

**FRUITA CITY COUNCIL & FRUITA PLANNING COMMISSION**  
**JOINT WORKSHOP AGENDA**

**SEPTEMBER 8, 2020**

**7:00 PM**

(DIRECTLY AFTER THE PLANNING COMMISSION PUBLIC MEETING)

1. SHORT TERM RENTALS
  - a. George Ruther – Housing Director for Town of Vail
  - b. Discussion
  
2. ADJOURN



## JOINT WORKSHOP COVER SHEET

**TO: FRUITA CITY COUNCIL & PLANNING COMMISSION**

**FROM: PLANNING & DEVELOPMENT DEPARTMENT**

**DATE: SEPTEMBER 8, 2020**

**RE: DISCUSSION ON SHORT TERM RENTALS**

### BACKGROUND

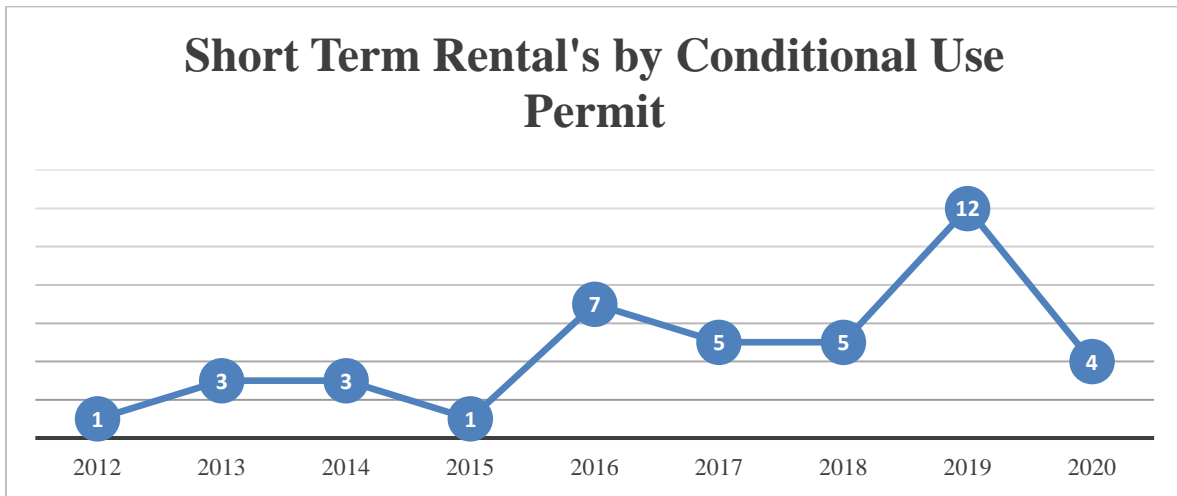
The purpose of this coversheet is to provide the City Council & Planning Commission background information on Short Term Rentals. This is meant to provide context about the current status of these types of uses and potentially moving forward with some draft Land Use Code language.

The City of Fruita defines Short-Term Rentals or VRBO's as a Bed & Breakfast. Section 17.03 of the Land Use Code defines a Bed & Breakfast as a facility of residential character that provides sleeping accommodations with or without meals for hire on a day-to-day basis. Although Bed & Breakfast doesn't sound or give the impression of a Vacation Rental or VRBO, its definition from the Land Use Code lines up with the use. Below is the Land Use/Zoning Table which represents where a Bed & Breakfast type of use is either Allowed (A), Allowed by Conditional Use Permit (C), or Not Allowed (\*):

Section 17.07.060 (F)											
LAND USE/ZONING TABLE											
	AR	RE	RR& LLR	CR	CMU <sup>1</sup>	SFR	DMU	MP	GC	I	CSR
<b>COMMERCIAL</b>											
Bed and Breakfast (1-4 guest rooms) See Section 17.07.070 (A)	C	C	C	C	C	C	A	C	A	*	*
Bed and Breakfast (4+ Guest rooms)	*	*	*	*	*	*	A	C	A	A	*

Based on our records, Short Term Rentals have become more popular each year starting around 2012. The graph below shows the number of Conditional Use Permits per year. There is a challenge keeping our records accurate with how many are in operation, however, there appears to be **40** active (permitted) Short-Term Rentals within the city limits. It's also been found that

there are approximately 10 in operation without a business license and any other applicable permitting requirements.



Short-Term Rentals, as a percentage of total land development applications, accounts for nearly 20% each year. This means, nearly 20% of all land development applications reviewed by staff are conditional use permits for short term rentals.

Of the 33 applications reviewed by Planning Commission in 2019, 36% were for Short-Term Rental applications. Currently, of the 9 applications reviewed by Planning Commission this year, nearly 50% have been for Short-Term Rentals.

The location of these types of uses is important to put into perspective. Of the 40 that the city has permitted record of, about 80% are within the Ottley/Pine border shown on the maps provided.

Attachments:

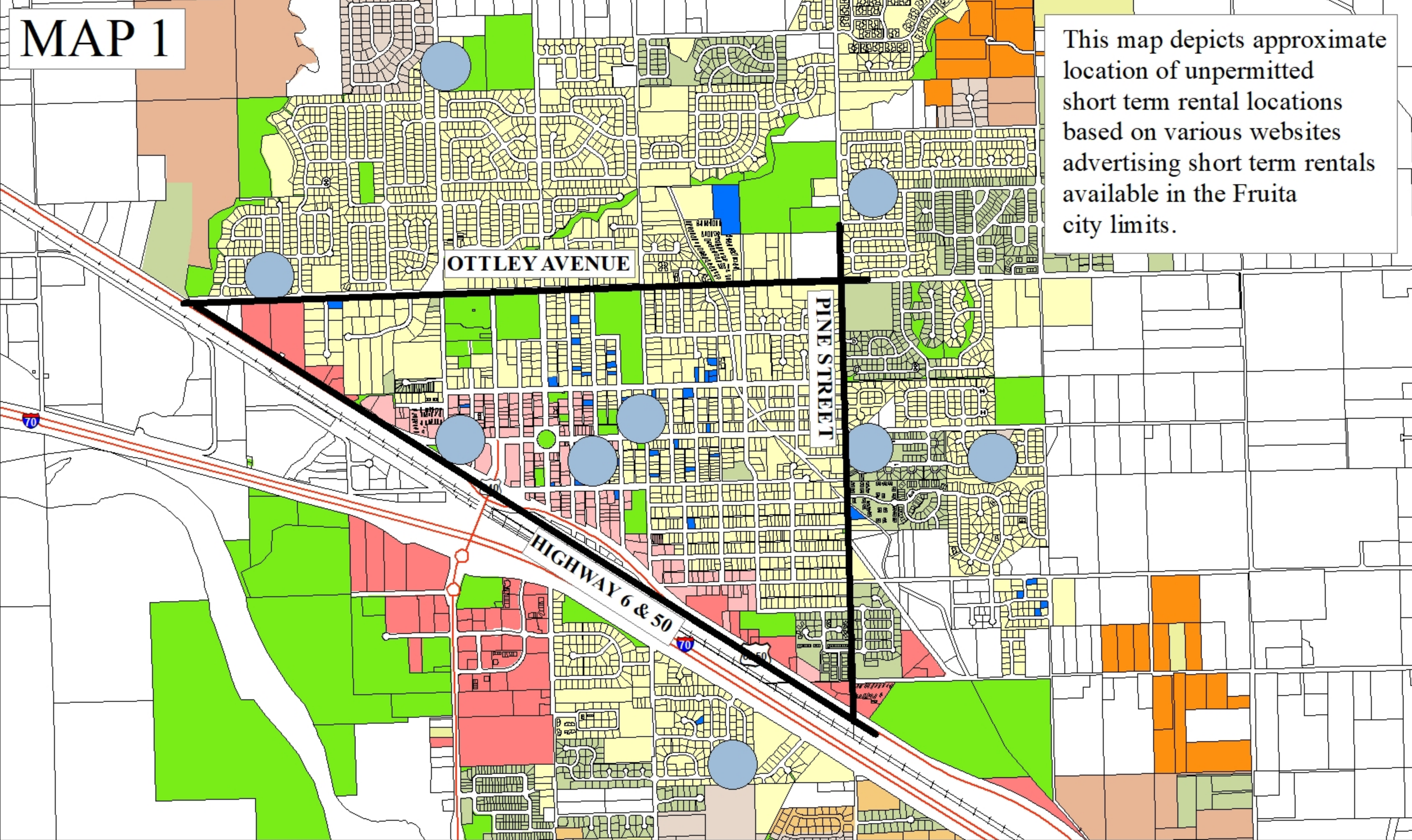
1. Map 1 – Unpermitted locations based on various websites advertising short term rental in Fruita city limits.
2. Map 2 – Currently permitted (business license, Conditional Use Permit if necessary).
3. Short Term Rental Summary from Design Workshop

Topics for discussion:

- A. Discuss the number of Short-Term Rentals.
- B. Review of how other communities address Short-Term Rentals.
- C. Discussion of potential Land Use Code Amendments.

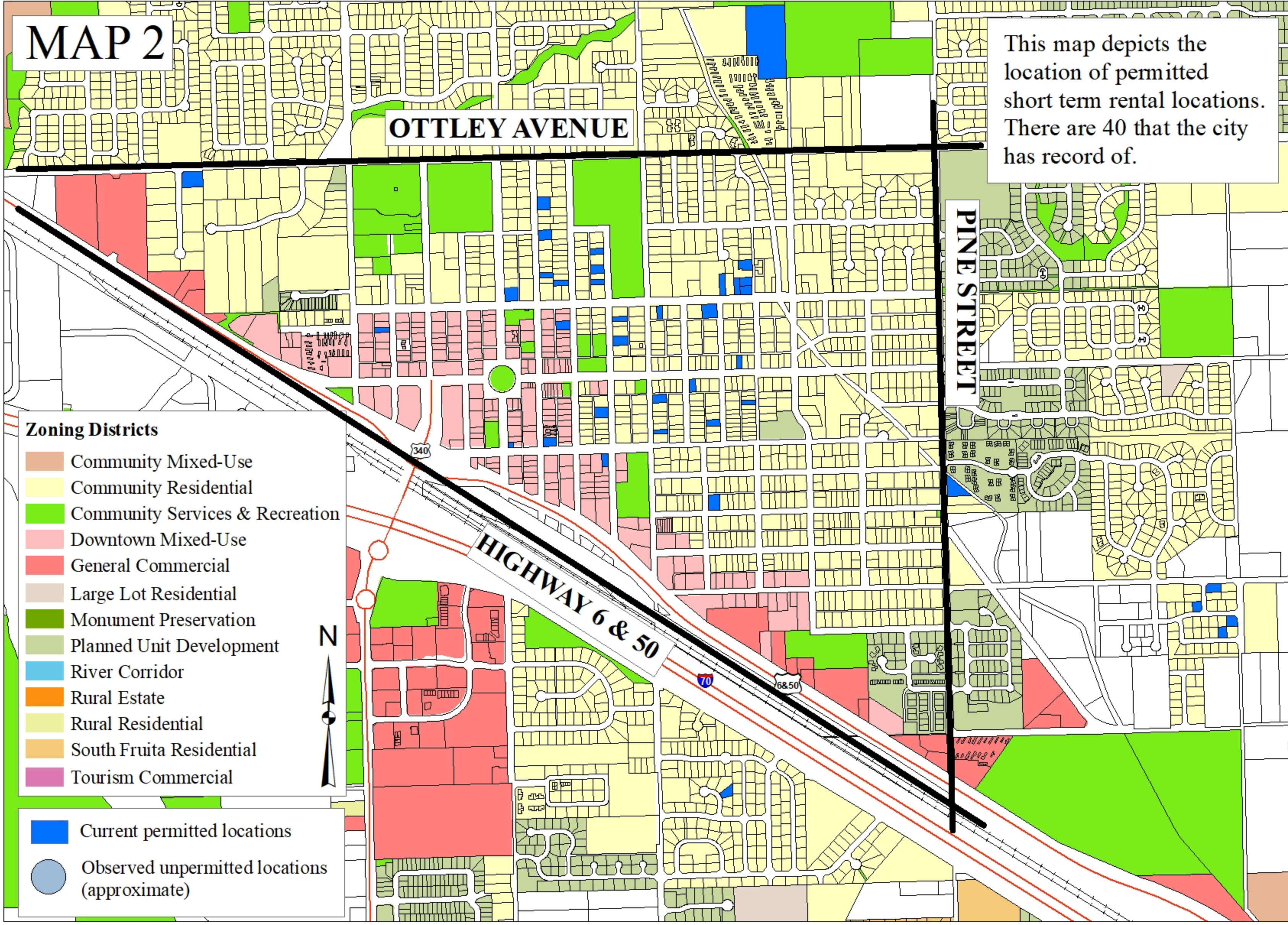
# MAP 1

This map depicts approximate location of unpermitted short term rental locations based on various websites advertising short term rentals available in the Fruita city limits.



# MAP 2

This map depicts the location of permitted short term rental locations. There are 40 that the city has record of.



- Zoning Districts**
- Community Mixed-Use
  - Community Residential
  - Community Services & Recreation
  - Downtown Mixed-Use
  - General Commercial
  - Large Lot Residential
  - Monument Preservation
  - Planned Unit Development
  - River Corridor
  - Rural Estate
  - Rural Residential
  - South Fruita Residential
  - Tourism Commercial

- Current permitted locations
- Observed unpermitted locations (approximate)



