** for 5 nights



Hostel in Paonia

Family Suite @ The Local Nomad Hostel

1 bedroom · 1 double bed · 1 bath

Sep 7 – 12

\$607 for 5 nights

★ 4.94 (36)



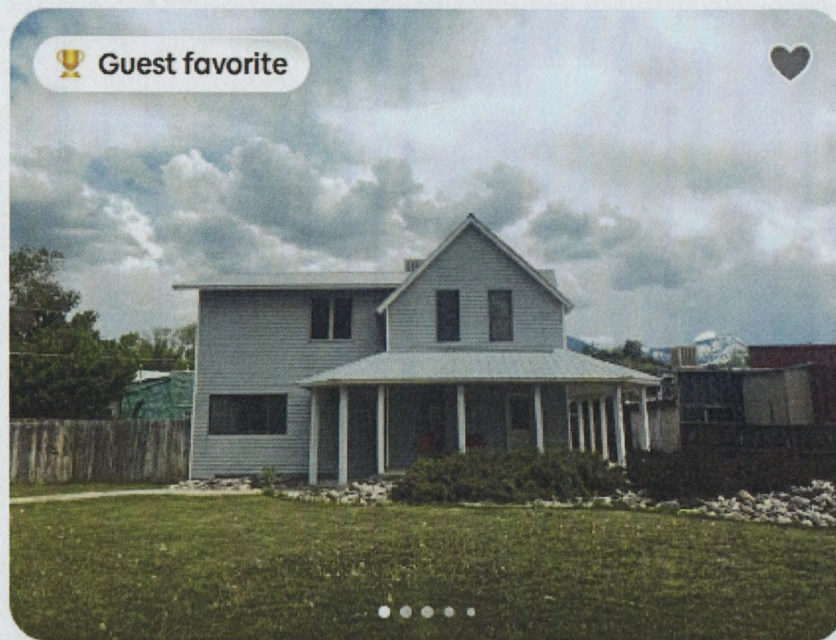
Room in Paonia

Cozy Downtown Hotel Room

1 bed · 1 bath

Sep 14 – 19

\$610 for 5 nights

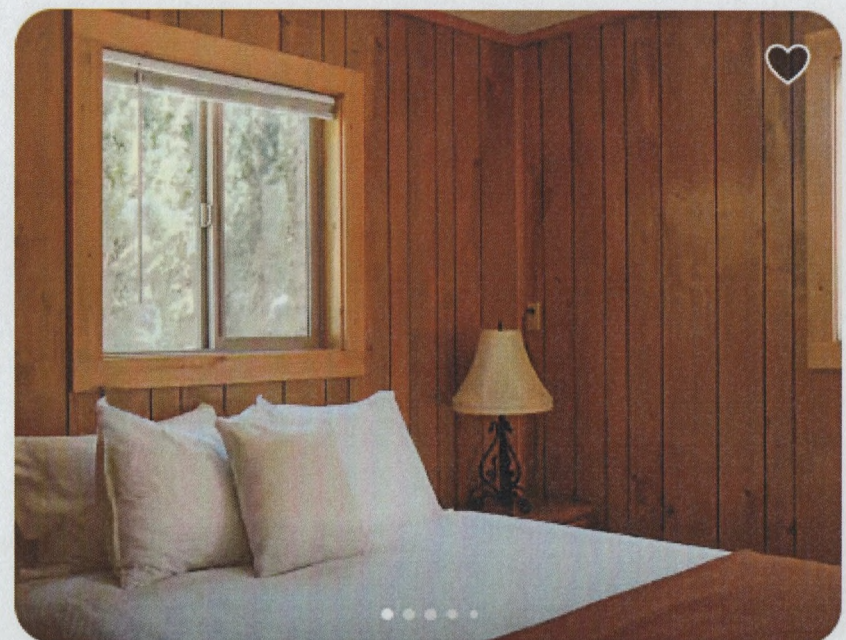


Home in Paonia

Paonia Grand Avenue House
3 bedrooms · 4 beds · 2 baths
Aug 17 – 22

\$1,541 for 5 nights

★ 4.92 (38)



Room in Paonia

'The Cabin' - Downtown Hotel Room
2 beds · 1 bath
Jan 1 – 6

\$945 for 5 nights



Room in Paonia
Cozy Downtown Hotel Room
1 bed - 1 bath
Oct 4 - 9
\$600 for 5 nights



Guesthouse in Paonia
The Gingerbread House
1 bedroom - 1 double bed - 1 bath
Aug 17 - 22
~~\$514~~ **\$391** for 5 nights

★ 4.38 (8)



Hostel in Paonia

★ 4.85 (47)

River Room @ The Local Nomad Hostel

1 bedroom · 1 double bed · 1 bath

Aug 22 – 27

\$405 for 5 nights



Room in Paonia

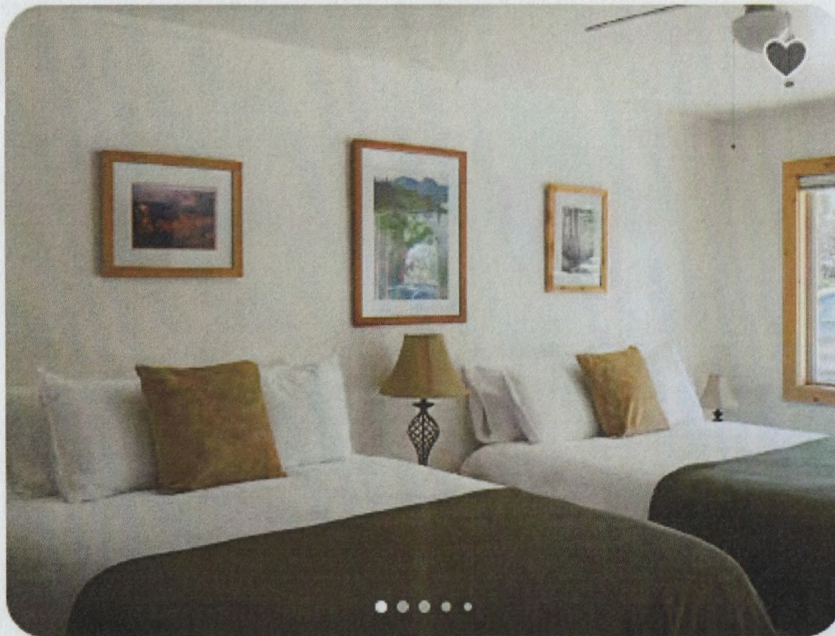
★ New

Downtown Suite with Kitchen

1 bed · 1 bath

Sep 12 – 17

\$735 for 5 nights



Room in Paonia

Downtown Hotel With Kitchen

1 bed - 1 bath

Aug 17 – 22

\$957 for 5 nights

★ New



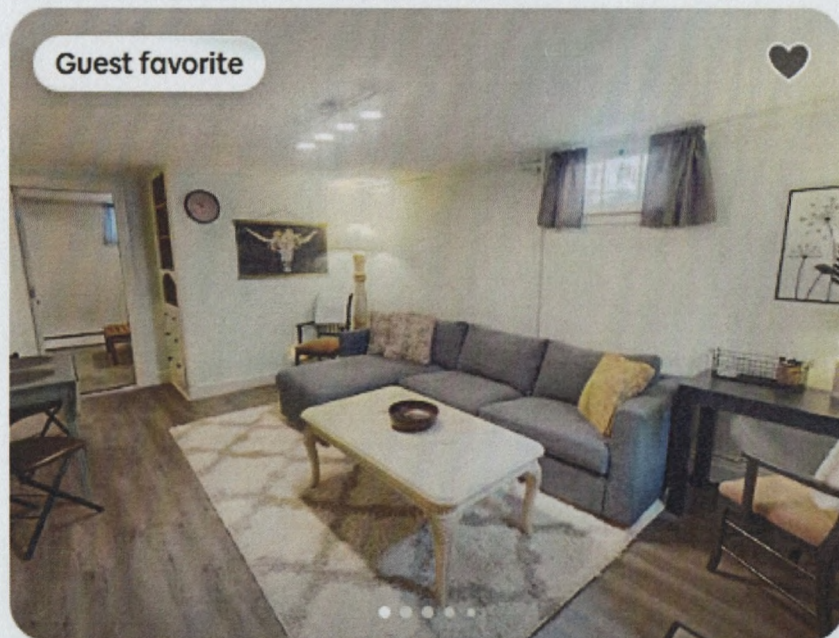
Apartment in Paonia

Ground Floor Apartment of Artist Residency -Sauna!

1 bedroom - 1 bath

Feb 1 – 6

\$854 for 5 nights



Apartment in Paonia

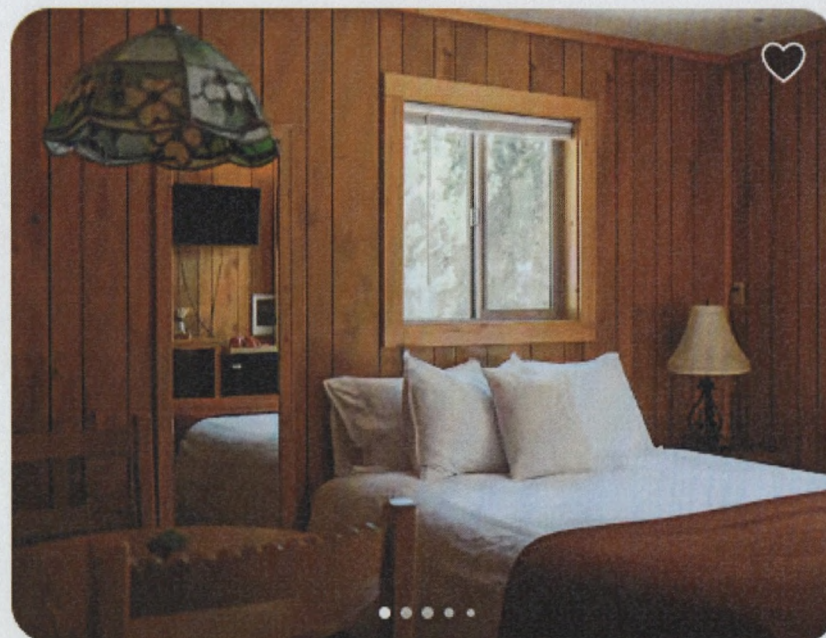
Cozy Basement in Heart of Paonia

1 bedroom - 2 beds - 1 bath

Sep 27 – Oct 2

~~\$764~~ **\$657** for 5 nights

★ 4.94 (83)



Rooms in Paonia

The Cabin: 2 Bedroom Hotel Room Downtown

2 bedrooms - 2 beds - 1 bath

Aug 30 – Sep 4

\$925 for 5 nights



Room in Paonia

Cozy Downtown Hotel Room

1 bed · 1 bath

Sep 13 – 18

\$600 for 5 nights

Pay \$0 today Free cancellation



Room in Paonia

★ 4.98 (43)

Master Suite in a Restored 1908 Farmhouse

1 double bed · 1 bath

Aug 17 – 22

\$506 for 5 nights

Pay \$0 today Free cancellation



Hostel in Paonia

★ 4.94 (88)

Sunrise Room @ The Local Nomad Hostel

1 bedroom · 1 double bed · 1 bath

Aug 21 – 26

\$405 for 5 nights

Pay \$0 today Free cancellation



Room in Paonia

★ 5.0 (3)

Downtown Hotel Room

1 bed · 1 bath

Sep 20 – 25

\$600 for 5 nights

Pay \$0 today Free cancellation



Hostel in Paonia

★ 4.86 (51)

Sunset Room @ The Local Nomad Hostel

1 bedroom · 2 single beds · 1 bath

Aug 17 – 22

\$405 for 5 nights

Pay \$0 today Free cancellation



Room in Paonia

★ New

Cozy Downtown Hotel Room

1 bed · Half-bath

Sep 16 – 21

\$945 for 5 nights

Pay \$0 today Free cancellation



Home in Paonia

★ 5.0 (15)

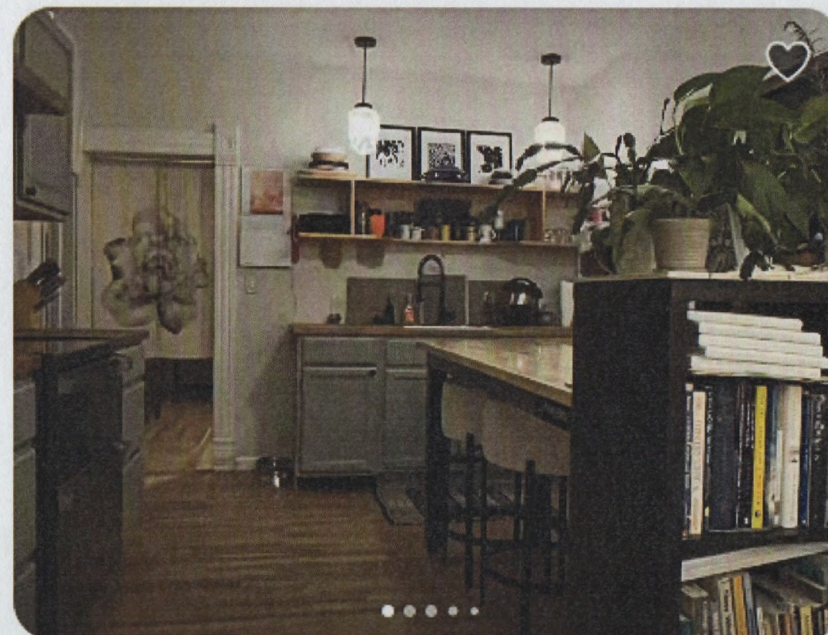
Elegant Paonia home, serene spot close to downtown

2 bedrooms - 1 bath

Aug 26 – 31

\$1,176 for 5 nights

Pay \$0 today Free cancellation



Townhouse in Paonia

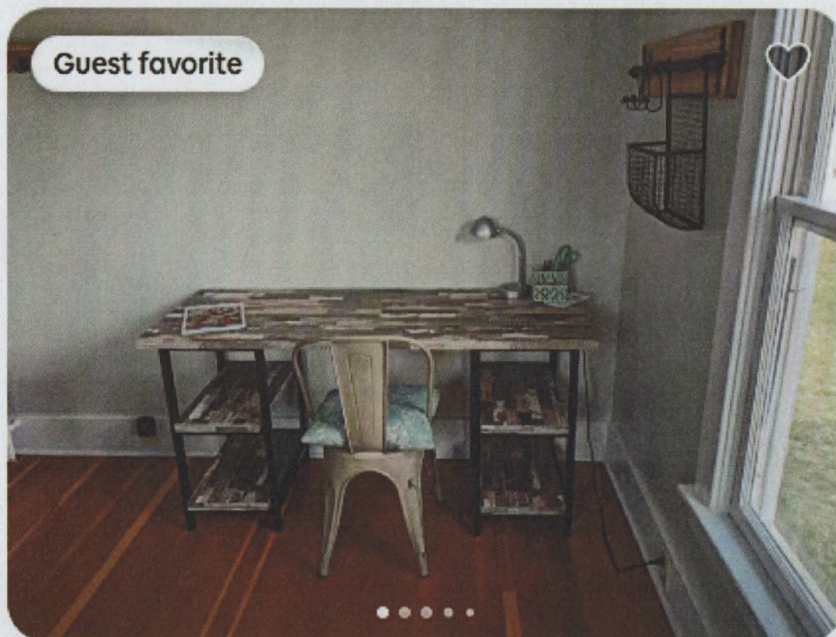
Historic Townhouse in Downtown Paonia

1 bedroom - 1 bed - 1 bath

Nov 25 – 30

~~\$1,000~~ **\$882** for 5 nights

Pay \$0 today Free cancellation



Guest favorite

Room in Paonia

★ 5.0 (7)

Comfortable room in a 1908 farmhouse

1 queen bed · 1.5 baths

Aug 18 – 23

\$434 for 5 nights

Pay \$0 today Free cancellation



Guest favorite

Home in Paonia

★ 4.92 (59)

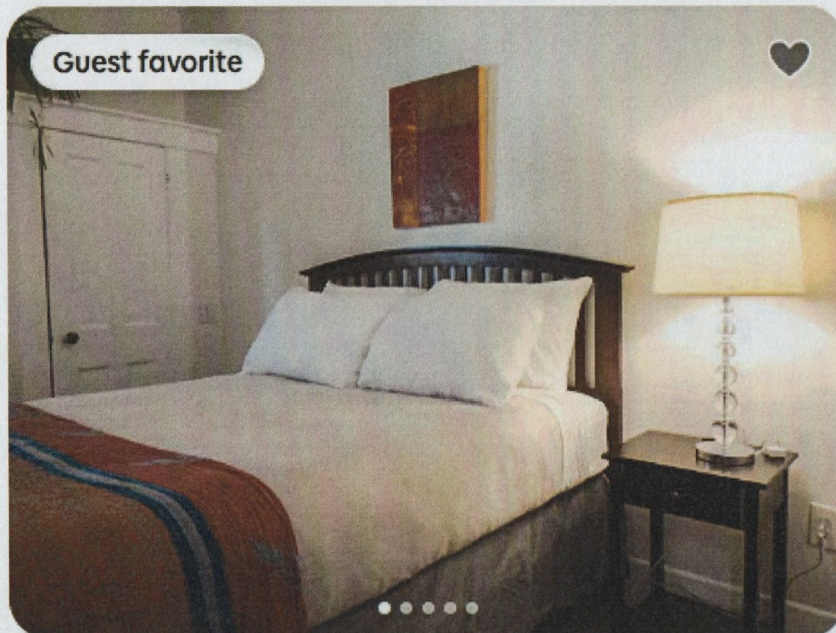
Downtown Paonia with swings-quaint home

2 bedrooms · 4 beds · 1 bath

Aug 17 – 22

\$1,256 for 5 nights

Pay \$0 today Free cancellation



Guest favorite

Hotel in Paonia

★ 4.88 (80)

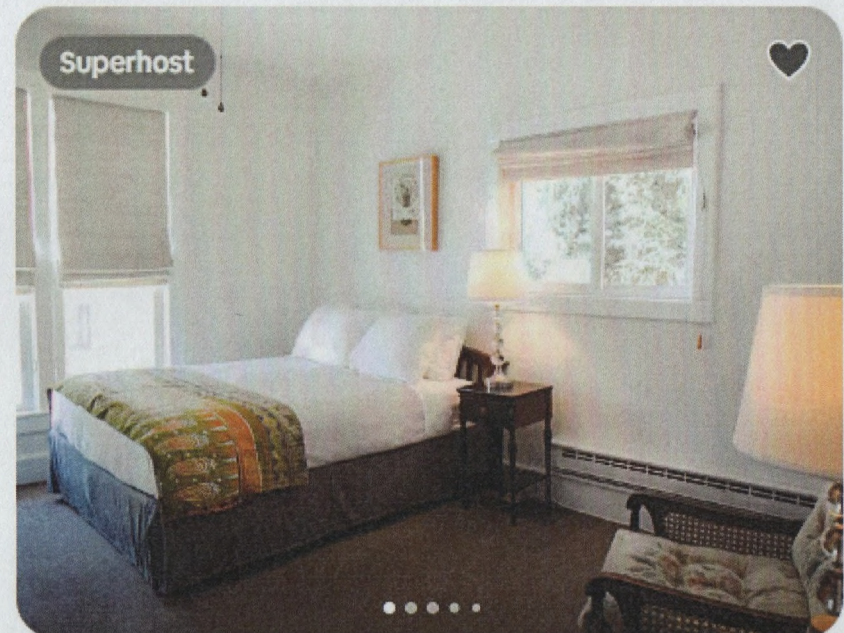
Sweetgrass Paonia - #4 Private Room

1 bedroom · 1 queen bed · 1.5 baths

Aug 19 – 24

\$371 for 5 nights

Pay \$0 today Free cancellation



Superhost

Hotel in Paonia

★ 4.77 (145)

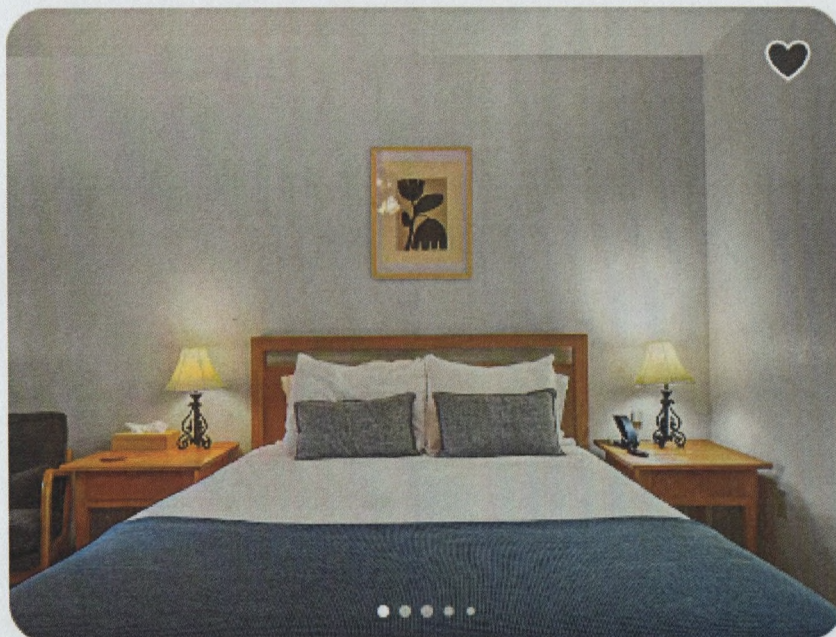
Sweetgrass Paonia - #2 Private Room & Bath

1 bedroom · 1 queen bed · 1 bath

Aug 17 – 22

\$442 for 5 nights

Pay \$0 today Free cancellation



Room in Paonia

Cozy Downtown Hotel Room

1 bed · 1 bath

Aug 30 – Sep 4

\$688 for 5 nights

Pay \$0 today Free cancellation

★ New



Guest favorite

Hotel in Paonia

Sweetgrass Paonia - #5 Private Room & Bath

1 bedroom · 1 queen bed · 1 bath

Aug 17 – 22

\$443 for 5 nights

Pay \$0 today Free cancellation

★ 4.86 (73)



Home in Paonia

★ 4.94 (97)

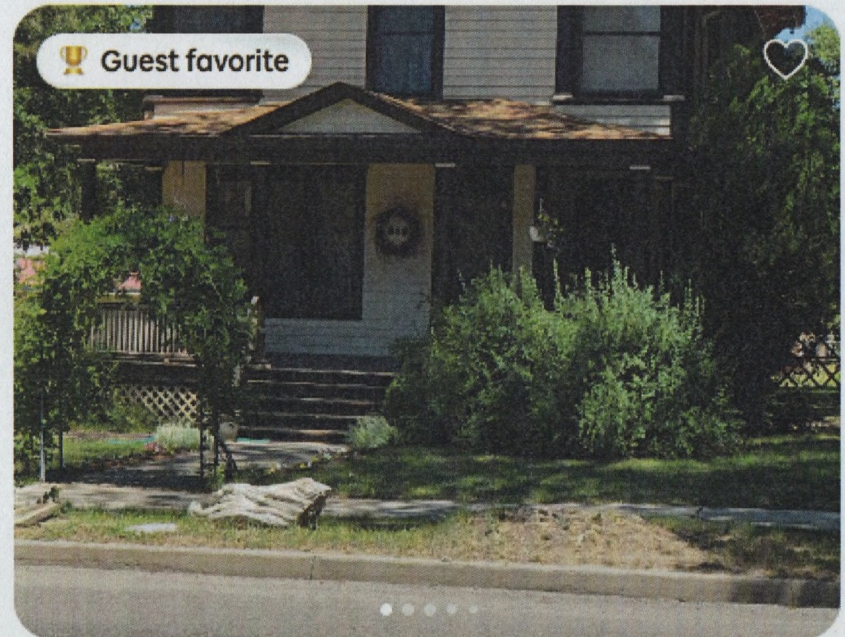
Paonia Brickhouse

2 bedrooms · 2 queen beds · 1 bath

Aug 17 – 22

\$871 for 5 nights

Pay \$0 today Free cancellation



Home in Paonia

★ 4.97 (95)

Spacious, comfortable, historic home.....

6 bedrooms · 7 beds · 3 baths

Aug 28 – Sep 2

\$1,313 for 5 nights

Pay \$0 today Free cancellation



 Guest favorite



Home in Paonia

★ 4.98 (128)

Peaceful in-town oasis

3 bedrooms - 3 queen beds - 2 baths

Aug 18 – 23

~~\$1,570~~ **\$1,385** for 5 nights



 Guest favorite



Guesthouse in Paonia

★ 5.0 (66)

Cottage Studio

1 bedroom - 1 king bed - 1 bath

Sep 5 – 10

~~\$851~~ for 5 nights



Home in Paonia

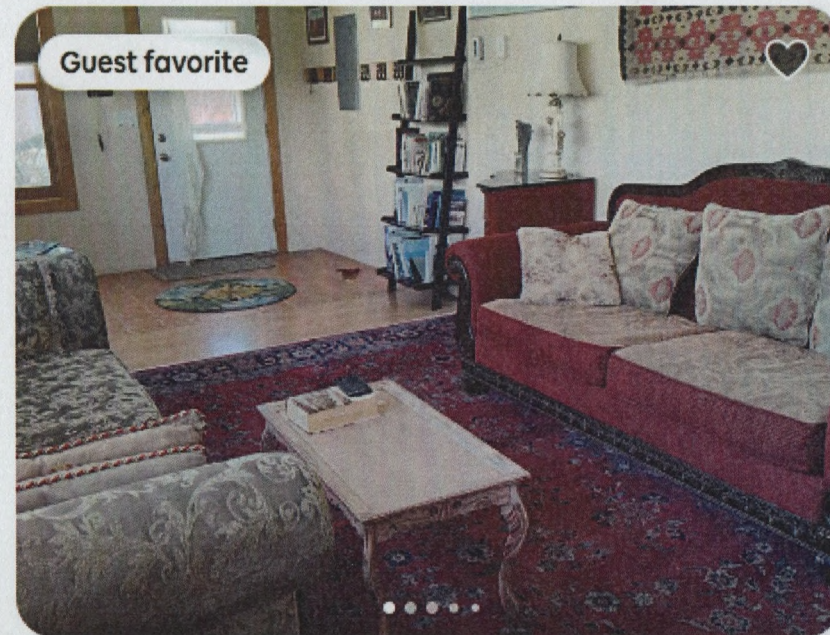
★ 4.95 (55)

Leaf Peepers' Paradise in Western Colorado

2 bedrooms · 2 beds · 2 baths

Oct 12 – 17

~~\$945~~ **\$835** for 5 nights



Guesthouse in Paonia

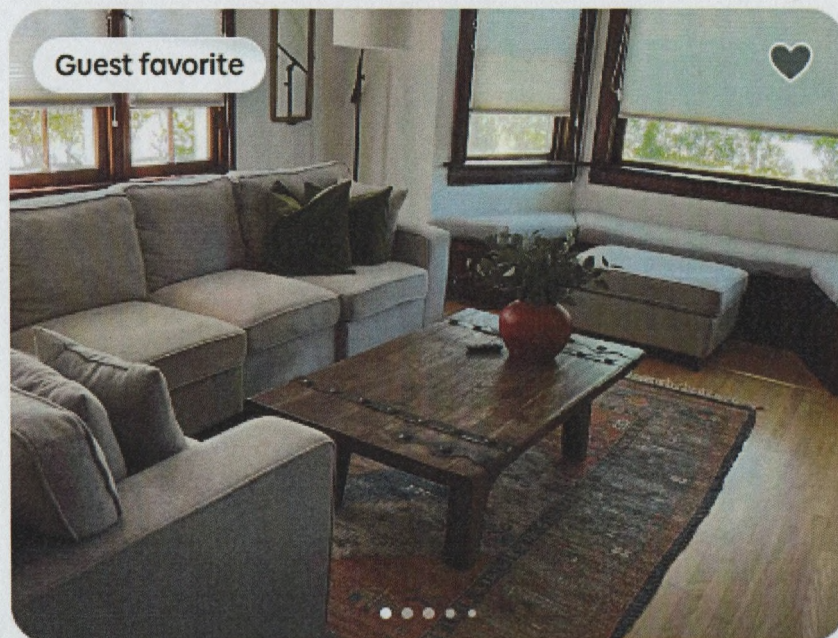
★ 4.96 (83)

Paonia, Colorado Guest House

1 bedroom · 3 beds · 1 bath

Aug 18 – 23

\$634 for 5 nights



Home in Paonia

★ 4.92 (72)

Rio Grande Historic Haven

3 bedrooms · 3 beds · 2.5 baths

Aug 26 – 31

\$1,260 for 5 nights

Free cancellation



Home in Paonia

★ 4.99 (107)

Cozy, totally remodeled, quiet neighborhood.....

3 bedrooms · 3 beds · 2.5 baths

Oct 4 – 9

\$1,113 for 5 nights

Free cancellation



 Guest favorite

Laura's Tower

Views, Birding, Deep Bath

Home in Paonia

★ 4.96 (269)

Laura's View Tower - King, Large Bathtub, Birding

1 bedroom · 3 beds · 2 baths

Sep 16 – 21

\$566 for 5 nights



 Guest favorite

Bungalow in Paonia

★ 5.0 (70)

Starlight Studio

1 queen bed · 1 bath

Aug 22 – 27

\$814 for 5 nights



Home in Paonia

★ 5.0 (13)

Charming House in the Town of Paonia

2 bedrooms · 2 king beds · 1.5 baths

Aug 21 – 26

~~\$1,364~~ **\$1,201** for 5 nights

Free cancellation



Tiny home in Paonia

★ 4.94 (329)

Pet Friendly Tiny Home in Paonia

1 bedroom · 1 double bed · 1 bath

Sep 6 – 11

~~\$620~~ **\$545** for 5 nights



Home in Paonia

Chickadee Hideaway

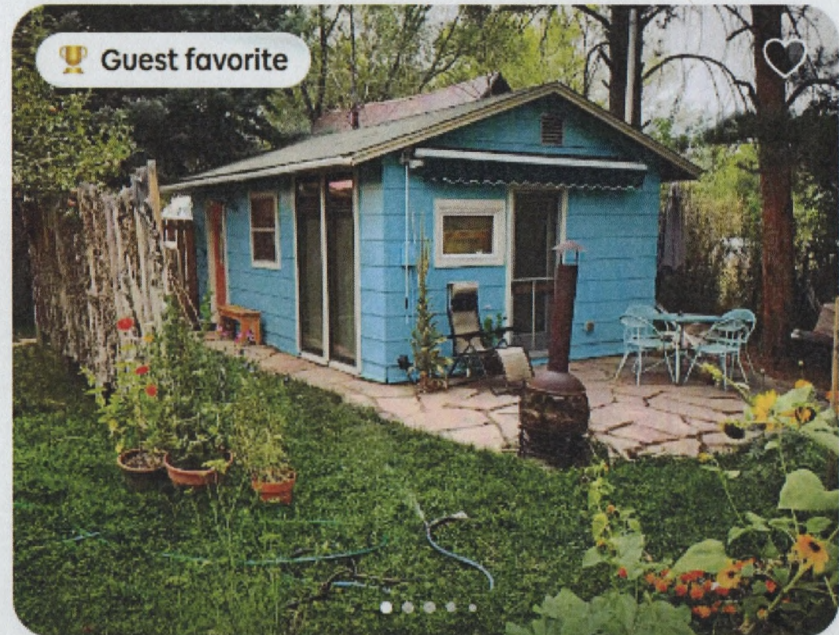
1 bedroom · 1 queen bed · 1 bath

Aug 18 – 23

\$720 for 5 nights

Free cancellation

★ 4.96 (23)



Guesthouse in Paonia

The Garden Cottage in Paonia

1 bedroom · 1 queen bed · 1 bath

Aug 23 – 28

\$545 for 5 nights

★ 4.9 (267)



Guest favorite



Hotel in Paonia

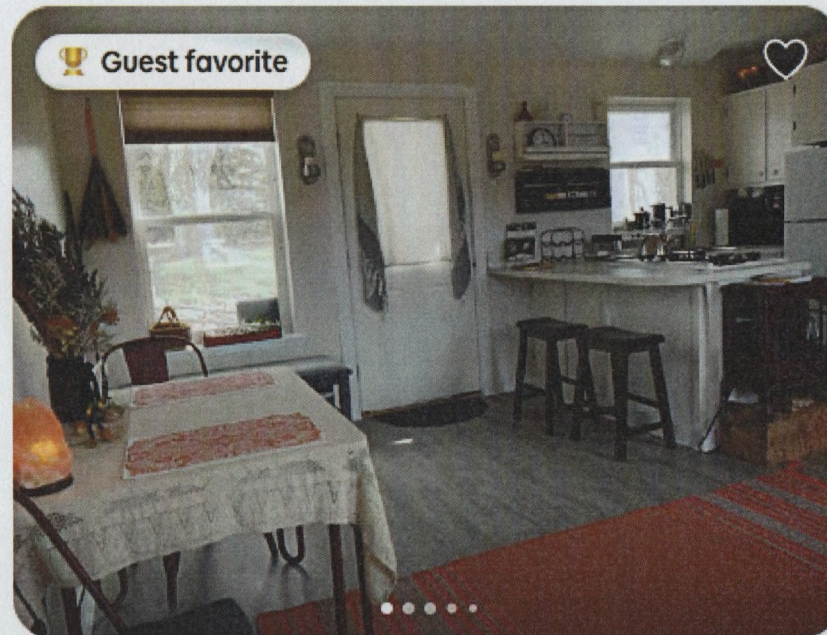
★ 4.86 (159)

Sweetgrass Paonia - #1 Private Room & Bath

1 bedroom - 1 queen bed - 1 bath

Aug 24 - 29

\$442 for 5 nights



Guest favorite



Farm stay in Paonia

★ 4.98 (212)

Comfy apartment on an herb farm in the mountains

1 bedroom - 2 beds - 1 bath

Aug 21 - 26

\$731 for 5 nights



Home in Paonia

Cozy Mountain Cottage

1 bedroom - 1 double bed - 1 bath

Aug 30 – Sep 4

\$630 for 5 nights

Free cancellation

★ New



Cottage in Paonia

Catalpa Cottage ~ Adorable 1-bedroom with views!

1 bedroom - 1 bed - 1 bath

Aug 17 – 22

\$873 for 5 nights

Free cancellation

★ 5.0 (85)



0.3 mi (0.5 km) to Paonia center

Starlight Studio- Quiet & Peaceful , Beautiful Mt Views!

Apartment · 1 bedroom · 1 Queen Bed

10

Exceptional
2 reviews

\$183

\$550 for 3 nights

All fees included

Jan 4 - Jan 7, 2027



0.1 mi (0.1 km) to Paonia center

Come Enjoy The Rockin Rose Ranch

House · 7 bedrooms

\$17,481

\$69,925 for 4 nights

All fees included

Aug 18 - Aug 22



0.7 mi (1.1 km) to Paonia center

Paonia Victorian Farmhouse - Country Setting, Walk to Town.

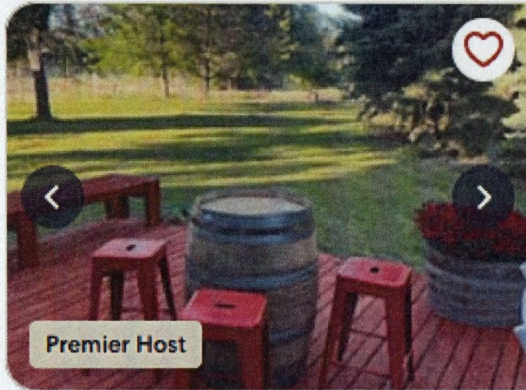
House · 3 bedrooms · 3 beds

10

Exceptional
96 reviews

\$204

\$407 for 2 nights
All fees included
Oct 19 - Oct 21



0.7 mi (1.1 km) to Paonia center

Spacious home nestled between orchards and winery

House · 3 bedrooms · 3 beds

Premier Host

10

Exceptional
23 reviews

\$270

\$540 for 2 nights
All fees included
Aug 18 - Aug 20



0.5 mi (0.8 km) to Paonia center

Tranquil hotel room: 4 beds, Full kitchen, Living, Dining in the heart of Paonia

Hotel · 2 bedrooms · 4 beds

10

Exceptional
1 review

\$365

for 1 night
All fees included
Aug 18 - Aug 19



0.2 mi (0.2 km) to Paonia center

Cozy, Modern Stay: Views, Fireplace, Walk Downtown

House · 1 bedroom · 2 beds

10

Exceptional
10 reviews

\$205

\$410 for 2 nights
All fees included
Aug 23 - Aug 25



0.3 mi (0.5 km) to Paonia center

Laura's View Tower - King, Large Bathtub, Birding

House · 1 bedroom · 3 beds

10

Exceptional
63 reviews

\$175

for 1 night
All fees included
Aug 30 - Aug 31



0.4 mi (0.6 km) to Paonia center

Downtown Paonia-cozy & quaint home

House · 2 bedrooms · 4 beds

10

Exceptional
18 reviews

\$271

\$542 for 2 nights
All fees included
Nov 1 - Nov 3



Home in Paonia

★ 4.87 (30)

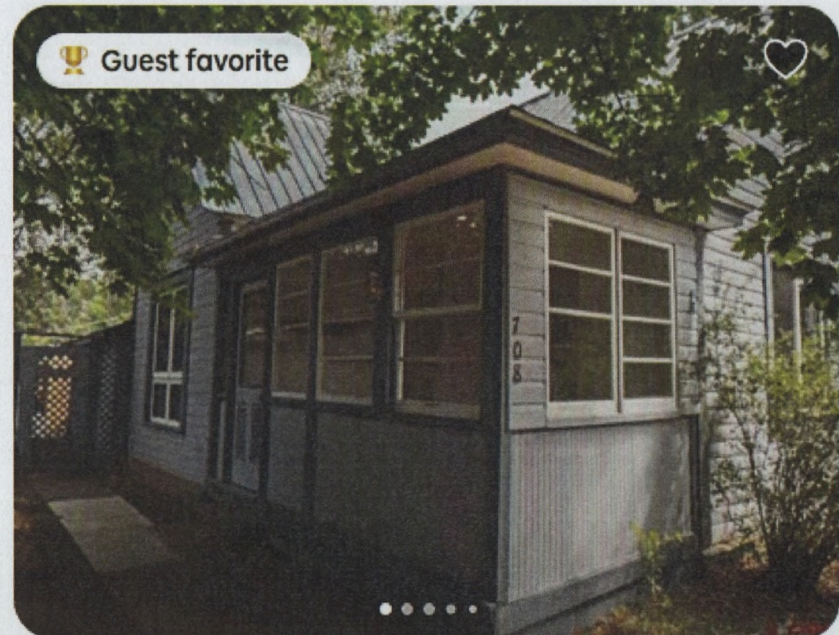
The Church in Paonia ~ downtown

1 queen bed - 1 bath

Aug 20 – 25

\$628 for 5 nights

Free cancellation



Home in Paonia

★ 4.87 (225)

3rd Street Artists Retreat

2 bedrooms - 3 beds - 1 bath

Aug 19 – 24

~~\$1,042~~ **\$919** for 5 nights



Town of Paonia
214 Grand Avenue
Tuesday, August 18, 2026 5:00 PM
Ad Hoc STR Committee Agenda

Public Participation: Please raise your hand and wait to be recognized by the Facilitator, come to the podium and state your name and whether you live in town or out of town. Please direct all comments to the Facilitator. Please be respectful and help to maintain decorum by not engaging in derogatory and/or demeaning statements or public displays.

A) Call to Order

B) Approval of Agenda

C) Action Items

- 1) Brief review of previous meetings executive summary and public comment.
- 2) Hear from Interim Administrator Sund about the STR data sets review and the data set/sets the Committee can use going forward.
- 3) Hear recommendations from Committee members Staley and Spiegel as to the ordinance's preamble section. Continue that discussion.
- 4) Point-by point discussion of the proposed Common Ground Ordinance with emphasis on language to retain, revise, remove, or add. Identify next steps.
- 5) Additional Public Comment (time Permitting)
- 6) Discuss agenda items and preparation materials needed for the next meeting. Specific survey questions?

D) Adjournment

August 4, 2026
Short-Term Rental Ad Hoc Committee
Summary Executive

Meeting Overview

The STR Ad Hoc Committee met to review its previous meeting summary, receive an update on the Board of Trustees' July 28 actions, fill two committee vacancies, and begin work under its expanded scope. The Committee appointed Deborah Spiegel and Jaylene Park, then began review of ordinance proposed by Common Ground.

Call to Order and Agenda Approval

The Committee approved the agenda and proceeded with the listed action items. The facilitator asked that future agendas omit public-participation language that does not reflect the Committee's practice, including the three-minute limit and the statement that staff and the Committee will not respond to public comment during the meeting.

Review of Previous Meeting Summary and Public Comment

The Committee reviewed the July 21 executive summary without comment. No public comment survey was made available after that meeting and no public comment was received. The facilitator requested of staff that video recordings remain publicly available on the website until after the next meeting, when the new recording is available.

Members discussed inaccuracies in a July 29th Delta County Independent article concerning the Committee and related Board discussion. A correction to the headline had been requested and made, although members noted remaining errors involving names and context. The discussion emphasized the importance of accurate reporting and direct follow-up with the newspaper when corrections are needed.

July 28 Board of Trustees Actions

Staff reported that the Board of Trustees approved extending the facilitator's contract through the end of 2026 and removed the prior limitations on the Committee's scope.

Filling the Two Open Committee Seats

The Committee considered Deborah Spiegel, Kathlyn 'Linnie' O'Brien, and Jaylene Park in connection with the two open seats. Ms. O'Brien, who submitted a formal application and addressed the Committee at the prior meeting, was not present. Members discussed continuity, prior involvement in the repeal and Common Ground

process, the value of a fresh neighborhood perspective, and the need to independently review rather than automatically adopt Common Ground recommendations.

Ms. Spiegel described her long association with Paonia, experience with both long-term and short-term rentals, participation in the repeal and Common Ground work, ordinance research, and interest in developing balanced regulations that protect neighborhoods, property rights, housing, and the local economy. She confirmed her willingness to serve, subject to occasional scheduling limitations.

Motion by Sheree Fisher, second by Calla Rose Ostrander:

“I make a motion to accept Deborah Spiegel as a committee member on the Ad Hoc Short-Term Rental Committee.”

Motion was carried without objection and Deborah Spiegel joined the Committee.

Ms. Park described her Paonia roots, former operation of a family-home STR, banking and property-management experience, ownership of long-term, short-term, and commercial rentals, and her view that visitor lodging supports local businesses during Paonia's limited tourism season. She stated that she remained aligned with the Common Ground principles and wanted to help move the ordinance process to completion.

Motion by Calla Rose Ostrander, second by Sheree Fisher:

I move to appoint Jaylene Parker to the Ad Hoc Short-Term Rental Committee.

Motion was carried unanimously and Jaylene Park joined the Committee.

Priorities for Moving Forward and New Business

With the expanded scope and full membership, the Committee agreed to work through Common Ground's proposed ordinance as a starting document - identifying provisions requiring discussion, gaps, and opportunities to incorporate prior Committee work and other priorities. Members emphasized that the proposal would be reviewed on its merits and would not be treated as pre-approved.

Proposed Ordinance Preamble

The Committee began with the proposed 'whereas' clauses. Discussion focused on the meaning and purpose of a registration-based framework, including owner and emergency-contact information, fees, accountability, and enforcement against unregistered operations. Members questioned whether the preamble should specify a regulatory model before the Committee completes its policy decisions.

Members generally favored a shorter, neutral preamble that identifies public-safety, nuisance-prevention, accountability, economic, tourism, and administrative purposes without framing the new ordinance primarily as a counter-point to the repealed ordinance. The Committee also discussed avoiding debatable causal statements concerning STRs. Sam and Deborah agreed to prepare an initial revised preamble for review at the next meeting.

Definitions and Regulatory Approach

The Committee compared the Common Ground definitions with definitions previously discussed and recorded in the facilitator's Living Document. Members considered whether one broad definition of short-term rental could cover whole-home and partial-home rentals while later ordinance sections establish different registration, fee, or regulatory requirements for each category.

Discussion centered on single-room and owner-occupied rentals. Members noted that defining such rentals does not require regulating them in the same manner as whole-home rentals and that categories or exemptions can be addressed later. The Committee agreed that each member will review the entire proposed ordinance before the next meeting, identify language to retain, revise, remove, or add, and bring specific recommendations for discussion.

STR Data and Supporting Information

The Committee discussed differences among available estimates of STR activity, including the Common Ground research, prior individual research, and the Town's Housing Needs Assessment. Common Ground representatives described their property-level outreach and mapping. Members agreed to review the information already available in the shared drive. Greg agreed to work with staff on coming up with a data set the Committee can use relevant to the current number of STRs in Paonia.

Public Comment / Public Participation

Public participation occurred during the agenda discussions rather than through a distinct final public-comment period. Towards the end of the meeting, a community member stated that the Committee was making progress and encouraged it to complete its work efficiently.

Materials and Preparation for the Next Meeting

The Committee identified the following preparation items:

- A revised draft of the proposed ordinance preamble prepared initially by Sam and Deborah;
- Individual Committee review of the full Common Ground proposed ordinance, with specific additions, deletions, and revisions identified;

- The facilitator's Living Document summarizing definitions and other work completed to date;
- Review of the STR data and maps available in the shared drive, together with relevant information from the Town's housing-needs assessment and other sources;
- Staff input regarding the most reliable data set for Committee use; and
- A public survey question focused on whether room rentals within owner-occupied homes should be regulated.

Next Steps / Action Items

1. Scott will follow up with Linnie regarding the Committee's appointments.
2. Sam and Deborah will prepare an initial simplified and balanced preamble for Committee review.
3. All Committee members will review the proposed ordinance and bring specific recommendations, including how different STR types should be treated.
4. Staff will ensure Deborah Spiegel and Jaylene Park have access to the shared Committee materials.
5. Greg will work with staff to review available STR data and come up with a data set the Committee can use going forward.
6. The Committee will continue work on definitions, regulatory categories, and the treatment of single-room and owner-occupied rentals.

Adjournment

The transcript concludes at approximately 6:25 p.m. after closing remarks and does not capture a formal motion to adjourn or a recorded adjournment vote.

Next Meeting: August 18th, 2026

Submitted August 6, 2026 by Scott Brown, facilitator

Document based on an AI-generated meeting summary

STR Ad-Hoc Committee - Living Document

Last updated August 5, 2026

The seven topics outlined by the Board of Trustees for discussion and recommendations (see STR Committee April 7, 2026 packet):

1. Number of maximum (Dwelling unit/single room) STR licenses offered by the Town and what this number is based on.
2. Definition of a single room rental.
3. Approach for licensing single room rentals.
4. Owner occupied vs. non-owner-occupied dwelling units as STRs
5. Possibly assigning the number of STR licenses and the associated parking requirements based respectively on the Town Zoning Classifications - C-1, C-2, R-1, R-2, R-3, and E-1 (See zoning classification descriptions and the Town zoning map)
6. Discuss the time frame included in the definition for *primary residence* – A privately-owned residential dwelling or property at which the owner resides for at least two hundred (200) days per year. (This is the definition and time frame included in the original Ordinance).
7. Establishment of a license waiting list used when all allotted licenses have been issued.

Definition of a Single-Room Short-Term Rental

The committee reviewed prior ordinance language defining a “single bedroom short-term rental.” Discussion focused on:

- Whether the phrase “primary residence” should remain in the definition,
- Clarifying the meaning of “shared facilities,”
- Distinguishing room rentals from separate dwelling units,
- Determining whether separate bathrooms or basement spaces still qualify as room rentals,
- Clarifying that separate kitchens generally create separate dwelling units under zoning standards.

The Committee considered other existing information including the Common Ground proposal, and existing municipal code. Public comment was included in the discussion, along with input from Town staff. It was agreed that the

existing language found in the repealed ordinance was a good starting point. Several committee members supported simplifying the language and making the definition flexible enough to reflect real-world room-rental situations.

The committee proposed modifying language requiring that: “*all other facilities are shared*” to wording such as: “**facilities may be shared.**”

Members acknowledged the definition may require future refinement as additional STR topics are addressed. At the June 2, 2026 meeting (advisory recommendations only since an formal quorum was not present), the committee took another look at this definition and agreed that further refinement/clarification of the language was needed. The current recommendation is that this definition now read:

*A privately-owned bedroom within a Primary Residence, or within the Core Commercial District (C-1) that is rented for the purpose of lodging for any period less than thirty (30) consecutive days, where **all** other facilities **are** may be shared with the owner of the dwelling.*

Approach for Licensing Single Room Rentals

The committee reviewed licensing concepts contained in:

- The repealed STR ordinance, and
- The Common Ground proposal.

Discussion generally favored a simplified registration system rather than a heavily layered permitting process.

The Common Ground proposal included:

- Town-issued registration requirements,
- Multi-year registration periods,
- Complaint-driven enforcement,
- Cost-recovery fee structures,
- Basic application information,
- Self-certification of safety compliance.

Committee members and the public emphasized the importance of:

- Keeping regulations simple,
- Minimizing administrative burden,
- Maintaining affordability for operators,

- Ensuring regulations are manageable for town staff.

Several participants expressed concern that the repealed ordinance was overly complicated and burdensome, particularly for residents renting rooms within owner-occupied homes.

Registration Terms, Renewal Cycles, and Administrative Considerations

The committee discussed possible registration renewal cycles, including:

- Annual renewals,
- Two-year cycles,
- Three-year cycles.

Discussion included:

- Potential benefits of reducing staff workload through longer renewal periods,
- Concerns about tracking multi-year licenses,
- Establishing common renewal dates,
- Using prorated fees for mid-cycle applicants.

Public comment was included in this discussion, along with input from Town staff. It was agreed that the language in the Common Ground proposal for the most part outlined a workable approach. The recommended three-year registration period had a lot of support. The concept of complaint-driven enforcement was repeatedly referenced as a way to reduce administrative complexity.

The committee also discussed whether STR registrations should be transferable upon sale of a property. Members discussed the possibility of a transfer process requiring new owners to complete compliance review while preserving existing reservations. It was pointed out that transferability could happen along the lines of the process used for liquor licenses. It was agreed to park transferability for further discussion in the future.

Time Frame Included in the Definition of Primary Residence. The Committee discussed this topic on June 2nd and took quite a bit of public comment. There was broad agreement within the room as a whole that the definition in the original ordinance be modified to read (again, this is advisory only since a quorum was not present at this meeting):

Primary Residence: A privately-owned residential dwelling or property at which the ~~owner~~ resident resides for at least ~~(200)~~ (183) days per year.

Further discussion occurred at the July 7 meeting. From the Executive Summary:

A key point of discussion was whether a 183-day residency requirement would be practical or enforceable. Several members questioned how the Town would verify the number of days someone resides in a property.

The Committee discussed voter registration at the specific property address as a potentially simpler and more objective way to verify residency. Members noted that this may align with the prior public comment theme of shifting focus from “owner-occupied” to “resident-occupied” or “resident-owner” properties.”

Owner Occupied vs. Non-Owner-Occupied Dwelling Units as STRs.

The Committee took considerable public comment on this topic and it’s unfortunate that the meeting was not recorded so as to more fully be able to capture the input. Three main themes were:

- i.) Shift the focus from owner- to resident-occupied.
- ii.) Non-owner occupied (resident) units should be the sole focus of the Town’s ordinance.
- iii.) Non-owner occupied (resident) units should be regulated in a way that isn’t overly burdensome and is consistent with the approach outlined in the Common Ground proposal. Resident occupied units should be more leniently regulated.

This topic was also discussed at the July 7 meeting. From the Executive Summary:

The Committee also discussed concerns with non-resident STR ownership, including difficulty reaching owners or managers, lack of local accountability, and the possibility of larger outside investment groups

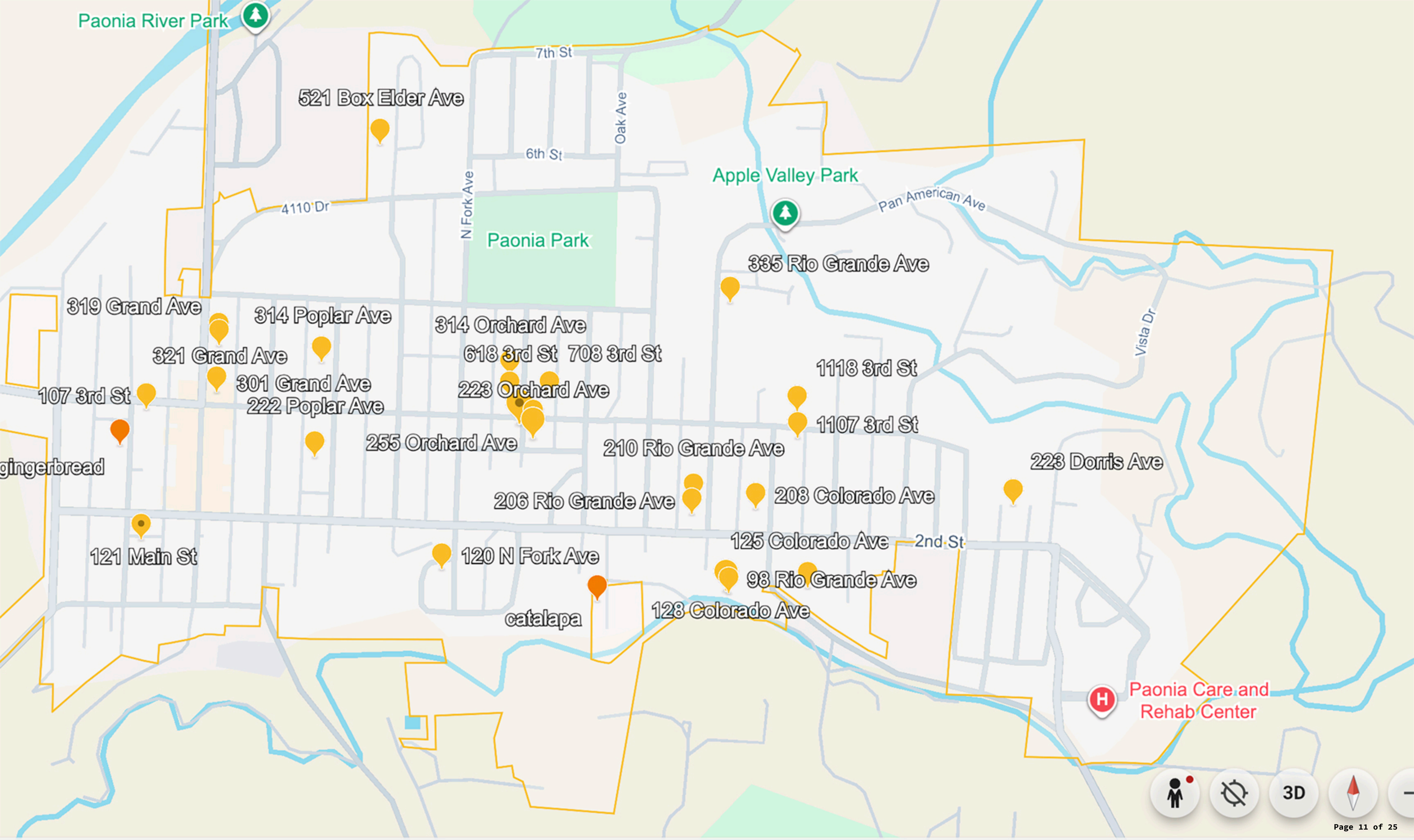
purchasing homes for short-term rental use. Members noted that any future definitions should avoid becoming overly complicated while still clearly distinguishing between primary-residence and non-primary-residence STRs. No final policy recommendation was made on this topic, as the Committee preferred to fill the open seats before conducting additional substantive business.

Additional items on the initial list from the Board of Trustees:

1. Number of maximum (Dwelling unit/single room) STR licenses offered by the Town and what this number is based on.
2. Possibly assigning the number of STR licenses and the associated parking requirements based respectively on the Town Zoning Classifications - C-1, C-2, R-1, R-2, R-3, and E-1 (See zoning classification descriptions and the Town zoning map)
3. Establishment of a license waiting list used when all allotted licenses have been issued.

August 4th Meeting

New members appointed, scope expanded, focus on the ordinance drafted by Common Ground.



Paonia River Park

521 Box Elder Ave

7th St

6th St

Oak Ave

N Fork Ave

Paonia Park

Apple Valley Park

Pan American Ave

335 Rio Grande Ave

319 Grand Ave

314 Poplar Ave

314 Orchard Ave

618 3rd St 708 3rd St

321 Grand Ave

301 Grand Ave

222 Poplar Ave

107 3rd St

223 Orchard Ave

255 Orchard Ave

210 Rio Grande Ave

1118 3rd St

1107 3rd St

223 Dorris Ave

gingerbread

206 Rio Grande Ave

208 Colorado Ave

125 Colorado Ave

2nd St

98 Rio Grande Ave

128 Colorado Ave

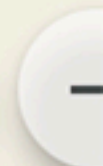
120 N Fork Ave

121 Main St

catalapa



Paonia Care and Rehab Center



Paonia Short-Term Rental (STR) Snapshot

Verified Local Data | Spring 2026

- 28 STR units within Paonia town limits
 - Representing 37 total listings (Airbnb + VRBO combined)
 - ~3% of total housing stock (~943 units)
 - 15 additional listings are classified as commercial accommodations
-

What the Data Shows:

1. STRs Are a Small Part of the Housing Market

- 28 units = approximately 3% of Paonia's housing
 - Paonia's STR presence remains well below saturation levels seen in resort communities
-

2. Verified Data vs. Previously Reported Estimates

- This dataset is based on:
 - Property-level review
 - Cross-checking Airbnb and VRBO listings
 - Identification of unique units (not duplicated listings)
 - Tracking of addresses, owners, and listing overlap
- Findings show significantly fewer STRs than previously stated publicly

➡ To date, no clear source or methodology has been cited for earlier, higher estimates or published quoted statements

➡ This highlights the importance of using transparent, verifiable data to guide policy decisions

3. Listings ≠ Units

- 37 listings reflect platform duplication (Airbnb + VRBO)
- The true number of properties is 28 actual units

➡ Important distinction for accurate policy decisions

4. Commercial vs. Private STRs

- 28 units → Private, non-commercial STRs
- 15 listings → Commercial accommodations (inns, lodges, etc.)

➡ These are different categories and should be considered separately

5. Most STRs Are Not Full-Time Commercial Operations

- Many are:
 - Owner-used homes
 - Guest units or studios
 - Part-time rentals

➡ These properties are often not part of the long-term rental pool

6. STRs Are Unlikely to Convert to Long-Term Rentals

- Owner feedback indicates:
 - Very few would convert to LTRs

➡ Restricting STRs is unlikely to increase housing supply

7. STRs Support Tourism and the Local Economy

- STRs provide needed lodging for visitors, especially during:
 - Festivals and events
 - Peak travel seasons
- Guests support:
 - Local restaurants, cafés, wineries, galleries, and shops
 - Farms, markets, and local experiences

➡ STRs help circulate visitor spending directly into the local economy and support Paonia's small businesses and community vitality

Key Insight

Accurate, locally verified data shows STRs are limited in number, locally integrated, and not a primary driver of housing availability challenges.

Bottom Line

We're discussing 28 homes — about 3% of Paonia's housing — based on verified, property-level data, not estimates.

What This Means for Paonia?

Context for Discussion

- Paonia is a small, seasonal tourism market (May–Oct peak)
 - STR activity is currently limited in scale and impact
 - Verified data presents a more accurate baseline for decision-making
 - STRs primarily support:
 - Supplemental income for local residents / owners
 - Visitor capacity where hotels are limited
 - Data suggests STRs are not a primary driver of housing shortage
 - STRs contribute positively by:
 - Supporting local businesses
 - Promoting and enabling tourism during key events
 - Policy should reflect:
 - Transparent and verifiable local data
 - Local context, not assumptions or inflated estimates
 - Balanced, proportional, and enforceable regulation
-

Key Takeaways for Policy / Next Steps

- Align on accurate baseline numbers
 - Use verified local data to guide measured decisions that support town-appropriate policy
 - Avoid overregulation based on inflated estimates
 - Focus on:
 - Simple registration
 - Safety + compliance
 - Proportional oversight appropriate for Paonia
 - Continue refining proposed ordinance framework / example with community input
-

Data Source

Compiled from verified STR listings within Paonia town limits (Airbnb, VRBO, and direct review), including unit-level identification, address matching, and platform cross-referencing. This dataset will continue to be refined and updated. Latest version of spreadsheet is available to view upon request. Prepared for Town of Paonia STR discussions, by Sandy Graves for Common Ground

ORDINANCE NO. 20__-__

AN ORDINANCE OF THE TOWN OF PAONIA, COLORADO, AMENDING THE PAONIA MUNICIPAL CODE TO ADD A NEW ARTICLE CONCERNING THE REGISTRATION AND REGULATION OF SHORT-TERM RENTALS

WHEREAS, the Town of Paonia Board of Trustees recognizes that short-term rentals contribute to the local economy by supporting tourism, agritourism, local businesses, and community events; and

WHEREAS, on April 1, 2025, approximately 70% of Paonia voters approved the repeal of Ordinance 2024-05, signaling a clear community preference for a simpler, more proportional approach to short-term rental regulation; and

WHEREAS, the Board of Trustees has determined that a registration-based framework, adapted for Paonia's scale and character, best serves the public interest; and

WHEREAS, the Board finds that the primary purposes of this Ordinance are safety, nuisance prevention, accountability, tax compliance, and administrative feasibility, rather than housing engineering or density management; and

WHEREAS, short-term rentals currently represent a small percentage of Paonia's approximately 943 housing units, well below the saturation levels observed in resort communities; and

WHEREAS, the Board of Trustees is authorized to adopt this Ordinance pursuant to the police powers granted to statutory municipalities under C.R.S. § 31-15-103, the authority to regulate for the protection of public health, safety, and welfare under C.R.S. §§ 31-15-401 and 31-15-601, the land use and zoning authority granted under C.R.S. § 31-23-301 et seq., and all other applicable provisions of Colorado law;

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF PAONIA, COLORADO:

SECTION 1. DEFINITIONS

For the purposes of this Article, the following terms shall have the meanings set forth below:

A. "Short-Term Rental" (STR) means the rental of a dwelling unit, or any portion thereof, for a period of fewer than thirty (30) consecutive days, in exchange for compensation. This

term includes the rental of an entire dwelling unit or individual rooms within a dwelling unit. This term does not include hotels, motels, and lodging facilities (including room houses and bed-and-breakfasts) licensed under other provisions of the Paonia Municipal Code, nor does it include the renting of rooms on a monthly or longer basis as permitted under §16-11-20 (Home Occupations) and §16-11-30 (Renting of Rooms).

B. "Dwelling Unit" means a single-family home, an accessory dwelling unit, a detached accessory building with sleeping accommodations, or any other residential structure lawfully permitted for habitation under the Paonia Municipal Code.

C. "Operator" means the property owner, or a person or entity authorized by the property owner, who manages and operates a short-term rental.

D. "Local Contact Person" means a person located within thirty (30) miles of the short-term rental property who is available twenty-four (24) hours per day to respond to complaints, emergencies, or inquiries related to the operation of the short-term rental.

E. "Registration" means the approval granted by the Town of Paonia authorizing the operation of a short-term rental in accordance with the requirements of this Article.

SECTION 2. REGISTRATION REQUIRED

A. No person shall operate, advertise, or offer a short-term rental within the Town of Paonia without first obtaining and maintaining a valid Short-Term Rental Registration from the Town.

B. A Registration is valid for a period of three (3) years from the date of issuance and must be renewed for each subsequent three-year period.

C. A Registration is non-transferable. If ownership of the property changes, the new owner must apply for a new Registration prior to operating a short-term rental.

D. Existing short-term rental operators shall have until January 1, 2027 to submit a Registration application.

SECTION 3. APPLICATION AND FEES

A. Applications for a Short-Term Rental Registration shall be submitted to the Town Administrator or designee on forms prescribed by the Town. The application shall include:

1. Property address.

2. Applicant name and relation to the property (owner, authorized manager, etc.).
3. Mailing address, telephone number(s), and email address of the applicant.
4. Name, address, and 24-hour telephone number of the Local Contact Person (if the operator does not reside on the property).
5. Name and contact information of the property owner, if different from the applicant.
6. Number of bedrooms to be rented and advertised maximum occupancy.
7. Whether the rental will be located in a single-family home, accessory dwelling unit, or detached accessory building.
8. Whether the rental will be managed on-site by owner, on-site by manager, off-site by owner, or off-site by manager.
9. Anticipated availability (year-round, seasonal, or occasional).
10. Proof of property ownership or written authorization from the property owner.
11. Self-certification affidavit affirming compliance with the safety and operating standards set forth in Section 5.

B. The Registration fee shall be set by resolution of the Board of Trustees and shall be limited to the reasonable costs of administering this Article. The initial fee shall not exceed \$75.00 for a three-year registration period for operators renting individual rooms and \$100 for operators renting entire dwelling units.

C. The Town Administrator shall approve or deny an application within thirty (30) days of receipt of a complete application. If denied, the applicant shall receive written notice stating the reasons for denial.

SECTION 4. TAX COMPLIANCE

A. All short-term rental operators shall collect and remit all applicable taxes required by the Paonia Municipal Code or Colorado law.

B. Operators using third-party booking platforms that collect and remit taxes on behalf of the operator shall maintain documentation of such arrangements and provide it to the Town upon request.

SECTION 5. SAFETY AND OPERATING STANDARDS

By signature of the Registration application, the owner or operator affirms compliance with the following standards, which shall be maintained at all times the short-term rental is in operation:

A. Life Safety

1. All sleeping rooms have operable emergency escape windows that meet the applicable building code.
2. Each bedroom to be rented has a functioning smoke detector, with a smoke detector also in an adjacent hallway.
3. Each bedroom is located on a floor equipped with a functioning carbon monoxide alarm if the dwelling unit has a carbon monoxide source (gas appliance, fireplace, attached garage, or similar).
4. An operable fire extinguisher has been placed in proximity to the kitchen.
5. Ingress and egress paths of travel to exit doors from each bedroom are large enough for two average-sized adults to pass and are kept clear and unobstructed.

B. Occupancy and Wastewater

6. Maximum occupancy shall not exceed two (2) persons per bedroom plus two (2) additional persons, unless a different limit is established by the applicable building code or wastewater system capacity.
7. Properties served by an onsite wastewater treatment system (OWTS) shall have a system adequate for the proposed occupancy. If there is any question as to the adequacy of the system, the Town may require an administrative review of the OWTS prior to approval.
8. Properties served by the Town's municipal sewer system shall comply with all applicable sewer use regulations.

C. Property and Neighborhood Standards

9. Guest vehicles should be parked in a safe and lawful manner consistent with existing Town parking regulations. When available, off-street parking on the property may be used. However, on-street parking in front of or near the property shall be permitted where it is otherwise allowed under Town parking regulations.
10. Trash and recycling facilities shall be sufficient to address guest impacts and shall be properly maintained.

11. The house number shall be clearly visible from the street.
12. If a sign is used to advertise the short-term rental, the sign shall not exceed ten (10) square feet and shall comply with any applicable sign regulations in the Paonia Municipal Code.
13. Outdoor amplified sound shall cease by 10:00 p.m. Sunday through Thursday and by 11:00 p.m. Friday and Saturday, consistent with the Town's existing noise and nuisance provisions.

D. Guest Information and Contact

14. Guests shall be provided with the 24-hour contact telephone number of the Local Contact Person (or owner/operator, if residing on-site).
15. Emergency contact information, including the Paonia Police Department non-emergency number and 911, shall be posted in a visible location inside the rental unit.
16. The approved Short-Term Rental Registration shall be posted in a location visible to visiting guests.

E. Insurance

17. The property shall have an insurance policy adequate for short-term rental operations. The operator shall maintain such coverage for the duration of the Registration. Operators using 3rd party booking platforms like [Airbnb](#) and [VRBO](#) have up to \$1 million in liability coverage.

SECTION 6. LISTING AND ADVERTISING REQUIREMENTS

- A.** All advertisements and online listings for a short-term rental within the Town of Paonia shall include the Town-issued Registration number.
- B.** No person shall advertise or list a short-term rental that does not hold a current, valid Registration.

SECTION 7. NEIGHBOR NOTIFICATION

- A.** Upon approval of a Registration, the Town shall provide written notice to all property owners within 300 feet of the short-term rental. The notification shall include:

1. The address of the short-term rental.
2. The name of the operator or Local Contact Person.
3. The 24-hour contact telephone number.

B. Upon request, the operator shall provide neighbors with the name and 24-hour contact telephone number of the Local Contact Person.

SECTION 8. ENFORCEMENT AND COMPLAINTS

A. Complaint-Based Enforcement

Enforcement of this Article shall be primarily complaint-based. The Town shall maintain a record of all written complaints received concerning a registered short-term rental.

B. Complaint Process

1. Any person may file a written complaint with the Town Administrator regarding a violation of this Article.
2. The Town Administrator or designee shall notify the operator and the Local Contact Person of the complaint within five (5) business days.
3. The operator shall have fifteen (15) calendar days from notification to respond in writing and, if applicable, to remedy the violation.

C. Escalating Penalties

1. **First documented violation:** Written warning.
2. **Second documented violation within a twelve-month period:** Fine of \$150.00.
3. **Third documented violation within a twelve-month period:** Fine of \$300.00 and suspension of Registration for up to ninety (90) days.
4. **Fourth or subsequent documented violation within a twelve-month period, or failure to remedy a prior violation:** Revocation of Registration.

D. Revocation

1. If a Registration is revoked, a new Registration shall not be issued for the same property for a period of at least one (1) year from the date of revocation.
2. The operator shall cease all short-term rental activity immediately upon revocation.

E. Operating Without Registration

Any person who operates a short-term rental without a valid Registration shall be subject to a fine of \$300.00 per occurrence. Each day of operation without a Registration shall constitute a separate occurrence.

SECTION 9. APPEALS

A. Any applicant or operator aggrieved by a determination, interpretation, or decision of the Town Administrator under this Article may appeal such action to the Board of Trustees.

B. The appeal shall be in writing, shall state the basis for the appeal, and shall be filed with the Town Clerk within thirty (30) days of the action being appealed.

C. Appeals shall be limited to determining whether the Town Administrator has misread, misinterpreted, or misapplied a provision of this Article — not for relief from a standard or requirement itself.

D. The Board of Trustees shall hear the appeal at a regular or special meeting no later than forty-five (45) days after the written appeal is received.

E. The decision of the Board of Trustees shall be final.

SECTION 10. TWELVE-MONTH REVIEW AND SATURATION THRESHOLD

A. Annual Review

No later than twelve (12) months after the effective date of this Ordinance, and annually thereafter, the Town Administrator shall present to the Board of Trustees a written report evaluating the following:

1. The total number of registered short-term rentals and their share of total housing units, as determined by the most recent U.S. Census Bureau data or American Community Survey estimate available to the Town.
2. The total number and nature of complaints received.
3. The administrative burden and cost of administering this Article.
4. Any documented changes in housing availability or rental market conditions that are directly attributable to short-term rental activity.

5. Any recommendations for amendments to this Article, supported by documented local data.

B. Saturation Review Threshold

1. If, at the time of any annual review, the total number of registered short-term rentals equals or exceeds **eight percent (8%)** of total housing units within the Town, the Town Administrator shall note this finding in the report and the Board of Trustees shall, within ninety (90) days of receiving the report, initiate a public process to evaluate whether additional measures are warranted. Such measures may include, but are not limited to, a temporary pause on new Registrations, a numerical cap, or other proportional responses.
2. The saturation review threshold established in this subsection is a trigger for deliberation, not a self-executing cap. No Registration that has been issued prior to the threshold being reached shall be suspended, revoked, or rendered invalid solely by reason of the threshold being met. Existing Registrations shall remain valid through the remainder of their three-year term and shall be eligible for renewal unless revoked for cause under Section 8 of this Article.
3. Any Registration application that is complete and pending at the time the threshold finding is reported shall be processed and decided under the standards in effect at the time of submission.
4. If the Board of Trustees determines, after public hearing, that no additional measures are warranted despite the threshold being reached, the Board shall state its reasons in writing and the Town shall continue to accept and process new Registration applications.
5. The Board of Trustees may, by resolution, adjust the saturation review threshold established in this subsection if supported by documented local data and adopted following a public hearing.

C. Public Hearing

The Board of Trustees shall hold a public hearing to receive community input on each annual report prepared under this Section.

D. Standard for Amendment

Amendments to this Article shall be made only if justified by documented local data and consistent with the proportional, safety-focused intent of this Ordinance.

SECTION 11. SCOPE AND LIMITATIONS

A. This Article does not establish any cap or numerical limit on the number of short-term rental Registrations.

B. This Article does not impose minimum spacing or density buffer requirements between short-term rentals.

C. This Article does not require a special use review or conditional use permit for the operation of a short-term rental, provided the operator complies with all requirements herein.

D. Nothing in this Article shall be construed to prohibit the renting of rooms on a monthly or longer basis as permitted under §16-11-20 and §16-11-30 of the Paonia Municipal Code.

SECTION 12. SEVERABILITY

If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this Ordinance.

SECTION 13. EFFECTIVE DATE

This Ordinance shall take effect thirty (30) days after passage and publication as required by law.

SECTION 14. REPEALER

All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

INTRODUCED, READ, AND REFERRED before the Board of Trustees for the Town of Paonia, Colorado, on the ____ day of _____, **20**.

HEARD AND FINALLY ADOPTED by the Board of Trustees for the Town of Paonia, Colorado, on the ____ day of _____, **20**.

TOWN OF PAONIA, COLORADO

By: _____ Mayor

ATTEST:

Town Clerk

Published: [Date] in [Publication] In effect: [Date]