

STR Ad Hoc Committee Meeting

Date: January 29, 2026

MEETING SUMMARY

Introduction

The Ad Hoc Short-Term Rental (STR) Committee met on January 29, 2026, at 5:00 PM, to reconvene after a multi-month pause and to reset the structure and direction of its work. The meeting focused on organization, scheduling, and identifying next steps rather than making policy decisions.

Reestablishing the Meeting Schedule

The committee discussed prior meeting rhythms and agreed to resume regular meetings on the first and third Tuesdays of each month at 5:00 p.m., with meetings generally lasting approximately 90 minutes. Members noted that the next meeting may need to begin earlier than 5:00 p.m. due to a scheduling conflict, subject to confirmation of availability.

Committee Chair and Facilitation

Following discussion about meeting management and facilitation, Trustee Stelter agreed by consensus to serve as committee chair. The Chair role is intended to handle basic meeting flow, including opening and closing meetings and keeping discussion aligned with the agenda, while still participating fully in discussion.

The committee discussed the potential value of an independent facilitator, including the possibility of engaging a third party or reconnecting with a prior facilitator. No decision was made, and the committee agreed to formally address the facilitator question at a future meeting.

Review of Prior Work

Members discussed the need to reestablish a shared understanding of the committee's prior work from meetings held in August and September 2025. It was agreed that the next meeting packet should include a recap of prior discussions, previously distributed materials, and results from earlier community surveys.

STR Enforcement and Timing

Staff reported that STR enforcement remains paused and that enforcement deadlines have been extended. One inquiry regarding a potential STR use in a commercial zone was received, but the applicant was advised not to proceed given the current enforcement status. Committee members discussed the importance of timing any future regulatory changes carefully, particularly in light of existing bookings and the upcoming peak STR season.

Research from Comparable Communities

The committee discussed obtaining examples of STR regulations from towns similar

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in size and character, specifically non-resort and non-ski communities, to help inform future policy development.

General Discussion

Members shared perspectives on workforce housing challenges, the use of short-term rentals for temporary housing, and the balance between tourism and community needs. This discussion was informational and intended to guide future work.

Motions

No motions made.

Next Steps

The next meeting is expected to focus on reviewing prior work, discussing whether to use an independent facilitator, and setting priorities for the next phase of STR policy development.

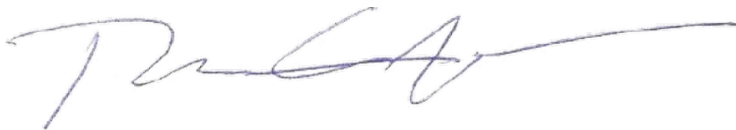
Members confirming next steps and availability.

The next meeting is scheduled for Tuesday, February 3, 2026, at 4:00 PM at the Town Hall Community Room.

Adjournment

The meeting was adjourned at 5:45 PM.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'R. Santiago', with a long horizontal flourish extending to the right.

Ruben Santiago,
Town of Paonia Deputy Clerk