

Q7 Please provide any comments you would like to add.

Answered: 61 Skipped: 80

#	Responses	Date
1	Seems like some very leading questions lumping short term rentals and kick offs together They are far far from the same. How is this survey limited to just blue river residents?	6/17/2016 8:58 AM
2	I believe that short term rental of a property is valuable and an economic advantage to Blue River. I do not believe that having lock off apartments contributes to the community but rather places a drain on city resources and detracts from out quality of life.	6/16/2016 9:59 PM
3	This is the 2nd time I have been thru the survey. I oppose the lock off apartment due previous issues with parking problems, traffic, speeding, trash and noise.	6/16/2016 8:18 PM
4	The problems associated with these questions are many. Septic tanks may or may not be large enough for extra people, water use, parking, roads, people not being invested in the community, among a few.	6/16/2016 7:26 PM
5	Kudos to the Board of Trustees for engaging the community in order to determine regulations re: lock-offs and accessory apartments that provide housing and encourage maintaining the character of Blue River.	6/16/2016 5:53 PM
6	No 6 question is misleading. I would like a better phrased, specific set of questions addressing density, parking, water use and other topics related to changing single family (R1) designation.....as identified at the May board meeting	6/16/2016 4:28 PM
7	Let the residents vote on it in November	6/16/2016 3:23 PM
8	I'd support rentals if the owner also lives in the unit. I am not supportive of having long and short term rentals with no oversight.	6/10/2016 10:19 AM
9	This is a zoning issue....put it on the November ballot and let the people decide dah!	6/5/2016 1:01 PM
10	I bought my home as a single family home and I have had to put up with a home rented to multiple groups of seasonal workers. NO! NO! NO!	6/5/2016 10:08 AM
11	I think it is important to permit residents to rent their homes and many of us purchased our homes relying upon the Town's ordinances which do not ban such rentals.	6/3/2016 2:08 PM
12	I currently own and live full time in a single family home in Blue River. While I have no plans to rent out any part of my home, I believe that having restrictions in place regarding how owners can use their homes in this way would negatively impact the value of my property. I don't feel that short term or long term rentals harms our community in any way as long as occupancy remains within building/residential codes and precedents. Thank you for giving the community an easy way to provide some input via this survey! We can't all be available in person during the town council meetings!	6/3/2016 11:06 AM
13	The ability to rent part or all of a home short or long term is integral to families being able to afford to live in Summit County. Not everyone needs to rent all the time but the need does arise. For some it's the only way they and their families can afford to be here and be a part of this community	5/22/2016 8:40 AM
14	If all renters would respect their surroundings and behave accordingly, renting in our quiet community wouldn't be an issue. But of course, this isn't the case. Plus some owners advertise their units as party central, increase the number of bedrooms without sufficient septic capacity and use outside water without paying for augmentation.	5/18/2016 6:24 PM
15	The ToBR is a single family residential community. The zoning has allowed for single family units, and only limited multi-family sites. Most units rent for less than Breckenridge housing, making BR the employee housing overflow to Breck. Allowing accessory apartment units will double the intended density of Blue River, affirming BR as the de facto employee housing overflow for Breck. I do not think this is how BR wants to build community.	5/17/2016 9:25 PM
16	We could not pay our mortgage without renting our home short-term. It has been very beneficial and the renters very respectful of our property and our neighbors.	5/17/2016 2:26 PM
17	Renters do not maintain or respect our homes and community or the natural environment we enjoy. They lower the property values around them. There are always way too many vehicles for the available parking and a lack of care for those around them. This is particularly true of short term renters.	5/16/2016 4:31 PM
18	I think you need to exclude second homeowners from this survey.	5/15/2016 9:24 AM

19	With current house prices I believe not utilizing lockoffs will turn Blue river into an investor and second home owner community.	5/15/2016 3:56 AM
20	I think we should be able to rent our lock-off on a short-term or long-term basis as long as we make sure the tenants are respectful of the neighborhood.	5/14/2016 8:26 PM
21	Unfortunately, short term rentals in Timber Creek Estates have proven to effect TCE adversely! Violations include but not limited to no.of cars, trash, noise, animal waste, speeding etc. Having short and long term renters does serve a need in our community yet owners need to step up and recognize although absent from their property they still need to be good neighbors by letting renters know what their responsibilities are as renters and holding them accountable! Ultimately, the town needs to hold owners responsibly for the actions of their renters. All involved need to be consciously competent!	5/14/2016 8:05 PM
22	Thank you for considering Blue River home owners to offer a short/long term lock off rental option. This could prove to be a good source of supplemental income without impacting surrounding neighbors if managed correctly.	5/14/2016 7:55 PM
23	People depend on rental income to be able to live in this expensive area. With reasonable regulations it would benefit our community	5/14/2016 6:19 PM
24	Honestly I don't think it's up to the government to decide if property owners rent. I do believe some regulation on number of tenants is important.	5/14/2016 5:10 PM
25	PRrefer long term over short term rentals in BlueRiver	5/14/2016 2:30 PM
26	my answer to #6 refers to whole house rentals only that comply with all water, sewer, fire, building codes, single family zoning and nuisance regulations.	5/14/2016 2:03 PM
27	My concern is having too many cars parked in front of houses. Makes the neighborhood look junky.	5/14/2016 1:02 PM
28	Policing the rules & regs would be difficult at best. Do we really want big brother (government) controlling another piece of our existence? If someone rents to a bad tenant, that is consequence enough without imposing additional penalties. As long as the location of the structure meets area covenants that should be adequate. If tenant behavior becomes a problem that falls to law enforcement. I believe most landlords would take appropriate action to remove the problem. The cost and time to police these issues may turn out to be prohibitive. Let current laws and reasonable expectations already in place be sufficient.	5/14/2016 10:51 AM
29	I'd like to emphasize that while I think this is an important issue, I feel that less is more when it comes to "regulating" this issue. So many of our town laws seem to be cash grabs where residents have to pay some arbitrary fee to do anything. I would prefer to see the absence (or deletion) of laws that prohibit renting one's home to the creation of new laws that specifically permit rental of one's real property.	5/14/2016 10:39 AM
30	Lock offs allow people a more normal cost of living. While I do not have one now, I would like to add one or purchase a home with one in the future. Managed correctly, they are an asset to our community. Thanks to the new town board for reaching out. The change in tone is noticed and appreciated.	5/14/2016 9:02 AM
31	Short term rentals have ruined Blue River. Most of the people I value who live here and moved here for peace,quite and to protect and enjoy this precious, delicate high alpine wilderness, are selling their homes because of greedy owners renting homes out to short term renters.The situation is so out of hand. These owners are rarely here, could care less about this community and management companies who allow 20 to 40 people to rent 4 and 5 bedroom homes next door to me are ruining my life and that's why I don't want to live here any more. There is no protection for those of us who live here from the abuse of weddings, family reunions, bachelor parties and over-occupancy of homes who surround us. Last meeting I attended when I complained about this the mayor told me If I don't like whats going on here I should move. Short Term rental management companies, their non-residential owner/clients are able to continually violate code occupancy regulations and living here is a joke. Short term rental clients have occupied the home next to me non stop for 8 years. Trespassing, destruction of my property, and even being physically threatened by 30 Airforce Cadets shoved into the 4 bedroom home next to me is what is advertised continually on the internet and is what you are supporting at this time by not enforcing occupancy codes that already exist.	5/14/2016 8:28 AM
32	Yes, I like having lock off rentals but not at the expense of rezoning the town to include multi density homes. I think we need to look at what future implications of changing the zoning does and is it really worth it. People need to know what it means to change these zoning laws not just I want my lock off legal.	5/14/2016 7:13 AM
33	Bad idea ! Do you want a south Dillon valley. Let's be realistic. This is not good for blue river.	5/13/2016 10:03 PM
34	There's a affordable housing shortage, You should look the other way as long as the tenants are quiet and neat.	5/13/2016 7:04 PM
35	The ability for people to rent part of their homes on a long or short term basis is how many starting families can afford to live in this area. Accessory units should be available to those who do it responsibly, respectfully, and lawfully.	5/13/2016 5:13 PM

36	Summit county has for a very long time encouraged local housing with the accessory apartment zoning and regulations. Many residences in Summit are grossly oversized and too expensive for a local to afford. The accessory apartment program is a great way to ensure locals have a reasonable LT option and neighborhoods are not exclusively short term rentals.	5/13/2016 3:21 PM
37	I would say it fulfills the need of the renter. if you're renting in addition to living there as well, either long or short it's adding density. I would be concerned about septic and well capacities.	5/13/2016 3:04 PM
38	We utilize short term rentals, occasionally and i feel it is helpful to the local income as well. It brings more people to the area, we pay the lodging tax and we employ local cleaners, repair people and service people to help us.	5/13/2016 3:02 PM
39	As homes become more and more expensive I'm finding that it's harder for my friends who don't own a home to purchase anything that doesn't have lock off rental potential. For many people like myself it's the only way I can afford to live here.	5/13/2016 2:55 PM
40	There is probably a lot more short term rentals than the town knows about. The town needs to be collecting all the rental tax it is due. The rentals create more traffic and that increases the need for road maintenance.	5/13/2016 12:59 PM
41	I don't see hoe lock off rentals would be worse than all the vacation rentals that fill half the town.	5/13/2016 12:48 PM
42	Have a concern about existing laws that only apply to long term rentals, that being that occupancy requirements only apply to long term rentals and not short term. Currently to my knowledge short term rental laws don't address the number of people that are allowed to stay in a short term rental. The laws in my mind should be the same for both long and short term rentals and individuals and companies should be ticketed or fined if they allow or advertise too many people being allowed to live or rent a home, I townhouse, or condo	5/13/2016 11:49 AM
43	As it relates to property "maintenance" (trash pickup, parking, noise/lighting pollution, etc.) I see very little difference between short- & long-term rentals. Ordinances and guidelines should apply equally to both.	5/13/2016 11:30 AM
44	We are against short term rentals of less than 6 months. We do not like the idea of partial home rentals	5/13/2016 10:55 AM
45	any housing available would be a help for the shortage in our area	5/13/2016 10:40 AM
46	If you are not the primary resident of your home a dual occupancy setting is not appropriate.	5/13/2016 10:16 AM
47	Most people don't know the law regarding rentals because it is confusing and contradictory. Please don't make life in the mountains harder than it is already.	5/13/2016 9:56 AM
48	There has been absolutely no enforcement of the current ordinances resulting in parking issues, noise, disrespect to neighbors, etc. There is a reason why there are ordinances regulating short term rentals.	5/13/2016 9:49 AM
49	I am glad this issue is being addressed as I believe there are more rentals than are being reported. I believe the town should receive the tax benefit from these rental and such taxes should be used toward road improvement or other necessary town needs.	5/13/2016 9:45 AM
50	I strongly encourage zoning and code changes/interpretations to allow for new accessory apartments to be constructed. This will help them be safer, make residents pay the added water rights fees, and enhance support of local workforce housing. Changes to existing "lock-offs" would then need to be code compliant- i.e. if someone wants to remodel their current lock-off they need to bring it to code, show augmented water, etc. We do not need to retroactively go after existing units until they want to upgrade them.	5/13/2016 9:45 AM
51	We need to grade the roads earlier and fill those potholes!!	5/13/2016 9:44 AM
52	We live in Blue River because of the existing housing zoning laws. We have had issues with illegal lock offs in our neighborhood in the past. It caused excessive trash problems, traffic noise and extra vehicles blocking the road ways.	5/13/2016 6:39 AM
53	Thank you for requesting community feedback on this important issue.	5/12/2016 9:57 PM
54	My legal lock off apartment has contributed \$1,000 - \$1,500 per year to the Town of Blue River in the form of lodging tax and sales tax for the past 5-9 years. All fees are paid by the short term guests. There are many short term rental homes in Blue River that do not collect or remit taxes that are due to the town, county or state. This is an area of needed discussion and enforcement.	5/12/2016 3:13 PM
55	I would not be in favor of zoning changes. I have no issue with people renting rooms (long term roommates) within their homes. And lastly, although I believe people have the right to short term rent their homes, I do see the negative impacts associated with that.	5/12/2016 12:15 PM
56	Feel Blue River has become very restrictive. Apartments and lock offs add a clear benefit. We owned a home and sold. Additionally, own property and want to build but have held off as the community became so restrictive. It was really felt in previous years that the board and county liked the revenue 2nd homes brought in (and continued to create fee after fee) but did not want any involvement from the owners and certainly did not want them to serve on a board or have a voice. I hope there can be more of a blending of both full time residents and part-time residents. Love the area!	5/12/2016 12:14 PM

57	I am extremely disappointed with our current board of trustees. Lock off apartments are ILLEGAL and I am sure NONE of the ILLEGAL lockoffs are even close to code. Follow the rules please....town rules, country rules, well permit rules, septic rules, fire code rules. Thank you.	5/12/2016 11:40 AM
58	The addition of multi-family occupancy (accessory or lock off apartments) to our current zoning or rental regulations increases the burden on our water resources, our septic systems, our main road (rte 9) and our unpaved road infrastructure. I do not support changes that would facilitate this practice (even with regulation). Our community is a community of single family homes and residents.	5/12/2016 11:28 AM
59	Houses have become financially unattainable for many people in the county. There are a lot of people who strongly desire owning a home in Summit, but cannot afford 'the dream' without renting to others to help with the mortgage. Taking this away would take the ability to purchase a home away from a lot of good people who love this town.....not to mention that it's completely unfair of the town to create rules for how people choose to utilize the homes they own.	5/12/2016 11:17 AM
60	I support both the short and long term rental of lock-off units when the main unit in a home is owner-occupied. With an owner's presence on-site, properties with lock-offs can be managed in a way that fits with the character of Blue River and is courteous towards neighbors. I do not feel as though lock off units should be rented short-term if the main unit is not owner-occupied. In my personal experience, this allows properties to become a nuisance to neighbors with parking issues/pet issues/noise issues, etc. The town should consider allowing lock-off units where the well/septic/sewer infrastructure is in place to support them.	5/12/2016 11:03 AM
61	I believe the town should adopt rules and regs for accessory apartments keeping in mind the additional demands on infrastructure. Now that the sewer is here, part of the regs could require hooking to it and the additional tax base could be used to improve roads and plowing. Seems silly that we aren't encouraging this given the possible financial benefits.	5/12/2016 11:00 AM