

Ad Hoc STR Committee Meeting
Date: Tuesday, February 17, 2026
Meeting Summary

Overview

The Ad Hoc Short-Term Rental (STR) Committee met on February 17, 2026, at Town Hall. The primary focus of the meeting was review of recent STR survey results and development of parameters for engaging a professional facilitator.

Key Discussion Topics and Outcomes

Short-Term Rental Survey Results

Staff reported that the STR survey is posted on the Town website following each meeting and remains open for approximately one week. Two responses were received during the most recent cycle. Both respondents reside within Town limits and do not own or intend to operate STRs.

Respondents identified foundational community values, general STR standards, in-house rental considerations, and the number of STRs as most important. Moderately ranked topics included rules for owner-occupied and non-owner-occupied STRs, fees, penalties, enforcement, and zoning. Open-ended comments expressed concern about impacts on long-term housing availability and neighborhood safety.

The Committee noted that additional public participation would strengthen the data set.

Facilitator Contract Parameters

The Committee discussed drafting parameters for a professional facilitator contract, as directed by the Board of Trustees. Members agreed that a neutral facilitator would assist in maintaining focus, ensuring structured discussion, and supporting a consensus-based process.

Desired qualifications discussed included neutrality; absence of financial interest in STR matters; experience with process-driven and data-driven facilitation; familiarity with consensus-building models; and the ability to keep meetings efficient and on task.

Cost control was emphasized. Members discussed defining hourly rates, limiting preparation time to what is reasonably necessary, and acknowledging Town staff capacity constraints. Staff confirmed that contract templates are available and that the Committee may research and draft an agreement for Board consideration.

The Committee agreed to develop standardized written questions for prospective facilitators to obtain comparable information regarding availability, rates, and approach.

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Review of Glenwood Springs STR Standards

The Committee briefly reviewed Glenwood Springs’ “Accessory Tourist Rental” and “Short-Term Rental” standards. Discussion focused on the distinction between owner-occupied rentals and whole-house rentals.

Several members expressed concern that the Glenwood Springs model may be overly complex and not proportional to Paonia’s size and character. Comparisons were made to other municipalities, including Montrose. The Committee emphasized the importance of identifying specific local issues before drafting regulatory language.

Motions

No formal motions were made during the meeting. Consensus was reached to proceed with developing facilitator criteria and conducting preliminary research for Board consideration.

Respectfully submitted,

Ruben Santiago,
Town of Paonia Deputy Clerk