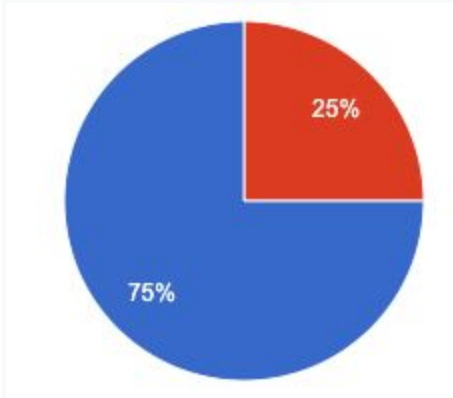


#1 Definition of Short Term Rental



FOR: 75%

1. Not opposed to renting bedrooms.
 2. Has this really been a problem?
 3. Water shares should be protected
 4. really, Teepee. (F%*k that guy)
 5. seems to be in the best interest of the overall community/neighborhood
 6. We don't need people sleeping in sheds or RV's
 7. any reasonable full time resident hates STR's to begin with and does not want to live next to a gypsy camp
 8. This is logical, particularly the water share issue.
 9. The non-residential structure STR prohibition seems very reasonable and needed. Great idea to nip this in the bud before it becomes a worse problem!
- sounds reasonable for the water share issue. love the 2nd paragraph. i would not have thought of that.
10. I think this is a good change.
 11. The water share issue is extremely important for us - thanks for re-wording the definition !
 12. It clear and defines "a portion of thereof"
 13. I find this reasonable but confusing. What is the strike-out refer to? I assume the strike-out is not struck out in the current ordinance? If so why is it written that way under current ordinance? And why isn't it written in full under proposed change to ordinance? Maybe others aren't as confused as I am by the formatting. My main question is would a condo with a lock out (separate entrance) be able to rent both sides of the lock out individually, or would it have to be rented as one unit in whole only? We have a number of two bedroom condos that rent the one side as a 1 bed and the other side as a

studio (no kitchen). I'd imagine some owners here would not be happy with this. However, if it is in the spirit of how the water shares were created I fully support it.

14. I trust your judgment on the water share issues. Definitely wise to not rent space for an RV etc. in regards to water shares is there any difference if an accessory apartment is used for long term rental . agree with the wording for non residential building

15. In Silverfork you can't have water to seconder structure so that wouldn't work for a rental and it would be nice to have these rules to help with regulating that.

16. I don't have concerns with the second paragraph.

17. Prevent people without permanent sanitation needs/connections (water, sewer, electrical) no boon dockers and vans or tiny homes. issue with snow loads, snow removal.

Against: 25%

1. The prohibition on renting anything besides the entire home, however, seems unreasonable. If water shares are truly the concern here, then please address water usage directly (and in a way that considers how Brighton residents use a variety of water sources/companies).

2. I think we want to encourage more residents to live in the canyon, and not just visit occasionally. This prohibition against renting a portion of a home will discourage that due to economic opportunity cost. Of course we don't want to rent simultaneously to more than one party, but I believe this is already prohibited by county law.

3. [Note: Better policy changes, like limiting days per year for STRs, can also mitigate water usage while encouraging the owners' use of their homes. What we don't want to encourage is absentee landlords owning cash-cow investment properties where their sole concern is revenue—at the expense of livability.]

4. As property taxes increase some of us homeowners with limited income will need the ability to augment our income while still living in the home. It would be unfair to allow owners who do not live there at all to rent homes to multiple parties at a time and not to allow those of us who intend to live in our properties the same ability to add to our income. Plus, the watershare argument is not a good one because there is nothing stopping an owner who rents out their property in its entirety from renting it to several groups of people at the same time. For example, a group of families or friends could and would go in together to rent a home for all of them and would also theoretically be a tax on the watershare. In fact, owners renting just a room or two instead of the whole house would likely be less of a tax on the water supply because an owner living in the home could supervise proper usage and be there on-site in the event of an water emergency.

5 If someone has bought and pays taxes on something large enough to rent portions of, they should be allowed to do so. E.g. Condos at Solitude with a "lock off" generally sell at a premium because of this feature. Same is True of house with a mother-in-law suite. This rule is taking value away from these people without compensation. In other words, stealing.

6. I think there should be exceptions stated for temporary structures for example RV hookups provided for additional structures on properties. Unless the RV trailer or temporary structure has an additional water share and connection

7.I think that the changes should be in addition to the current ordinance, be careful when using specifics, if you leave something out or if it looks like you're targeting someone.

8. Water shares are not divideable

9.I don't want my neighbors renting out RVs tents or treehouses...

10.Foothill Canyon Overlay Zone

11.My cabin has had since it's construction a Basement apartment that has been continuously rented for years usually to a brighton or solitude employee. Is the intent or effect of this to prevent me from occasionally renting the owner occupied portion of my cabin.

12.This is unreasonable and limits a homeowners ability to offer a STR.

13.I believe in less government interference with property rights period

14. This proposed prohibition seems poorly designed, considering Brighton's goals. On the one hand, it prohibits renting in a way that would bring in tourism dollars to Brighton while the owner is onsite and actively ensuring that rental activity won't disrupt the neighborhood. It actually encourages would-be neighbors/residents to turn their property over entirely to renters. On the other hand, it punishes owners who may not actually be using much water. (For example, there are homes that are entirely unused for much of the year, which then are rented while the owner is also visiting for limited portions of the year. In such cases the annual water usage is still less than it would be for a single full-time family.)

15. We have a room in the basement which we use to come up and ski and occasionally ski on big powder days while the house is rented. I believe having owners in the home while renters are at the home is a good thing and does more good than harm. In fact, I don't see any actual harm.

14. I am 100% against all of this. We will not be inviting FCOZ any further into lives in any additional way. It is overarching and not ok. I helped found the town of Brighton. We designed it to give power back to the residents... not to take it away. I have a rapidly growing list of residents against each of these regulation changes and we will file a class action lawsuit if taken any further. If someone wants to rent a structure on their property, a portion thereof, or space on their driveway, we will fully endorse it.

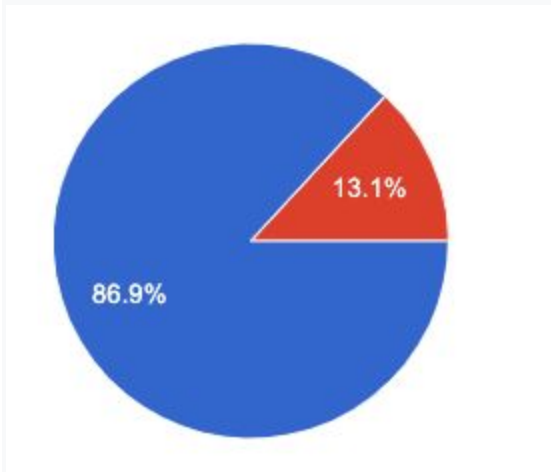
15. If a portion of the property may be occupied then there is no justification for limiting such occupancy to an identified owner

16. I don't have a str but don't a lot of homeowners rent only a portion of their property?

17. I agree that a room or part of a house should be rented. Water is precious up here.

Recommendation: The Town of Brighton restricts the use of the following from the purpose of renting: auxiliary structures, non residential buildings, vehicles, RV's, trailers, teepees, yurts, or similar

#2 Sewer



FOR: 87%

1. Make it clear that rental must be connected to sewer, not holding tank.

2. I guess composting toilets are OK then?? Or should renters just shit in the woods like all the backcountry idiots

3. seems to add additional clarification and increases community health/safety

4. Black water tanks are not a public sewer system.

5. Sewer is a basic utility. The notion that one could rent a STR without sewer up in the canyon is absurd.

6.This is a reasonable clarification - but does a holding tank limit STR's?

7.Reasonable clarification

8.Assuming the sewer system is complete throughout Brighton now which I assume it is.

9.black water tank is not public, it's private. this could be cause for concern if blackwater holding tank overflows because renter doesn't pay attention to use.

10.Question 3 has no space for comment - is fire code occupancy clearly defined? Some of the larger homes can handle 15 easily and an extended family gathering would hit 15 easily.

11.Needs to be also dependent on approval from corresponding water company

12.Makes sense as it protects people and the environment.

13.common sense, imagine a vehicle with a black water tank crashing and spilling contents into the canyon.

14. Obvious

15. Sounds fine

16.clarify that Black holding tanks =septic tanks ?

17.I am sure people don't want to be pumping holding tanks in the winter.

18.Ok

Against: 13%

1. I believe in less government interference with property rights period

2.BLACK WATER HOLDING TANKS QUALIFY FOR STR IF WINTER ACCESS TO PUMPING HOLDING TANKS IS AVAILABLE

3.I would delete word "black."

4.This will take homes away from people that only have this as an option. The town or the individual will have to pay for this. I am against it.

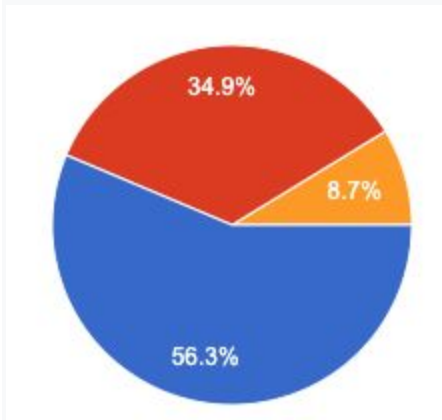
5.Residences with black water holding tanks should not be discriminated against for renting.

6.If the system is acceptable for owner-occupied residences, the identity of the occupant is immaterial

7.Black tanks are approved for the home. Changing this requirement is up to the board of health, water shed etc., if the tank is accessible year round it is not or should not be a problem for str any more than a non str.

Recommendation: Only homes connected to the public sewer system qualify to be a short term rental. This excludes any residential structure with a holding tank, composting toilet or septic tank.

#3 Maximum Occupancy



Blue: Reasonable change to wording of the Ordinance

Red: Unreasonable Change to wording of the Ordinance

Orange: Unreasonable Change to wording of the Ordinance 15 it is arbitrary and capricious

For: 56%

1. The only possible justification for wanting to allow more than 15 people is to explicitly endorse massive parties, which full time residents loathe.

2. Maximum occupancy should follow fire code and by way of the Town regulations that could be up to 15 adults? Possibly some homes could apply for an exception of greater occupancy if they meet fire code and all town STR.

3. I think that it is reasonable to maintain language that limits the number of visitors to the property. Additionally, many of the cabins in the neighborhood are not suitable for 15 guests and should be limited to an appropriate number of guests.

4. fire code should be adhered to; safety

5. i'm not aware of the reasonable capacity of all residential units

6. This helps address the issue of party houses. My next door neighbors advertise weddings with up to 70 people, many of which stay overnight. It is no fun living next to an airbnb party house.

7. I am not an expert but I believe there are some properties on the loop that accommodate more than 15 people and this could be unfair to them as it is a big change. I am not aware of all the issues though and would support the council on your decision.

More than that, even if they are not sleeping there, you are guaranteed to be a nuisance and bringing that many strangers into our small neighborhoods is a security/safety risk for all.

8. Definitely makes sense for the maximum to be relative to the size of the dwelling.

9. Most new cabins are more than 4 bedrooms, assume 2 queen beds in each room at 4 rooms would be 8 persons. A large cabin may have up to 8 bedrooms max 16 people and don't forget sofas, sofa beds and the floor. The max person policy will hopefully prevent large gatherings or parties.

10. I think it should be less but ill go with this

11. Clarification should be made that there is a difference between the Maximum Occupancy of the home versus the maximum number of people who stay overnight.

12. We don't want big parties

13. Answer to # 3: will this prevent "Party Houses"?

14. I assume the occupancy only applies to when it's being rented, not when we are using it for ourselves. Is that correct?

15 adults does seem a little arbitrary, but also kinda reasonable.

Against: 35% 8% other

1. Any space no matter size accommodates 15 people?

2. Some units have bedrooms and beds that can sleep more. 15 seems arbitrary. Makes more sense to go with fire codes.

3. I am in favor of fewer number of individuals - we kind of live on top of each other in some of our communities. 15 adults + children is a substantial increase.

4. I believe in less government interference with property rights period

5. This ordinance change should be listed as an additional clause to the existing Maximum Occupancy.

6. Also I feel that 15 people is a high number for a residential structure. 10 occupants seems more appropriate for a residence. Anything over 10 should not be classified as a residential rental but a commercial rental property with its own licensing and restrictions.

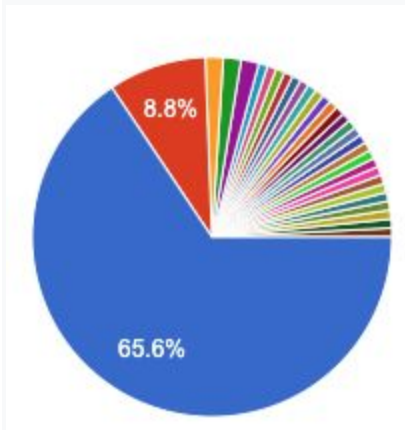
7. The existing requirement is based in solid reasoning. It is based on fire code which is in place for a verifiable safety reason. It is derived from a formula calculated to allow for maximum safety of the residents. The new writing is just a number plucked out of the air that does not consider the size of the property, the constraints of the neighborhood, the available parking etc. If you would like to limit impact on the neighborhood then factors like those should be considered together in order to arrive at a calculated limit that makes sense. Why would a one room cabin with no parking be allowed 15 guests just the same as a 15 room mansion with ample off street parking. It does not make sense when you think about it.

8. 15 seems like a party and potential nuisance to neighbors. Would be more comfortable with 10.

9. An equation for adults per room would seem to make more sense.
10. The max occupancy should be based on the number of beds per house. In many cases this is less than 15. This number should also include children. This should discourage large rental groups which disrupt our neighborhoods and quiet life much more than smaller rental groups. It should also be clearly posted on each rental property, that this max occupancy number applies to those just visiting the property as well. This should help discourage large parties.
11. Occupancy should be determined by fire and building codes, not by an arbitrary limit
12. If a property is small, why would you say up to 15 people can stay? In my opinion, this wording encourages 15 people to stay regardless of the size of property.
13. Who's counting?
14. Hold be based on square footage of residence
15. Depends on the size of the unit, and the number of beds therein. Some may comfortably hold more than 15.
16. Current occupancy code is better defined.
17. 15 adults is too many. The home owner should decide how many occupants are allowed.
18. occupancy needs to be allocated by bedrooms/ parking on property, and not allow 15 punk ass people in a 1 room shack
19. Guest maximum occupancy should be based on each individual unit and should be based on the fire code. Larger units should allow for more people and smaller units should allow for fewer people.
20. I have a property at base Apex lift at solitude that could easily sleep 25 or 30 if I wanted to (I've always personally limited it to 15-20 max). I have six dedicated parking spots as well. This should be based on a home's size etc and not an arbitrary number.
21. I feel that the number of people allowed to stay in a rental should be dictated by the number of beds (bedrooms). No one should be allowed to sleep on couches or floors. Too many people create a risk when immediate evacuation is required.
22. In response to 3, occupancy should be determined by health or fire department and parking. Many Rentals don't have the parking for 15 people.
23. Mostly, I don't like how we're appear to be losing the maximum occupancy rules. Would this change mean that renters can have big parties as long as only 15 stay for the night? Not cool.

Recommendation: No Short term rental can exceed a maximum of 15 adults spending the night. 16 adults spending the night in a property would require a commercial hotel license. A lower capacity can be set by fire code. All parking restrictions must still be enforced (See #5).

#4 Trash and interior



For: 65%

1. I support

2. I support this if "inside the home" includes the garage or shed.

3. Yes I agree

4. I think this will help with some of the trash issues up canyon.

5. Trash should be kept indoors so it doesn't get blown over or animals get into it.

6. If this ordinance is applied to all property, then okay for trash, housekeeping not anyone's business except the Board of health.

7. Really. this is a debate? What sane person enjoys living next to a bunch of trash strewn all over the place because racoons got into it and it could have easily been prevented.

8. In addition trash could be stored in an approved outdoor storage bin i.e. a closed shed that contains trash and recycling bins.

9. Animals will spread trash and trash will attract unwanted animals.

10. ok

11. rental trash should not affect resident use of the limited county dumpsters

12. Makes logical sense.

13. That makes sense that trash should remain protected.

14. seems reasonable, given the reality of wild animals. Would add something about making sure to use trash/recycled containers appropriately, so that canyon materials are actually able to be recycled! (so many recycle only bins have plastic, regardless of posted signs - contaminating the entire container)

critters would have a hey day if trash was left outside.

Against or other: 35%:

1. Our Airbnb in Orlando required us to take out all trash or we would face a large penalty. However there was only a dumpster the front of the condo complex. Dumpsters we lighted with 24/7 camera surveillance. We need the 24/7 camera surveillance in the canyon. The Brighton trash compacter is nice but seems like a massive liability/lawsuit waiting to happen.

Health risk and litter mitigation is critical

2. I agree the specifying the frequency is not needed.

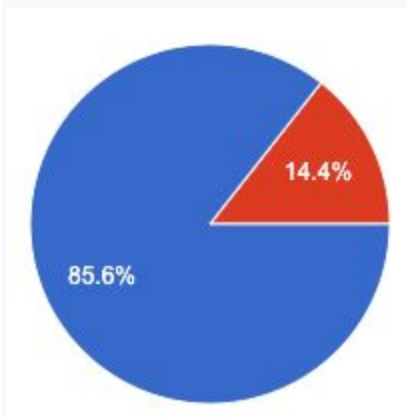
3. My property is half way up the ski slope. If you really think I'm keeping trash in my house for a week, you are out of your mind.

4. I believe in less government interference with property rights period

5. Suggest that if "wildlife proof" trash cans with locking lids are provided on site, then trash & recycling can be stored outside until pickup day (at least 1 time/week).

Recommendation: Due to the hazard of wild animals all trash and recycling must be put in a dumpster as soon as possible or kept within a contained area. No trash or recycling can be left outside. It is recommended that owners provide directions on recycling protocols and location of dumpsters.

#5 Parking



For: 86%

1. I strongly agree with this as this is the number one complaint of the surrounding residents.

2. The streets are too narrow, people will park anywhere they think looks good.

3.All occupants of the STR must park on the owners property, not on adjacent properties, not in the street, and not in open fields.

4.map idea is great - no excuses

5.I agree

6.Roads and parking lots will be clogged if parking allowed in those locations.

7. as a side, I would be willing to lend my driveway if I didn't need it and my neighbor asked. Also I think that there might be some agreement with the people on the solitude ski trail homes for parking for them - will this parking only apply to rentals or to owners as well?

8. Well I'm not sure if parking is allowed on the roadway then why couldn't someone use it? No different than if I had guests with too many vehicles. Just my thought

9.Parking is usually the main issue

10.Why is parking on the roadway not acceptable to STR's when it is allowed/encouraged during the day by Resorts? Posting acceptable parking is a good idea, as is not parking in other driveways.

11.Co-parking agreements should be considered where a particular property may not meet requirements

12.Our neighbors airbnb has renters frequently parking on the side of the road and at the brighton store lot. If someone is going to airbnb their place I like the idea of not using community resources for personal gain.

13. I like it. These are rules that are frequently broken, so clarification seems warranted.

14.It just further defines whats there for better clarification.

15.The first two items are already illegal and written in currently as against the law in other section of law. You could rewrite them again here, but it is redundant. The last item about placing a parking map inside makes sense and should be included.

16.Without a proper vehicle and tires people go as far as they can make it and then abandon their vehicle. I hope they are well informed.

17.Hard to fathom it's up for debate on banning renters from parking in other peoples driveways. cmon. tell the STR owners to knock it off, they're embarrassing themselves.

18.I don't want people parking in my driveway.

19. A TOW SERVICE SHALL BE PROVIDED TO RESIDENTS TO REMOVE ILLEGALLY PARKED VEHICLES

20.absolutely

21.This language is a lot easier to understand now.

22.reasonable, given limited number of parking spaces. Any repercussions for violations of this?

23. That means that a four bedroom house requires 4 parking spaces for every rental. I hope you will hold tough to that rule!!!

24. This is a no brainer, but posting and enforcing this is a problem now. Visitors need to understand they can't block these communities roads/right of way or park in another open space.

25. Require Exterior private parking and towing signs as well, that specify the properties boundaries and parking spaces. Use an exterior birds eye view of property, showing where legal parking on property is, property boundary in green, building in black outline, legal parking purple= PURPLE IS PRIVATE,

26. RED IS PROHIBITED AREAS and Have sign diagram, show how to park such as parallel, diagonal, double deep, etc.

27. This helps limit party houses and capacity

Against: 14%

1. So, a 5 bedroom rental that only has 2 parking spaces is not eligible as a rental, even if it was only rented for 2 bedrooms. If they only have two spaces, it would be better to limit the number of people that could rent. I.e., 2 spaces, 8 people max.

2. No parking should be allowed on private roadways either (which most of the roads are here in the neighborhood). Also, no parking on neighboring frontage.

3. This does not work for homes on the mountain with no road access. It is not reasonable. The only way we can park our vehicles is to park in neighbors driveways as we have to hike up to our property. I will not post any such map in my home. I will however continue to tell people and show them digitally where they can park. You will not be entering my home under any circumstances.

4. Need to specify seasons.

5. Unless I am mistaken, the upper lot at Solitude Village permits overnight parking.

6. Posting a map on the wall is excessive. The number of spaces required does not need to correlate to the number of bedrooms, if property is considered a single dwelling unit.

7. I'd like to see additional wording "at no time shall the number of vehicles at a rental exceed the number of on site parking spaces."

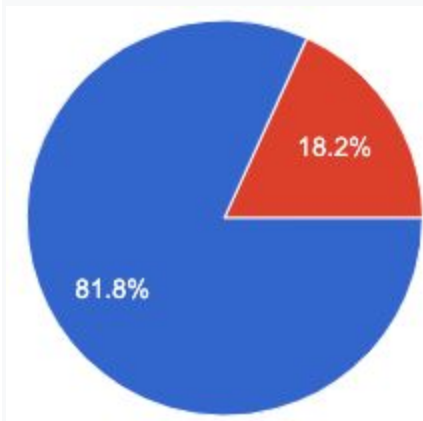
8. I believe in less government interference with property rights period

9. The first 2 paragraphs are fine. The minimum required spots is overly restrictive. E.g. Solitude Eagle Springs West at Solitude has just 1 parking spot per condo, regardless of the number of bedrooms in the condo. The rule should be that STR hosts clearly state the maximum number of parking places available to guests, so that they do not exceed them.

10. I don't understand why it is a problem to park in the Brighton Store parking lot overnight. If there is a large amount of snow and I cannot get to my cabin. Sometimes it is a necessity.

Recommendation: All parking must be on the property of the short term rental. Parking may not be on grass or other flammable material. Parking may not be on anyone else's property including resorts (unless written permission has been obtained). Every STR must have a minimum of 2 parking spots. For each additional bedroom rented out above 2 an additional parking spot is required. For example a 5 bedroom rental must have 5 parking spots available during every season.

#6 Snow removal



For: 82%

1. I don't necessarily like the county or the town regulations. We provide our own snow removal. If we are out of town when it snows, I don't want to be cited for not having our driveway shoveled within one hour. I also don't want to be forced to pay someone to clear it. If this is ONLY for rental units when occupied, it is acceptable.

2. so this is a replacement? sounds good - the county wording may be near impossible up here.

I agree

3. I think this is reasonable, but it's a little ambiguous. Technically, in our subdivision, the HOA is responsible for paying road snowplow costs, not the owner directly.

4. if a renter is skiing, the one hour limit is unreasonable. I think clearly that owner should be responsible for clearing but it is hard to put a timeframe to it. I like most of what the proposed says. Definition of clearing will be different for every person as well.

5. The right side is more for the city

6. Have to pay their appropriate plow bill

7. Great change. That old wording seems problematic.

8. Just makes sense. Different environment up here so different rule.

9. The more vehicles we have parked in outside spaces the more challenging that gets during prolonged snow events.

10. duh.

11. Totally agree with these changes. You can't put a timer on this...too many variables. I pay for daily snow removal but never know how long until he gets to me based on the roads and how much snowfall.

12. This is reasonable, based on the realities up here. Wonder if the wording could even be a bit stronger regarding individual renter responsibility for snow removal? Plowing has been pretty sporadic in the last few years, in our neighborhood.

13. Seems reasonable.

14. No brainer, most if not all private drives are cleared by 2-3 providers or property owner in the canyon unless done by a care taking or by gated or non gated community groups. Snow plows can not clear private drives if vehicles are blocking it. Also many private residences have their drives blocked by UDOT snowplows clearing main road on the BCC road and on guardsman.

Against: 18%

1. I think it should include a "when occupied". Perhaps that is assumed?

2. Private property snow removal should be an issue between the owner and renter, not ordinance.

3. Unreasonable to expect snow to be removed so quickly in the canyon

4. Snow removal should be dealt with as the owner sees fit

5. I would love to see the road plowed up Brighton's Ski slope so we can access our home in the winter. Is Brighton ski resort aware you will be requiring them to help plow the middle of the ski slope to each of our homes? We use a snow mobile to access in winter. This is not a reasonable law.

6. Additionally, snow can be removed by anyone. It doesn't need to be a community snowplow.

snow must be removed within one hour? who determines the exact time it stopped snowing? seems impossible to enforce.

7. Renters can not be held responsible for snow removal, rental owner should remove snow or arrange to have it removed. Language that specifically notes time for removal are not realistic for the canyon

8. There is no way of enforcing this, and it will only allow for the people who already have beef to complain more. Fueling civil unrest, I feel we need a reword. But with the lack of full-time on-call shovelers giving 2 hours to clean multiple properties up before 8 am. You're asking for complaints from neighbors on people who will be let's face it using a snowblower next door at or before 6 am now!

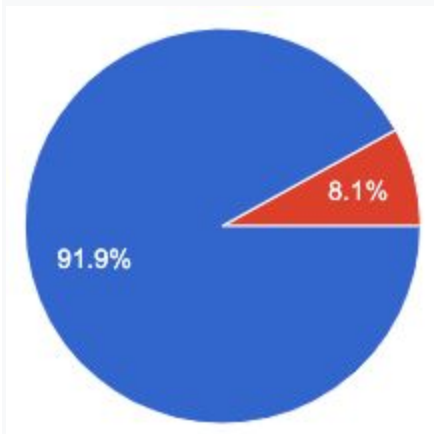
9. I do not want to cover the snow removal costs for a STR.

10. I believe in less government interference with property rights period

11. Wording to add "as needed"— suggest this before "as soon as feasible". For example, if we are in the middle of a long storm cycle and our guests do not need to leave/drive— then we may wait to have our driveway plowed until the storm ends.

Recommendation: Snow is to be removed by the owner, community or County snowplows as soon as feasible. Owner is responsible for paying all road and driveway snow plow costs before a STR license will be issued. When a unit is occupied, they are responsible for light snow removal if necessary. Snow shovels must be provided. Adherence to snow tire rules is highly recommended.

#7 Noise



For: 92%

1. What is wrong with posting the hours? The county clause is good as written.

post it by the outdoor hot tub too, please

2. I agree

3. I like the original ordinance because it specifies that excessive noise is undesirable

it's standard we are all held to

4. Needed change. (Also can we change SLCo to Salt Lake County? That seems like a weird use of the abbreviation in this policy.)

5. Let the renters know so they have a chance to abide.

6. It's important for renters to know the rules so they don't upset the locals.

7. Using specific language for short term use sounds like it only applies to them.

8. Hopefully we can enforce that.

9. Keep them informed about the rules.

10. Can we maintain a list of properties/condos with frequent violators of quiet hours? No one can predict the behaviors of all guests, but there is a big difference between those who wind up renting to one group of rowdy people each season and those who rent to such groups every week.

11. 20:00 TO 08:00 should be quiet hours on ALL Rental properties

12. Reasonable

13. Yes - to posting this information. Wondering, again, if there are any repercussions, or if it's just kind of a nice idea/suggestion? Lots of late noise (from large groups) in our neighborhood in the past several years. Who's responsible for making sure this doesn't happen?

14. Is there someone in Brighton community we can call if a renter is being loud?

15. Seems reasonable.

Against: 8%

1. Posting this inside the rental seems excessive.

2. No additional requirement should be imposed not already required by the county

3. It is posted on Airbnb. It will not be posted in my home and you will not enter to check if it is posted. I respect my neighbors and hold guests to quiet hours.

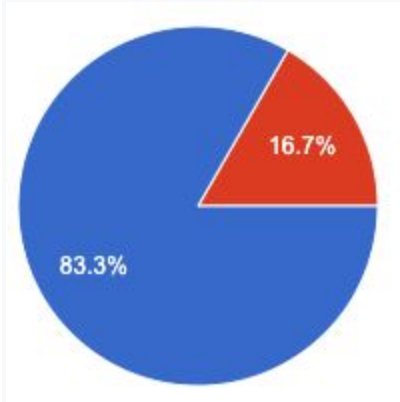
4. Add language to the posting that says "don't be a dick. people live here full time"

5. Nothing wrong with stated ordinance

6. This would be covered under a rental agreement. Posting the hours is an excessive requirement.

Recommendation: Occupants of a short-term rental shall not create excessive noise that is incompatible with adjacent land uses. Quiet hours per SLCo Health Regulation 21 are 10 pm-7 am. It is highly recommended that STR owners post this notice.

#8 Signage



For: 83%

1. I don't have my neighbors number and have been forced to deal with his str guests several times, not always pleasantly
- 2.I agree 8
- 3.change does not add anything useful
- 4.This should be enforced.
- 5.On the left under SIGNAGE, delete the words " No change except" and add a new sentence or paragraph at the end that says: And delete item 4 (which makes no sense) in the county ordinance and change #5 to #4.
- 6.this is a vital addition to the wording..the HOST must be easy to contact 24/7
- 7.This is how it is done in Hawaii and it works well
- 8.Not actually sure what this changes. (Just clarifying that the 24/7 number is specifically to "host compliance"?)
- 9.I don't think it's any different from the original signage.
- 10.I would add to owner also operator
- 11.Property owners need a list of str locations and property managers phone numbers.
- 12.one change. sign should be stapled to the renters forehead so they don't forget where to find it.
- 13.Agree.
14. Property owners should be listed as well as 24 hour contact info if not the same
15. Sounds reasonable
16. Don't know what "Host Compliance" means??
17. This is a Safety issue, we had an adolescent child lock themselves int a bedroom with no way to access them. We had to call fire department 911 and break a door down before owner gave us access to key location that ended up not working.

18. Also with the recent party and gun shots fired in the canyon late at night the police where more lost than the property owners around them, contact and recourese was limited.

Against: 18%

1. Requiring a sign of who to call seems reasonable. Requiring that it be exactly 8.5. x 5.5 seems excessive. Maybe a range? I'm not sure what Host Compliance means.

2. Having your name and contact number publicly posted puts the owner at risk for their name and number being used for unwanted purposes. It breaches the owners privacy and makes them vulnerable to whoever passes by and decides to use their contact information for purposes not relating to the rental.

3. How is anyone going to read all that information on such a small sign. Seems excessive and unrealistic to require a 24/7 contact.

4. This is a violation of the First Amendment to the United States Constitution

5. I am not ok putting my contact information on my home. My neighbor's all have my number. I am not giving it out to the 2 Million hikers who come up the canyon. I reserve the right to my personal privacy and i reserve the right to restrict anyone from approaching my private property.

6. My main concern is that we are going from a placard that is no bigger than 8.5x5.5" to one that is also no smaller than that exact size. Seems arbitrary. Also seems like it's unnecessarily big. We all assume people will have to walk up to the front door to read it anyway, so wouldn't something slightly smaller also suffice? Of course it should be easily legible from a few feet away. (Which will have more to do with font size than placard size.)

7. Seems to be a little "big brother" if I understand what you mean by host compliance. I am guessing that is the contact info for someone in Brighton City that will oversee rentals. It seems excessive because renters will already have multiple layers of remedies for any of their concerns. They can call AirBnB or VRBO directly. They can simply call the owner. They have the courts and other avenues as well.

8. If there are any issues with my rental property, I want to be contacted directly and/or to have Cottonwood Lodging contacted. I do not need/want a 3rd party involved to resolve issues.

9. Disagree with ability to advertise. Owners should be able to have a small sign to indicate property is available for rent and neighbors can recognize that it is a rental and refer friends.

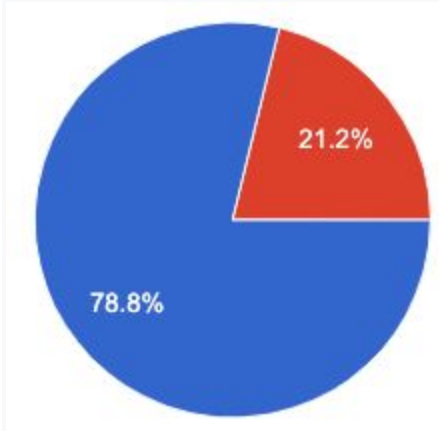
10. This is not clear sign inside or outside of residence?

11. i think the sign should be any size

Recommendation: A short-term rental use shall not have any signs on the premises that advertise the use.

It will be required that inside the unit of every short term rental will be posted a set of guidelines: This will be a framed document provided by the Town of Brighton to not exceed 8.5" wide by 14 long". The following guidelines will be listed:

1. Contact information for the owner or property manager that can respond to a call within 1 hour.
2. Quiet hours in the Town of Brighton are 10pm-7:00am.
3. All vehicles must be parked on this property or will be towed at vehicle owner's expense.
4. The Town of Brighton is located in a very high fire hazard zone. All outdoor fires must be contained in a fire department approved **container**. No fires can be made on the ground or left unattended and must be dosed with ample amounts of water so that a person can dig into the coals without being burned.
5. No fire ash may be dumped in dumpsters until mixed with water.
6. Due to the hazard of wild animals no trash or recycling can be left outdoors. Please place trash and recycling in the proper dumpsters as soon as possible. Please observe recycling protocols.
7. No Dogs are allowed in the Town of Brighton.
8. Roofalanches are common around canyon homes. Beware of traveling between or under rooflines.
9. Contact information for a company that monitors nightly rentals in the canyon. (right now that company is Granicus using a platform called Host Compliance).
10. We welcome you to our town and hope you have a wonderful time. Thank you for being good neighbors.



#9 Outdoor Hot tubs

For 79%

1. Seems like the quiet hours after 10pm should be adequate. If someone wants to quietly use their tub after 10, it should be allowed.

2. oh thank goodness. i am SO EXCITED about this. my next door neighbors outdoor hot tub is 10' from my house and those drunk yelling idiots are the bane of my existence.

any interest in regulating outdoor speaker systems as well?

3. I agree

4. no change

5. As long as the county's noise ordinance is in effect this additional restriction is not reasonable for property owners who should be able to use their properties as they see fit

6. Has it been considered to have this posted next to hot tubs (similar to the noise restrictions)? I have a feeling that nobody will know about this rule if it is not posted near a hot tub (or on the way outside to the hot tub). At my neighbors airbnb the hot tub gets used after 10pm nearly every weekend. Even if I have to call host compliance every weekend I'll still be kept awake until the situation is resolved.

7. Sad that we can't just have the noise ordinance cover this, as the quiet use of a hot tub after 10pm I should be fine. However, I can see how this might be the best way to prevent noise from late-night hot-tubbing. I assume that residents and long-term renters can use hot tubs after 10pm, knowing that they need to be quiet?

8. Times are reasonable.

Against: 21%

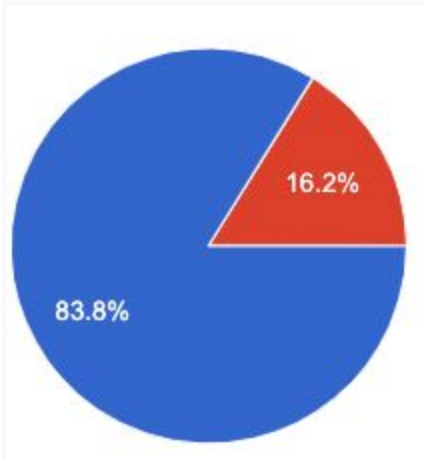
1. Let the noise ordinance monitor that.
2. Hot tub noise should be stopped between 10 PM and 8 AM. Quietly sitting in a hot tub after 10 PM should not be restricted.
3. Does this apply to everyone?
4. Phone numbers of property managers will be important for nearby home owners.
5. This has been a huge issue at our residence, where a neighbor's short term rental has a hot tub in use at all hours of the night with outdoor speakers that the guests can use to blast music. It is a huge disturbance and the ordinance should be amended such that the hours of allowed use are posted clearly by the hot tub so that guests are aware.
6. Keep the parties and noise to a minimum.
7. I think a hot tub can be used so long as it is following the noise curfew...
8. It's reasonable, just too bad it has to be a regulation, if a quiet individual or couple wanted to use a hot tub...
9. Follows noise ordinances mentioned above
10. This seems excessive to me. If a couple want to quietly go out and use a hot tub after ten that seems reasonable. Granted, we don't want big parties in hot tubs, but can we fix that through some kind of sound ordinance?
11. Why wouldn't it be 7 am just like noise ordinance?
Initial rule isn't enforceable and should be removed. If I want to use my hot tub at 10pm, I will use it.
12. If noise and other requirements are met this is not necessary
13. Unrealistic expectation....if people are quiet and respectful they should be allowed to use a hot tub.
14. All hot tubs should be banned at non resident homes.
15. No, the concern is noise... if private owners are using their amenities without causing excessive noise, there is no harm in allowing them to use their amenities anytime they want to... why restrict the hours of use. The noise ordinance takes care of noise concerns.
16. Unnecessary
17. NO hot tubs or outdoor spa should be allowed on rental properties for use by non residents not paying fees to the LOCAL water supply district. NON compliance should revoke the properties STR license
18. This should be left up to local governance. E.g. an HOA should have control over these hours. At a minimum, 8am is too late for opening for people who like to soak in the morning. I recommend 7am, matching the noise ordinance. In practice, it is the closing time that is most important, to

prevent noise. To that point: the noise ordinance would suffice. Someone sitting quietly in a hot tub prevents no harm or risk to themselves or others.

19. I don't think this regulation is necessary, as long as it is a private unit and the noise ordinance is in place and enforced.

Recommendation: Noise ordinance covers this one. See guidelines on #8

#10 Outdoor Fires



For: 84%

1. There is no change, so this is a form error.

2. I agree

3. no change

4. Emphasize fire danger and potential costs.

5. The original is almost OK but the word "trash" should be inserted between outside and burning; (Otherwise the wise people at the county contradicted themselves)

6. Fires dependent on local regulations from forest service

7. The statement that outside burning is not allowed in SLCO is false

8. Needed and reasonable with the exception of the readily available water hose. We should use the fire pit requirement wording that I've seen from Brighton's fire department (which includes options for a ready bucket of water, shovel+dirt, etc). Most places in Brighton don't have hoses. We don't do landscape watering, etc. Seems dumb to have to install a hose in order to have a fire.

9. Sounds like good common sense.

10. Owners must adhere to laws.

11. Quiet hours apply.

12. Agree.

Against: 16%

1. Maybe a inspection by ufa to maintain compliance and get stamp of approval

2. Water hose issue is of course impossible in winter

3. Add in that there may be occasions in which all fires, even in pits, might be banned in the county due to high fire danger

4. Fire pits should be banned at non resident homes

5. If there are hours for hot tub use, there should be hours for fire pit use as well.

6. I would also like to see some restriction of outdoor fire during times of high and extreme fire danger.

7. Safety

8. It's reasonable, and it's also complicated. Would like to see a simple straightforward heading about Fire Safety, and what's on the line! (and all of these points could be subheadings)

9. Can we prohibit any campfires? it is so dangerous.

10. I would prefer that people with no investment in the community not play with fire, especially in the summer. Too many are oblivious to the dangers.

11. I don't want any campfires by renters on my property so I'd be fine if this were more strict, personally.

12. What does "outside burning" mean in sentence 1? What about chimeneas or small portable wood or gas pits - maybe on someone's deck?

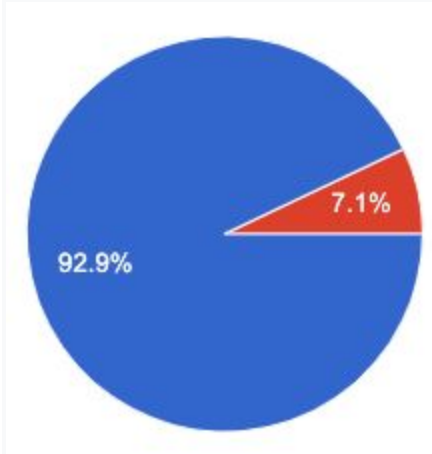
13. Please add. When danger hits high or extreme. No burning should be allowed no matter what period.

14. Fire pits on rental properties should not be allowed under any circumstance. Resident fire pits are already out of control. We are already a time bomb ready to go off on this issue

15. Campfires should be prohibited by renters. This canyon is a disaster waiting to happen, let's work to prevent one, instead of just wishing we had.

Recommendation: See guidelines on #8

#11 Indoor Fires



For 93%

1.A recent dumpster fire is all the justification needed

2.I agree

3.Important for fire safety

4.The reason we have had multiple dumpster fires recently is because careless people THOUGHT there were complying with the suggested changes.

5.I don't know enough about this to know if it's reasonable or not.

6.This addition is extremely important - thanks!

7.This is common sense

8.Good idea!

9.Good addition for safety

10.Again, does this apply to everyone?

11.I have seen more than one dumpster fire.

12.change suggested. this will prevent "some" dumpster fires. most dumpster fires at this point will have already occurred simply by allowing STR in the community.

13.We have a dumpster fire already it's called S.....

14.We don't need fires due to inexperience.

15.ok

16.common sense

17.Reasonable

18.adds a greater level of safety (hopefully)

19.Also sounds like good common sense.

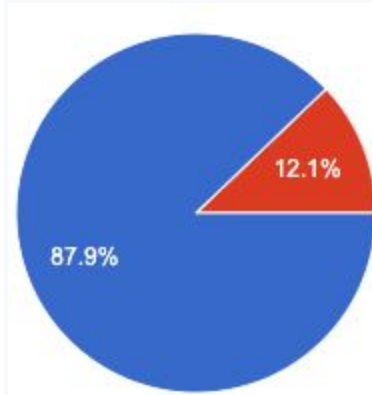
20. Renters should be given the information on how to deal with ashes. Proper tools (metal trashcan) should be provided to allow them to properly treat the ashes so they could be added into the verbiage.

Against: 7%

1. Better to require that the cold ashes be transferred to a paper bag and stored in the maintenance person's car for at least 2 hours before being placed in a dumpster.
2. Does this mean you have to put ashes in the dumpster? What about soil amendment or compost?
3. There is no ordinance and opening this up to preference (even if it is logical) is a Pandora's box.
4. I am not taking ashes from my fire in a metal container, down the mountain on a snow mobile, and throwing it in a dumpster. This is absurd. No one does this and no one will do this.
5. This should be posted on the user information inside each rental. Otherwise you won't solve the issue at hand. Renters don't read county ordinances ;).
6. NO ASHES should ever go into our county dumpsters. We already have a dumpster fire in Brighton. It's called S.....

Recommendation: See guidelines on #8

#12 Snow Tires



For: 88%

1. Fair to guests.
2. I strongly agree with this as along with parking this is the major complaint of residents - that short term renters get repeatedly stuck and then because of the road being so narrow, everyone in the neighborhood is stuck and cannot get to work or school.
3. We've had cars stuck and blocking access on a regular basis.

- 4.yep. the more we can communicate hopefully the fewer problems
- 5.I agree
- 6.helpful clarification
- 7.should emphasize that getting stuck will block the road for many residents - several areas only have one way in and out
- 8.This change is absolutely vital and necessary and cannot be over-emphasized
as a note, there should be some place that cost of towing if stuck is addressed for renters.
- 9.Rental cars rarely have appropriate tires for winter
- 10.Guests are notified in advance that 4 wheel drive is necessary and chains are important during storms. Nothing more is needed. We have had no issues.
- 11.Necessary warning to renters. Do rental cars really not provide an option for snow tires? (Seems like a needed market!)
- 12.It's important fir potential renters to know what to expect
- 13.Renters often have rentals cars. Upgrading to 4x4 will then be necessary.
change suggested. renters must be required to pass an IQ test at time of vehicle rental.
- 14.Very true.
- 15.Safety concern, ok.
- 16.This makes sense to keep traffic moving and streets clear.
- 17.Yes - I would be in favor of having temporary guests sign a statement to this effect (have seen several temporary residents/STR folks get stuck because they had no snow tires)
- 18.Not sure this is practical for guests who rent cars, but oh well.
- 19.Sounds like a good idea.

Against: 12%

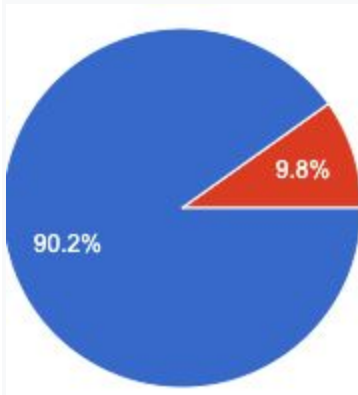
- 1.The owner should provide information about the UDOT requirements but it shouldn't be their responsibility to educate renters about rules of rental car businesses.
- 2.Road conditions and requirements are not the responsibility of hosts - the current information is adequate. UDOT can provide more clear information at the mouth of the Canyon and car rental companies can be held to a higher standard when renting AWD vehicles to tourists.
- 3.As advice to the renters yes, as an ordinance no.
- 4.Until the appointed public safety officers get off their fat asses and enforce these traffic laws this point is invalid

5.I believe in less government interference with property rights period. I don't want to be liable for giving advise about tires and road conditions

6.Add all wheel drive and 4x4 vehicles to this

Recommendation: It is required that owners notify their renters of the rules pertaining to snow tires and provide information for social media links, apps and other information sites on weather and road conditions.

#13.Dogs



For: 88%

1.Dog ordinance not really enforced. More dog's in Silverfork this year than ever.....

2.I agree

3.no change

4.Too many dogs in the canyon even with current regulations.

5.I think that this is clear but could see someone trying to justify that the dog won't be out of the house so it doesn't apply to them.

6.We also need to disallow snowmobiles and 4 wheeler's terrorizing our neighborhoods. Witnessed that more than once last year.

7.This should be posted within the "home signage nameplate" as a reminder to renters ?

8.ok

9.Start by cracking down on the illegal resident canines already residing in Brighton

10.I guess I need to know what a permitted watershed dog is and what it allows the dog to do. I would like to see something about dog owners who are residents. Perhaps this not the appropriate platform to discuss this.

11. I don't agree with the ban on dogs, but given that's the rule it makes sense for STR guests to adhere to it.

12. Current law should be followed.

Against: 12%

1. Need to come up with ordinance for watershed dogs to allow walking in specific neighborhoods.

2. perhaps add that this must also be communicated in advance by host

3. Come on, add the word "are" between the words "dogs" and "not".

4. The term "service dogs" mean different things to different people. People with anxiety or depression often have service dogs but are not licensed to be a certified service dog such as a blind person with a certified service dog. My opinion is that more research is needed for qualifying what type of "service dog" is allowed. (Also, many dog owners are abusing the "service dog" designation by buying vests that say "service dog" and are not a certified service dog. Also, what is the penalty if a person does have a dog in the canyon that is not licensed as a permitted watershed dog. We've all seen them and yet nothing seems to happen to these "privileged dogs." (Or should we say humans.)

5. The language should simply say dogs are not allowed.

6. "service" dog should be addressed; everyone thinks their animal is a service animal now. should be stricter

7. Could we add why this is the case? As in, clean water for thousands of people.

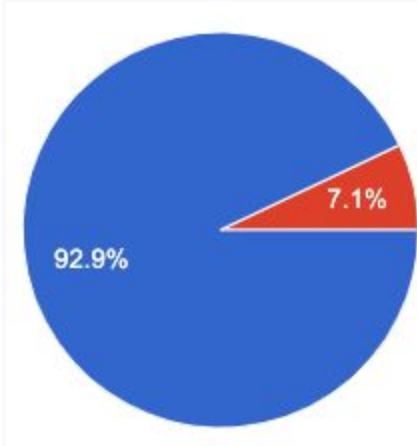
8. It should say no pets allowed of any kind.

9. Keep it simple "no dogs"

10. You know that the "no dogs" rule will be ignored just like it is now. Fine them, please.

Recommendation: See guidelines on #8

#14. Business Licensing Required



For: 93%

1. There is no change, so this is a form error.
2. I agree
3. no change
4. Spell "therefore" correctly.
5. Once changes are finalized will it be clear where the license needs to be obtained
6. Short term rentals have to be controlled.
7. It's a business just like any other.
8. A list of licensed properties shall be made available to all full time residents within Brighton
9. Critical thank you
10. Yes yes yes! Any repercussions for not abiding by this??
11. Look at how sandy city has done there short term rentals.
12. Adherence to laws.

Against: 7%

1. Please provide a rationale
 2. Initial law is overarching. No license is needed to have an Airbnb elsewhere.
 3. owners found to be operating without a license should be banned from rentals for 2 years
15. Restricted uses of Short term Rentals

For: 96%

There is no change, so this is a form error.

I agree

no change

If permitted for an owner who does not use the owner's property for short term rentals, then there should be no change based solely on the identity of the occupant of the property

Yes, please.

wondering who monitors this?

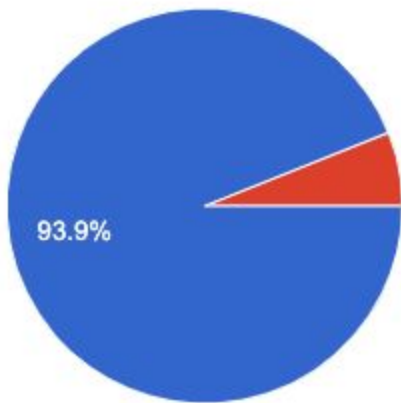
I believe in less government interference with property rights period

Add weddings and other parties are prohibited from being conducted at rentals by renters

These activities are for a commercial business and should not be allowed for STR.

Recommendation: A business license is required to operate a short term rental in the Town of Brighton unless the rental is under management of Solitude Resort. It is unlawful to conduct or operate a short-term rental without having obtained a license therefor.

#15. Restricted uses of Short term Rentals



For:94%

1. There is no change, so this is a form error.

2. I agree

3. no change

4. Yes, please.

5. wondering who monitors this?

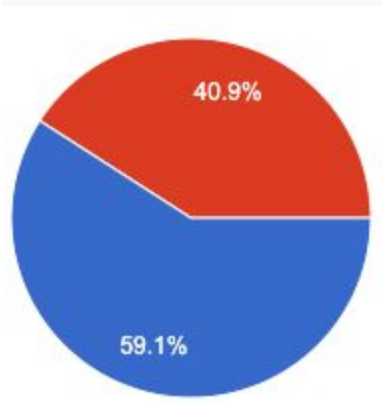
Against: 6%

- 1.Add weddings and other parties are prohibited from being conducted at rentals by renters
- 2.These activities are for a commercial business and should not be allowed for STR.
- 3.If permitted for an owner who does not use the owner’s property for short term rentals, then there should be no change based solely on the identity of the occupant of the property
- 4.I believe in less government interference with property rights period

Recommendation: Short-term rentals may not be used for any of the following:

- a. Commercial purposes not otherwise permitted in the zone;
- b. Distribution of retail products or personal services to invitees for marketing or similar purposes;
- c. The outdoor display of goods and merchandise for sale.

16. Special Events Restrictions



For: 64%

- 1.Agreed about definition for special events. Eg. Small wedding?
- 2.I agree
- 3.I agree with the special events restrictions, but do not know how to define or enforce the restriction
- 4.I guess if the “special event” did not impact the community, than why not? Are we holding to a different standard than I held to because I live there?
- 5.Agreed... a definition of Special Events is needed.
- 6.As mentioned earlier my neighbors frequently have weddings hosted at their house. This would be great - assuming weddings are considered special events.

7. I think something like this is needed, but am worried that "special events" is too vague. Maybe that's on purpose? (I assume that family reunions will be allowed, but paid events won't be allowed. Worried that someone might say they didn't realize a wedding was a special event.)

8. Fully agree

9. Weddings, Receptions, Large Parties over 15 people

10. We don't need to be surrounded by party houses.

11. Duh.

12. Large weddings or other large events on small properties are unsafe, not allowed based on use codes, and a disturbance to the neighborhood

13. If it's advertised on any media, it's a special event

14. Special events MUST include all aspects of weddings, including but not limited to; Bridal parties, bachelor/bachelorette parties, photography sessions, wedding ceremonies and/or receptions

15. Special Events is fairly self explanatory (you could perhaps add "examples include: family reunions exceeding x-number of people, weddings, parties, any commercial event").

wondering if there needs to be an example/s of what constitutes a "special event"? If I were a STR

16. I'm not sure I would know.

17. Add weddings and other parties are prohibited from being conducted at rentals by renters

18. Weddings or Large Parties

Against: 64%

1. I'd wait and see what special events might be planned. But if someone wants to host a retreat, business meeting, or family reunion, it seems like this should be allowed, given all other requirements are met.

2. Is this commercial AND non-commercial special events? Does it prohibit special events with fewer than 15 people (the max number of guests)? Need to define special events. As worded, I do not support the amendment.

3. The house shall not host guests exceeding occupancy

4. need to define special events

5. what is a special event?

6. Home owners have a right to do what they would like on their property as long as they are not causing a nuisance.

7. Important to define what constitutes a special event. Otherwise no one will understand what it is and say that when they have a large event.

8. "Special" in what way?

9. I don't love this one. I do like preventing big parties. But the term "special event" is ambiguous. It seems like there are other ways to we are controlling this (number of people, noise, etc.)

10. I would advocate for allowing weddings. Not commercial events.

11. The term "Special Events" is vague. Determining how a property is used by STR's cannot be subjective and open to interpretation. There is already a max capacity on STR's that should cover events that would exceed the properties capacity.

12. If a property owner may use that owner's property for these purposes, then the identity of the occupant should make no difference

13. Every short term rental is a special event for someone.

14. As long as renters are respectful of the parking requirements and amount of people allowed, then special events should be fine.

15. I feel the 15 person limit to a rental whether they are sleeping there or not will be a large contributor to keeping this mostly in check.

16. What is the definition of a special event?

17. The writing of that clause is ill defined. What constitutes a special event? Would a couple celebrating their 40th year anniversary with their 3 adult children visiting on the big day count as a special event? Would a 1 hour wedding with five guests count? What about a birthday party for a five year old who invited 6 friends from kindergarten? The clause should be more specific. You might possibly use the same formula derived from parking, house size and neighborhood limitations I mentioned in question 3. You would not need to include a clause for special events at all If it was written that at no time could the maximum occupancy be over that previously calculated amount mentioned in question 3.

18. Need to identify what a special event is, and does this apply to everyone?

19. Until there is a definition of a "Special Event" then this change seems too ambiguous to accept.

20. Wouldn't a birthday party be considered a special event. I am beginning to see a trend in some of these that some questions are intended to make this business opportunity impossible in the canyon

21. Small catered events seem reasonable at a rental.

22. Special events should be defined.

23. What is defined as a special event?

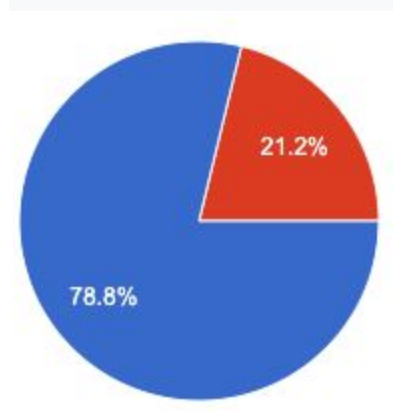
24. Too Broad... what defines a Special Event? Birthday, Anniversary, Etc?

25. Please clarify what this means. Needs definition if its going to be strictly prohibited.
26. Short term rentals themselves are a rental of a space for a particular amount of time in a particular location. If that space is used during such time for a special event that does not otherwise violate laws, fire code, parking or max occupancy, then it seems adding this additional restriction is not necessary.
27. I assume a special event is a wedding? If all other requirements are met, then i'm not sure why we would add this. More info needed :)
28. I would love to accommodate a small wedding party to use my place if they wanted to and this language precludes that.
29. A special event should be defined.
30. I believe in less government interference with property rights period
31. Larger gatherings of over 50 people?
32. I do not understand this restriction. If someone owns a place suitable for a "special event", they should be allowed to use it as such. I'm also not sure what defines a Special Event.
33. Some owners have been permitting family reunions and weddings.
34. Define special events

Recommendation: A town ordinance will be forthcoming dealing with Special Events in the Town of Brighton.

Previous Recommendation: No short term rental in the Town of Brighton may be used for commercial events (defined as money being exchanged for that purpose) including weddings, concerts, or parties.

17. Property Management requirements



For: 79%

1. An hour is more realistic than 20 minutes, especially since the property manager can be based anywhere in SL County.
2. I agree
3. Looks good. But check your grammar in the first sentence.
4. Sounds a little obvious.
5. Surrounding property owners need to be made aware of who in their neighborhood is running a str and be provided with manager's name and phone number in case of issues.
6. There are going to be problems. Owner needs to be available. Frozen water, for example.
7. How about using the verbiage we hold the community snowplows - "as soon as feasible"
8. I completely agree with this for anyone that is not living onsite.
9. Need to add what the penalty is enforceable under state statute
10. I think this is reasonable, however I'm not sure I completely understand the language - especially the final paragraph. Is there a way to make it any clearer?

Against: 21%

1. Owner, not manager should be liable.
2. It is not always possible to respond within one hour. Sometimes canyon closures prevent this.
3. Need to add the last paragraph of current ordinance so that responsibilities are clear.
4. I like the first paragraph. In the second paragraph, what does "personally liable" mean and is it enforceable?
5. I like the words "failure to properly manage...." I think though that ultimately the licensee should be the one with the ultimate responsibility. - this doesn't preclude this does it?
6. Are you discriminating against STR's in asking for a hour response time, do you require this of homeowners? This requirement needs more explanation, if people staying in STR need emergency assistance, they need to dial 911. Many of these amendments seem to place an excessive burden on Hosts.
7. 20 minutes is absolutely unreasonable. This would require a property manager to live at Brighton, which is unreasonable
8. 1 hour is still pretty quick when most are in the valley. Travel time is more.
9. Is this true for the Solitude Village as well?
10. one hour? that seems unreasonable

11. Too vague. What if you have an irresponsible short term tenant who is told in writing not to park in a neighbor's parking stall and they do it anyway? That tenant should suffer the consequences. They should have their car towed. The property owner should not pay the bill for that. I can think of a hundred situations where a short term renter could cause harm to others that should not be the responsibility of the property owner. One more example would be if the renter were to accidentally cause a fender bender while backing out of the driveway. There are already laws that put the onus fully on the renter. That should not be transferred in anyway to the owner. A better idea might be to penalize owners after a certain number of mismanagement complaints or violating tenant rules disclosure policies.

12. property manager should be required to physically stay with the renters at all times because once an issue comes up, which happens like clockwork, the response time could be 3 minutes and by then it's too late because the renters have already disturbed the full time residents and the damage is done

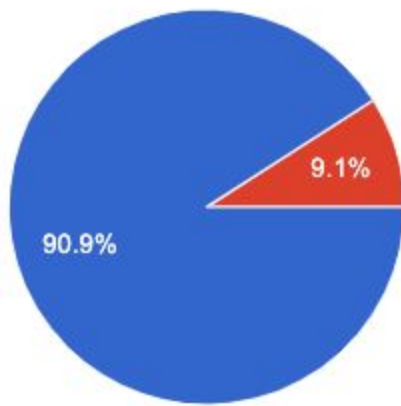
13. Why would the person that is responsible for contact be personally responsible and not the property management company? I think that the property owner should still be liable for failure to properly manage.

14. one hour may be too short a time.

15. This is very generic. The one hour response time is very restrictive. Is the one hour response time for any inquires even those that are not an emergency? Does the response time apply to anyone; potential renter, renter, Brighton Town, UPD? The owner of the property should be personally liable for failure to properly manage the STR. If the owner wants to hold the responsible party liable they should have that worked into a contract between the two parties. Does Brighton require a signature from the responsible party indicating they are aware of and agree to being personally liable for failure?

Recommendation: The short term rental licensee must provide contact information for a responsible party that can answer a phone call within 1 hour and be able to address issues, complaints or emergencies. The phone number of that responsible party will be included on the posted guidelines (See #8).

18. Tax ID Requirement



For: 91%

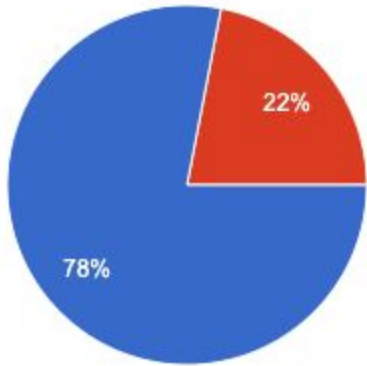
1. There is no change, so this is a form error.
2. I agree
3. no change
4. how is this enforced?
5. this one seems to work and to be clear
6. This is necessary so that taxes can be paid per law.
7. Again, they are a business and they will be an expense to our city.

Against: 9%

1. After the words Transient Room tax, add "and resort community tax,"
2. Various short term listing site and services remit sales and lodging taxes on behalf of owners so no tax ID is needed
3. The IRS and Utah State oversee all of that already with stiff penalties in place for non compliance.
4. Just remove that clause in my opinion.
5. To balance the negative impact created by short term rentals, some taxes generated should fund events or maintain properties promoting local community connections.
6. Additional fees need to be paid to the local water service districts for short term compliance before licenses are granted

Recommendation: A tax id number is required before being granted a short term rental license.

19. Violations



For: 78%

1. I agree

2. Probably reasonable, depending on specifics?

3. Please make it enough so that it will make an impact.

4. I assume that repeated violations would result in forfeiture of a person's license.

Against: 22%

1. There is no change, so this is a form error.

2. Penalties should be large enough to deter violations

3. Fines unspecified

4. need to add the fines

5. should also include an enforcement mechanism. Has some sort of bonding been considered?

6. I'd like to see the fines before commenting on this one.

7. A list of fines will be added later? Add the list and let people make a decision based on information, perhaps also provide how many times violations have been made and what costs/consequences are absorbed by the community.

8. Not enough information has been provided here to be able to

9. Not ok with vagueness.

10. Final judgement on this item will be subject to reasonableness of what is monitored along with the corresponding amount attached to the violation(s).

11. Can we have STR owners bond some amount of money with Brighton, so that collection of fines is easier (like a deposit)? Or is that too onerous?

12. Who is responsible for the prosecution and collecting fines.

13. Need to know the list of fines ?

14. Need to see a fine schedule in order to make a determination

15. I might change my answer once the fine amounts are provided.

16. Feels heavy handed. If someone is doing something wrong tell them and let them correct it...don't let bureaucrats profit.

17. still not sure who's monitoring any violations??

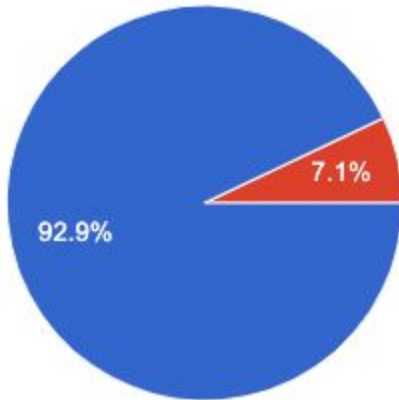
18. These fees etc. need to be discussed further by all.

19. I would like to know the list of fines before I deem this reasonable.

20. I would like to see what the fines are and the amounts charged before I determine if it is reasonable.

Recommendation: The fine for operating a short term rental without a license will be an amount double the cost of obtaining the license (this includes the MSD review process fee and the business license fee). For every day the property is in violation \$100 will be added to the fine.

20. Business Licensing Application



For: 93%

1.I agree

2.no change

3.See previous comment regarding business licensing

4.I don't believe that most homeowners insurance covers str use therefore they must have to have some sort of business insurance for their property.

5.Agree

6.clear and straightforward

7.Brighton Town needs this information to effectively enforce ordinances and tax requirements on STR.

Against: 7%

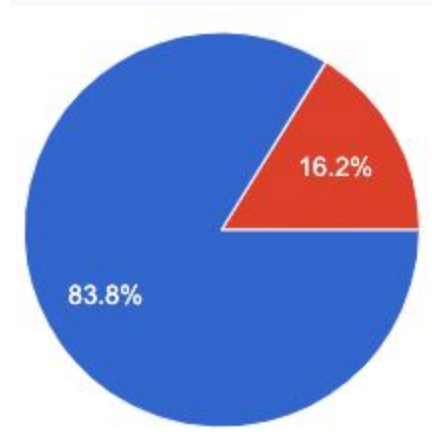
1.There is no change, so this is a form error.

2.I believe in less government interference with property rights period

3.Fees to local water district service providers must be paid before a business license application is considered

Recommendation: Obtaining a short term rental license for the Town of Brighton will no longer require a Conditional Use Permit. The process will involve applying for a business license with the Mountain Services District of Salt Lake County. The licensing process will require reviews from the following county departments: planning, fire, health, building and _____. The approximate cost is \$535 plus the license fee.

21. Licensing Investigation



For: 84%

- 1.Does Solitude village include Silver Fork?
- 2.I agree
- 3.no clue. I do not understand how the information in the proposed change related to the current regulation
- 4.What about SF Lodge and the Brighton Lodge?
- 5.I assume that the change is in addition to all the existing stuff.
- 6.I hope it really happens that potential rental spaces have to meet certain standards for fire and health safety.
- 7.Keep existing ordinance, add umbrella clause.
- 8.Reasonable.
- 9.As long as licenses are still available to home owners, it makes sense for the town to profit from individual fees and licenses. Solitude village should be held to this as well. Those are privately owned units.
- 10.Probably reasonable - I don't read "legalese", so I'm not entirely sure what all of this means.
- 11.They are a hotel/motel with fees and restrictions under solitude and can pay collect lodging tax that goes to the town coffers
- 12.The village has its own master plan

Against: 16%

- 1.An umbrella license should be available to any owner, not just Solitude Village
- 2.Solitude should be not different than the rest of canyon residents.

3. I think any change to the County ordinance may be unreasonable, and the word "only" in the proposed addition might be in violation of the 14th amendment. What is so special about Solitude?

4. Why is an exception being made for Solitude? I don't have a lot of energy against this one.

5. What happens if someone owns say 6 properties? Or 4 or 2? Why does solitude get a break and they don't?

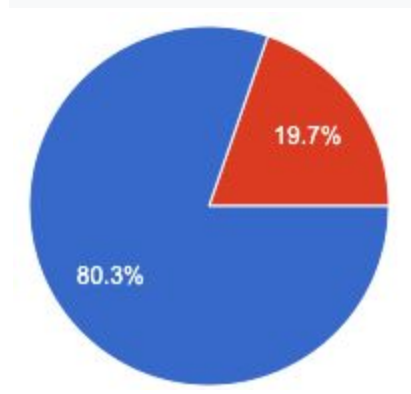
6. Seems a biased and easier application process for Solitude, and discriminates against smaller properties.

7. No special treatment for one over another. It should not be any harder for Brighton area than solitude. And it shouldn't be easier.

8. no umbrella policies should be allowed for any individual units offered as STR

Recommendation: Every short term rental unit does require its own business license unless the unit is under the management of Solitude Resort. The license will be issued for a one year period with a property review to take place every 3 years unless complaints against the property have been registered through the short term rental monitoring company. Violations of Town or County ordinances can result in the revocation of the business license without refund. A license that has been granted may be suspended or revoked for any violation of the provisions of this chapter, or for any of the reasons as contained in Section 5.07.020 of this title. Any appeal of a decision to deny, suspend or revoke a license shall be heard in accordance with those procedures established by Sections 5.02.140 through 5.02.180 of this title. (Ord. No. 1796, § II, 5-24-2016)

22. Auditing and Inspection



For: 80%

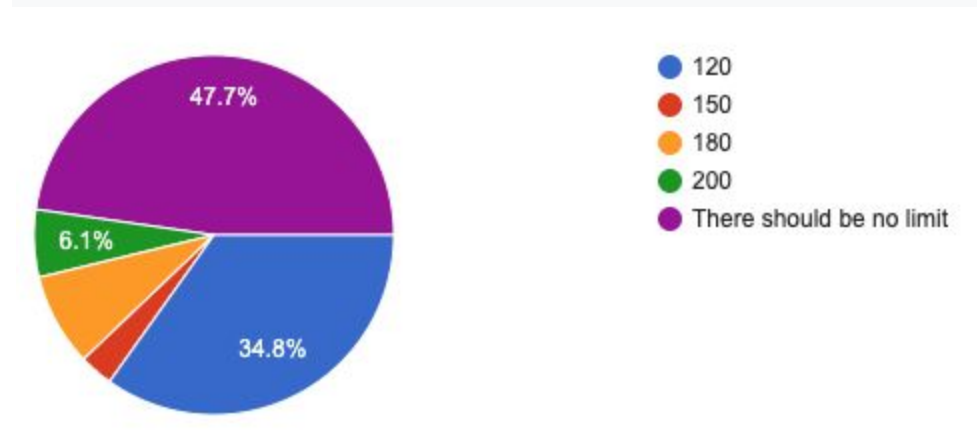
1. I agree
2. For our safety and renters', periodic inspections are vital
3. Adequate parking on site is very important
4. Keep it under control as there will be rule benders.
5. Ok,
6. Are all rental properties subject to periodic audits and inspections?
7. yes - all in favor of safety inspections and parking space designation!
8. Only way to enforce
9. Adherence to safety regulations is essential.

Against: 20%

1. Feels intrusive. Acquiring the conditional use permit feels sufficient.
2. no idea if this is good or bad. change is confusing
3. Change the word 'Granicus' to "a company employed by the town of Brighton.
4. I don't know enough about MSD or Granicus to know if this is a good idea or not.
5. who are MSD or Granicus - should this be generic description of company type. This is addition not a substitution?
6. Who does the audit? Announced or unannounced? At what cost? Who pays for it? Perhaps every 2 years on application or renewal?
7. Government has no right to enter my home. You can check in advance but not after periodically.
8. I'm putting unreasonable on this one because I don't have enough info here, and it sounds like this could be capricious/arbitrary or onerous depending how it's implemented. What triggers a periodic inspection? What does the inspection entail? (If it's intended to verify continuing compliance due to specific complaints to the contrary, that seems appropriate. If it's random inspections or fishing expeditions based on vague concerns from disgruntled neighbors, then that gets divisive and problematic.)
9. The original guidelines are sufficient
10. Who sets the criteria for the inspection?
11. What would the basis be for the audits. I feel this could get out of hand and is not clear.
12. I suggest more detail in the description of periodic audits and inspections. These must be coordinated and planned and not occur while guests are occupying the property.

Recommendation: The license will be issued for a one year period with a property review to take place every 3 years unless complaints against the property have been registered through the short term rental monitoring company. Violations of Town or County ordinances can result in the revocation of the business license without refund.

23. Maximum number of nights.



Pro annual night limit

1. Fewer nightly rentals will help ease tensions between short term rental owners and their full time neighbors.
2. Seems reasonable, if renting for 180 days or more then 6 month rentals
3. Seems reasonable to allow for a little over 50% occupancy rate.
4. lets not make this a hotel community!
5. I would favor even fewer.
6. the less the better.
7. As many of the STR property owners express a love for the community of Brighton and desire to spend time here, we should allow at least half the number of days in the year for owner occupancy. Some of our surrounding communities (Cottonwood Heights) have made STRs completely illegal in single residency neighborhoods, so allowing at least half the year for renting seems like a great compromise.
8. An increased property tax rate is paid by ALL secondary property owners. Owners of STRs don't pay additional property taxes in comparison to long term rental owners or families who use their property a few times a year; they are all paying the same tax rate.
9. I would like to see more long term rental properties available to our ski patrollers, fire fighters, and teachers. If STRs are more restricted, this could be a positive result.
10. Allows for winter rentals

11. My answer is based on the less people around who don't care for the community the better for the community. If this includes areas like the solitude lodge I would not have a restriction.
12. there should be no short term rentals in historically residential communities
13. 6 month maximum allows seasonal employees/visitors
14. I did not move to this neighborhood to live in the middle of a dispersed hotel. Short term rentals impact the lives of year round residents in a way that is disproportionate to STR owners. Because of this, I believe that fewer rentals and more restrictions are better for the health of the neighborhood and community.
15. too much renting unhelpful to community.
16. I would prefer a smaller number, like 30 (zero would be best)
17. Provide an exception upon a committee approval, or have the rental property classify as a commercial rental.
18. Keep the numbers limited to encourage people to live in the canyon, whether as renters or home owners.
19. They only take. Take our parking, our quiet, and our time.
20. This is our home, where we are raising our children. We have several STR around our house. It does not feel like a safe neighborhood when your neighbors are constantly changing and have no connection to the community. Renters come into Silver fork with the mindset of vacationing. They are not great stewardess of the land and watershed or care to build relationships with neighbors.
21. . I would actually do shorter term
22. \$ with a bit of down time
23. it doesn't matter what # the town tries to put here. STR owners could care less and will rent as much as they want because they care about \$ more than the community they are eroding.
24. This has always been a residential area. We value our privacy. The more nights there are str people in the neighborhood, the less privacy we have. They get lost and stuck a lot!
25. A rental in a highly commercial area should be treated differently than a rental in a isolated residential neighborhood.
26. More than 150 nights at a dwelling could cause disturbances to locals.
27. Give the neighbors a little peace.
28. I wish there were an option between 200 and no limit. My preference would probably be 250 ~ 2/3 of the year, or even 275 ~ 3/4 of the year. (200 days is not much over half the year.)
I think some limit is good. It discourages absentee investors who have no serious love for our canyon and who don't intend to use their property personally. We want people for whom this is a lifestyle investment. They need skin in the game of a livable neighborhood.
On the other hand—and the reason why I prefer a limit like 250 or 275—there are exceptional seasons of life where I can imagine wanting to rent more (gone on mission,

long-term injury, etc). It's probably unrealistic to average STR numbers over a number of years, however.

29. I haven't been involved in this discussion. If the goal is to limit the number of short term rentals in the canyon, then limiting the number of nights one can rent their place would presumably reduce the number of hosts who find it more beneficial to rent short term than to rent to a long term tenant like myself. I agree that I'd like more of a community up here. I'm not sure if this is the best method for achieving that goal. But if folks who have looked deeply into this - and what other towns have done - and believe this is the best method, I'm on board. I suppose if someone only can rent half the year maybe I'd at least meet them and they'd become more a part of the community.
30. 120 days is a generous amount. I think the more renters we have, the more the town and canyon will get abused.
31. Will get out of hand with unlimited
32. My opinion is that property owners should only be allowed to rent 1/3 of the year. What they make from 120 nights of rental fees should more than cover than mortgage and miscellaneous costs for their property.
33. 180 is enough nights
34. 200 nights ought to cover winter, summer, and fall color season.
35. that is 1 of 3 days. I guess this depends on what the unit has been previously used for.
36. Maybe not enough, but can be discussed. I worry about change in the Canyon when people buy only to use as rentals
37. TO REDUCE CONGESTION
38. I'd like to see less but it's 4 months if 120 which is prime ski season. Transient rentals don't contribute to our community in general. I'd honestly like to see shorter
39. Limits turnover and trackc in the canyon
40. Avoid having properties that are soley for rental purposes
41. The areas outside of Solitude Village are predominately residential and vacation homes. The fabric of the community will be degraded if too many units are rented out all the time.
42. These properties should not just be bought as investments alone. We believe that owners who have personal ties to their property(s) take better care of them ensuring the standards of our community remain high.
43. 120 days is reasonable
44. I suggest one day per week available.
45. The less number of nights rented is beneficial.

46. This is the only way currently to keep a neighborhood intact otherwise the neighborhood becomes a revolving door of strangers like a large motel .
47. Ski season plus some additional days for summer rentals.
48. I would prefer to see a lower number. I spent too much money on my home to be subjected to a continuous stream of strangers with no ties to the community.
49. Over 120 nights makes it a hotel not a home
50. I agree

Against annual night limit

1. I believe there should be no limit as long as the owner follows all of the above rules. This is an essential service to the town of Brighton and the ski resorts. This is a resort town with very few lodgings. If you move into a resort town and expect not to have tourists anywhere nearby, then maybe you are the one with the issue. Do not punish the short term rental owners by dictating how many nights they can rent their dwellings. You would be doing a disservice the Town of Brighton, by limiting the taxes that the town could be benefitting from, and adding to the traffic issue by not allowing people to spend the night up in the canyon. You would also be doing a disservice to the ski resorts by limiting the amount of tourists who want to stay overnight in the canyon.

Many owners also rely on the income from Short term rentals to offset the considerable cost and work it takes to maintain a short term rental. The town should be thanking us, not punishing us.
2. This should be at the discretion of the owner
3. It's about the number of rentals not the length
4. Limiting someones use of property they have purchased and pay taxes for is stealing value from them. Restrictions like this are immoral. It is also very property specific. Number of STR nights might have a large effect on a stand-alone house with nearby neighbors, while it has no effect on a condo that was designed to be used as a hotel-like short term stay. It is also giving an unfair advantage to large companies, over individuals. Finally, it will depress property values (you can clearly see this in other areas with restrictions), which is lowering the overall tax revenue for the area.
5. A limit to the number of nights will not change the use on most STRs as owners and their families will use homes when it is not rented. Therefore a limit is unnecessary and could encourage people to rent illegally so days are not "counted". That will then limit tax money to Brighton as well. If there must be a limit, I suggest 250.
6. I believe in less government interference with property rights period.

7. If all the other rules and regs are being followed, I don't really see a need for setting a limit on maximum number of nights.
8. Seasonal limits naturally exist. STRs are licensed so let them do business
9. Because if someone is trying to run a business by running a short term rental it makes sense to not have a limit.
10. I believe any business that attracts more people and their wallets to Utah is good overall for the local economy. It is hard enough to rent for ski season...if people can get more nights that even better!
11. The fact that two of the worlds best ski resorts are located in the canyon has already made the canyon a destination for tourists. The more that can stay near the resorts means less traffic in the canyons, because they will come to the resorts one way or another.
12. STR's provide lodging and accommodations based upon the demand for the area. If there is a limit in the total number of nights a unit can be rented such that demand is not met, then more STR's will just be built to meet the demand since the town cannot legally limit the density. So if you don't want more STR's to be built, then don't put a limit on the number of nights per year and more supply will be provided by the existing units. Demand years ebb and flow. Some years there will be more demand and some years less. The STR should be able to harvest in good years and save during down years.
13. Parcels are large and managed by owner. There doesn't need to be a limit on the number of nights someone allows people to use their property. The landowner pays the taxes and upkeep costs according to these bylaws. As long as that is met the town doesn't need to over reach.
14. This is trying to circumvent the current law "For legal reasons the Town cannot limit the density of Short Term Rentals"
15. Those who maintain their properties in accordance with the rest of the rules should be permitted to rent as many nights as they wish. Those who are repeat violators of the rules should be heavily fined.
16. If the owners abide by all of the regulations for short term rentals with respect to licensing, noise, parking etc then I do not see a reason to limit their nightly rentals.
17. It is a rental unite, should be available all year.
18. Please allow us the fullest access to our individual property rights as possible. They are enshrined in Utah culture and most laws. FCOZ, the Forest Service, SL Watershed and so forth already over manage us. I'd hate to see ourselves limit ourselves even further. Let's give ourselves more freedom where possible and let that perspective guide each of these clauses as we design a life lived within for our city.

19. tourism brings much needed \$ to Brighton. don't limit it.
20. Even in the neighborhoods, some people rely on rental income as an important revenue source. I think it is more important to restrict noise and parking, than the number of rental nights.
21. Since the Solitude village is primarily a short term vacation rental area, condo rentals should not be restricted! This is different than renting a cabin in a neighborhood. If restrictions are placed in residential neighborhoods, condos in the village should not be held to the same restrictions.
22. This is a resort community and should be treated as such.
23. I rent my property as often as possible and am ok with my neighbors doing the same.
24. I helped found the town of Brighton to give power back to the people. We were sick and tired of salt lake county and the MSD forcing our hand to get more money from us. This is 100% a tax play and I reserve the right to rent my property 365 days a year, to people staying one night at a time, to an appropriate number of people that fits my property size, to include ski parties, weddings and other special occasions, and to Park a vehicle in my neighbor's Driveway with their permission.
25. Allow property owners to use their properties as they see fit.
26. Why?
27. If properties are compliant on all other new ordnances, there should be no limit
28. The should be no limit
29. Hosts should be able to offer their property as STR as they prefer, without limit.
30. If the property is properly maintained the owner should be able to rent it whenever possible.
31. Try telling Solitude there is a limit, or are they special and the equal protection clause doesn't apply to the rest of us?
32. I don't think limiting number of nights actually does anything to affect density since the peak seasons will be the same for all rentals.
33. It is only fair to allow someone to rent for >200nights , especially if they are care- taking the property
34. Home owners have a right to do what they would like with their property.
35. Let the market decide.
36. Limiting nights seems arbitrary.
37. Property owners should have a right to use their property as they would like or as they need to, provided they abide by all the rules. If rules are broken consistently, then the business license would need to be suspended.
38. why should there be a maximum?
39. I support the 3 night minimum over a total number of days rented.

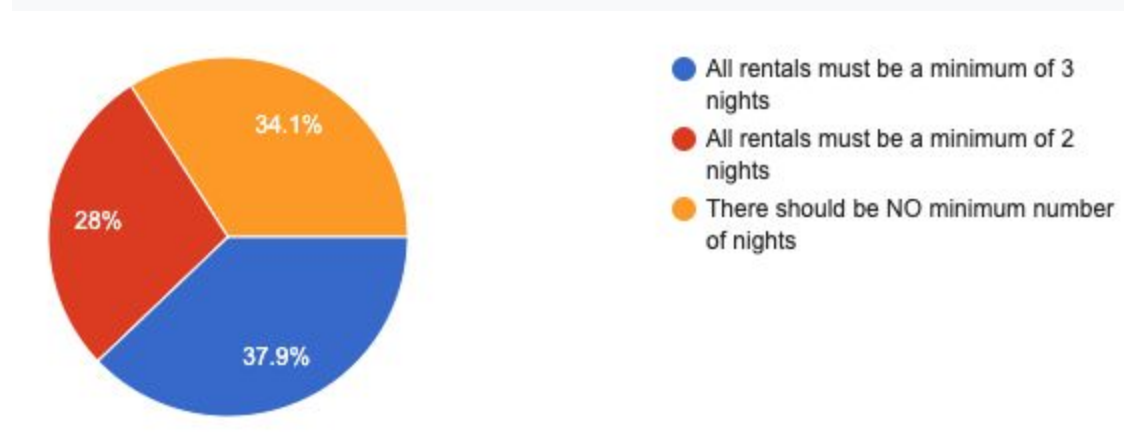
40. Limiting the number of nights will not limit the canyon traffic during popular times (ie, Christmas break, etc). It will just cause there to be fewer rentals during the less popular times. I don't think limiting the number of nights will solve the problem.

41. I can't see the benefit to the town for limiting the number of nights.

42. Not needed

Recommendation: 180 limit

24. Minimum rental period



Reasonable:

1. Disruption

2. I think a 3 night minimum will help with high turnover and minimizing the number of tourists and people unfamiliar with the area who are likely unequipped to deal with living in BCC.

3. This will work for weekend only guests.

4. To allow for summer weekend rentals
Again, limit the turnover. This is my home and I don't want to be next to a cut rate motel

5. one day rentals seem to open up to parties

6. 2 nights covers a weekend

7. Makes rentals more restrictive and adds ownership rather than allowing party houses

8. Restricts just one night need to allow time for cleaning.

9.Reduce turnover in canyon.

10.high turnover might be more disruptive to the neighborhood, but I don't have a strong opinion this *might* help with rowdy last minute guests? i am unsure.

I agree

This would hopefully yield less of a party atmosphere.

Keeping the minimum number of nights at 3 can hopefully guarantee a better renter

we rarely rent for 3 nights, since we typically rent for weekends. (not meaning BCC but anywhere.) 3 nights could help limit turnover.

Longer rentals create people who are less likely to rent one night to throw a party. They also are better rentals for the owners as less turnover means less cleaning costs. And I used to rent my home for occasionally so my answer is based on my past experience.

11.2 nights will stop parties for 1 night

12.Restricting to 2 nights will help curb turnover but not handcuff rentals too much.

13.Overnight rentals should not be allowed

14.This allows renters to stay for a weekend, but will make it so there aren't people who rent it for parties.

15.I don't want the tourists to encroach on my mid-week. Keep it at 2 days.

16.A minimum of at least 2 nights seems like a great idea to avoid the busy in-out-clean cycle in just 24 hours (where visitors typically still want to do everything in just a more compressed amount of time).

17.I prefer a 3-night minimum, although I can imagine people wanting to get away just for the weekend (when they need to work Friday and Monday) and would therefore only want 2 nights.

18.More than that and it may be hard to get renters.

19.2 nights is sufficient

20.3 nights better justifies maintenance costs.

21.Less transient behavior

22.I believe that a 2 night minimum is reasonable. It deters most would be parties.

23.This will hopefully cut down on traffic and an str being used for parties

24.any microscopic effort that can be made to improve the STR circus will be better than what we have and what is undoubtedly going to happen

25.seems reasonable

26.To discourage parties because while it is stated in the rules that doesn't mean it won't happen.

27.Reduces the number of people impacting a neighborhood. The more group turn over the greater the chance of issues with parking, noise, etc.

28.Helps keep trouble down to a minimum. I do not agree that we should have STR in our community.

29.less turnover helpful

30.By requiring longer stays I believe you will reduce the number of rentals that host parties. I live near a rental and the major nuisances have been related to parties. I am in favor of anything that can be done to reduce this.

31.A rental is not a single night

32.two nights is an acceptable number of nights for a given weekend

33.minimum rental nights should be 5. That will weed out the riff raff

34.A 2 night minimum would make STR's less competitive with hotels and motels to meet consumer demand. I do think a 2-night minimum helps to reduce individuals who rent an STR for a special event and it reduces the impact on the property management companies; but overall I think it is a disservice to the customers who the STR is intended to serve.

I don't feel strongly about this. But it seems that if all other conditions are met that one night is the same as the others as far as neighbors and community are concerned. Short term rentals in my mind are not a great asset for the Brighton community so encouraging their use by making it easier to have more guests is not necessarily helpful. But property owners have some rights too. 2 nights is a happy medium.

35.Different type of occupants

36.This is better for everyone.

37.Limits change over and traffic.

38.Agree that minimum should be two nights. STRs will learn on their own that one night rentals are problematic. Besides who is going to enforce these restrictions.

39.Most families want to rent for a long weekend or an entire week of skiing or summer vacation. A three night minimum decreases turnover and the arrival and departure of renters and cleaners in our small neighborhoods.

40.should be four nights

41.helps reduce the one night party riff raff

42. 2 night minimum is reasonable. Many local, respectful, responsible and Brighton- loving families can only get away for 2 nights. If there was a 3 night minimum we may only encourage out of town people and not locals to enjoy the canyon. That said, a nightly minimum does not equal better and more respectful guests or have any indication of how a home is used or the rental impact on the surrounding community.

43. Two night minimum should be enough to avoid house parties. I would argue that the best way to do that is to increase rates but I guess that's up to individual property owners.

44. 3 nights better justifies maintenance costs.

45. Less transient behavior

46. I believe that a 2 night minimum is reasonable. It deters most would be parties.

47. Less transient behavior I believe that a 2 night minimum is reasonable. It deters most would be parties.

Both Reasonable and non reasonable

1. I think owners should be able to make that decision themselves. The important thing is that noise, parking restrictions, etc. are adhered to. From what I have seen, most one night rentals are parties. This certainly can be a problem. Owners need to stress to potential renters that party noise is not acceptable. If owners are not able to manage these things, then a restriction or fine should be administered.

2. As above, it matters little to me if guests are in and out of a rental if they follow the rules. If they do not, the property owner should be fined, and owners of properties where there are repeat violations should be fined heavily.

3. 2 night minimum is reasonable. Many local, respectful, responsible and Brighton- loving families can only get away for 2 nights. If there was a 3 night minimum we may only encourage out of town people and not locals to enjoy the canyon. That said, a nightly minimum does not equal better and more respectful guests or have any indication of how a home is used or the rental impact on the surrounding community

4. Two night minimum should be enough to avoid house parties. I would argue that the best way to do that is to increase rates but I guess that's up to individual property owners. While a minimum number of nights is less restrictive and a number as small as 2 or 3 night likely has no effect, I would apply the same argument as I did on #23. Same as #23

5. A 3 night minimum is unacceptable. Especially during the summer months. People only want to rent on the weekends...Friday and Saturday nights. If you put a 3 night minimum I believe it would deter many renters from renting at all. What is the point anyway???

It's a limit that is unnecessary. Let the owners continue to do the good job of providing the service of short term rentals without putting stifling restrictions. (taking int

Unreasonable:

1. Again, this should be the owner's decision.

2. Not needed

3. Sometimes people want to rent for just one night. If they are willing to pay all the fees, it doesn't matter to me. They'll be driving up and down the canyon either way—either from a hotel in the valley if they want to ski or hike, or to and from the airport or wherever they may be going. It may actually cause less traffic if we allow them to stay overnight.

4. STR owners will self-impose a minimum number of nights, otherwise maintenance costs and wear-and-tear will be high. No need for the Town to get involved in this issue.

5. We're not classists, if one night is all they can afford why not?

6. This feels like micromanaging. Let home owners set their preferences.

7. The less turnover, the better. But I'd leave that up to the owner

8. We don't rent ours for less than 2 nights, but I'm not sure what setting a limit does.

9. Same as no maximum total nights

10. There should be no limit

11. Minimum rental nights should be at the discretion of the Host.

12. Why?

13. There is no logical justification for this. Practically speaking, this is probably not an issue because cleaning and transaction fees make one night stays unreasonable. In any event, this doesn't provide any protection worth burdening property owners for

14. Guests leave in the morning when traffic is low going down. And come up in the evening when traffic is low coming up. We had 50 guests stay in our place one summer. All loved it and said how grateful they were to experience Brighton and fall in love with it. We only had one guest stay 2 nights. Limiting the number of nights takes money out of my pocket as guests do not rent back to back nights. We always leave the option for a one night stay so they have somewhere to stay in the canyon and thereby reducing the number of times they drive in the canyon in one day. It helps traffic as they leave in the morning when traffic is low going down.

15. We find most of town guests only want to stay one or two nights. And many locals only want one night. Especially during week.
Just my personal opinion.

16. It would be economically damaging to exclude all 1 or 2 night stays

17. The market will determine the minimum nights that are allowed. It will be hard to clean and turn around a property for multiple one-day rentals in a row. Most owners would not want to do it. What would that rule do anyway? Either by being rented for one day five days in a row or being rented for five days straight, the house would be rented. What difference would it make to rent it to 4 renters in a week or one? The impact to the community would be the same either way as long as all of the other aforementioned rules are adhered to. A better strategy would be to focus the rules on making owners of rentals stick to parking, occupancy, and square footage limitations as well as neighborly

compliance to noise disturbances and the like. A key point to consider as owners in Brighton is to make sure that we do not limit the income potential of the houses in our city. Many individual owners as well as real estate investors judge the value of a property, in part, by the possible income that a house can bring. If we limit that potential income from our properties by over burdensome rules we will have lowered the values of all of our homes. The smart way to approach these rules would be to ensure that our rules codify and enforce neighborly ownership while still allowing freedom to rent for any amount of time. I would hate to see a young couple with limited money be unable to celebrate their one year anniversary over a one or two day period just because there is an ineffective rule in place that prevents them from doing that. I would likewise hate to see an owner unable to capitalize on that two night rental income as long as they are hands on a run their rental business in a neighborly and responsible way. The enemy to our neighborhood is irresponsible management of the rental not in how many people are there or for how long.

18. Would you travel or vacation if you had to stay a minimum number of nights in a hotel or motel or camp ground for that matter.

19. Some people may only be able to afford one night

20. If the owners abide by all of the regulations for short term rentals with respect to licensing, noise, parking etc then I do not see a reason to have a minimum nightly rental. In addition by setting a minimum day limit it may restrict a certain income bracket of people from enjoying a mountain get away. As time goes on the nightly fees are sure to go up which in conjunction with say a 3 night minimum could price out many people.

21. This will kill a lot of rentals in the shoulder season and summer.. that is when the owners need the flexibility to rent for 1 night.

22. Again, if all the other rules and regs are being followed, I don't see a need to set a minimum rental period (that could limit the possibility of staying in the mountains for people who don't have as much money)

23. I believe in less government interference with property rights period

Both Reasonable and non reasonable

1. I think owners should be able to make that decision themselves. The important thing is that noise, parking restrictions, etc. are adhered to. From what I have seen, most one night rentals are parties. This certainly can be a problem. Owners need to stress to potential renters that party noise is not acceptable. If owners are not able to manage these things, then a restriction or fine should be administered.

2. 2 night minimum is reasonable. Many local, respectful, responsible and Brighton- loving families can only get away for 2 nights. If there was a 3 night minimum we may only encourage out of town people and not locals to enjoy the canyon. That said, a nightly minimum does not equal better and more respectful guests or have any indication of how a home is used or the rental impact on the surrounding community

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Unclear whether the comments here for for or against without seeing the box they checked their comments could go either way

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2.Not sure if it should be three. Worried about traffic in the canyon

3.TO REDUCE CANYON TRAFFIC?

4.I don't know, what is Solitude's policy, and are there ever any exceptions? I'm inclined to think it should be up to the owner.

5.A number of short term renters are only interested in a weekend stay. 2 nights is all they should be obligated to rent.

6.A number of short term renters are only interested in a weekend stay. 2 nights is all they should be obligated to rent.

7.Weekends should be allowed

8.Weekend rentals !

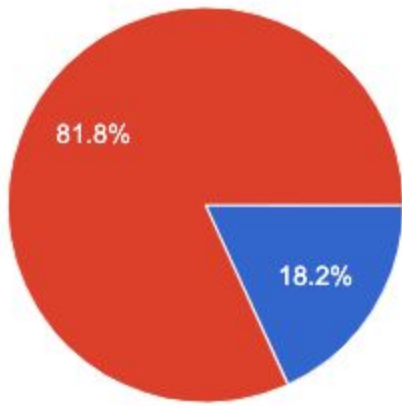
9.Weekends

10.I don't think this change will alter the use of short term rentals as much as limiting the total number of days.

11.While a minimum number of nights is less restrictive and a number as small as 2 or 3 night likely has no effect, I would apply the same argument as I did on #23.

Recommendation: 2 night minimum rental

25. Are you an owner of a short term rental?



- Yes
- No

