

Notes from the Town of Marble
Work Session
July 7th, 2022

A. Call to order & roll call of the Work Session of the Marble Board of Trustees to discuss Short Term Rentals (STR) in Marble. Mayor Ryan Vinciguerra called the work session to order at 6:03 p.m. Present: Ryan Vinciguerra, Emma Bielski, Tony Petrocco, Amber McMahon and Larry Good. Also present: Ron Leach, Town Administrator and Terry Langley, minutes.

Amber explained that they (she and Larry) had looked at other town's regulations, done some brainstorming and put together a list of ideas and considerations, beginning with the purpose, goals and considerations concerning STRs. Tony asked for some statistics including the number of residences, rentals, etc. There are 110 dwellings and 10 STRs. Tony asked if these were built as STRs vs full-time or vacation residences. He asked if there is enough housing for tourists. Larry said the other side of that question is do we have enough long-term housing for employees. Emma asked how having no regulations would impact the town's quiet, residential feel. Ryan suggested starting with current concerns and problems that would indicate the need for more oversight. Ron explained that there is already an STR ordinance. Larry said that ordinance was passed to create an oversight to help determine how many dwellings were being used as STRs. There are about 10 permitted currently – almost 10%. Ryan spoke to the loss of long-term housing and the loss of community. Emma spoke to the opportunity for residents to earn income to help support their life here. She is concerned with people out of town developing STRs while having no connection to Marble. Amber said the fact that other towns are regulating the numbers of STRs might mean an increase here. Emma would like to prioritize giving permits to residents vs out of town owners. Larry spoke to the idea that permits and regulations might make potential STR owners decide to stay with long term. Ryan explained that Carbondale is taking a two-fold approach with regard to licensing, depending on whether the owner is currently using the property as an STR or if it is a new application. They have also limited the number of people allowed per bedroom, etc.

Amber said the first step would be to decide whether to address the issue via zoning or ordinance/permit. She also said the permit cap could be separate for occupied vs whole house and for resident vs nonresident. Larry said that this would require developing some definitions. Amber explained that most towns have capped numbers at a percentage and she will look at what those percentages are. Larry said there is a need to define resident and nonresident. Emma spoke to the need to define second home owner vs resident. Amber raised some of the questions that need to be addressed, including whether a dwelling is a primary residence, whether the owner/agent has to be on site and whether the number of nights per year a residence could be used as an STR per year could be regulated. Tony asked if multiple units require multiple licenses. Ryan thinks the type of structures would affect this. Some are built or purchased to be used as an STR part-time, some are owner-occupied (a room is rented vs the whole house). The number of guests allowed is another item that needs to be addressed. Larry suggested breaking the year into two seasons with STR allowed, for instance, for 100 days per season. Ryan wants to encourage the town to keep it simple. Amber said some towns limit the number of days allowed and she explained that there is an on-line site that many

towns used that helps track the number of nights being used. She will send the board the link. Larry suggested using the numbers that show on on-line advertising on the license.

Amber said some towns are banning all STRs but she does not recommend that. Emma spoke to the fact that being able to use houses for STRs part of the year helps keep rents low for those who rent it the rest of the year.

Amber explained that another option is to raise the permit fees or to set different fees for different types of STRs. She also mentioned including such things as the safety check list, off-street parking, allowed activities/number of guests, occupation limits, an agent within 30 minutes, trash and recycling requirements. Emma said that increasing taxes on STRs is another way to provide incentive to go long-term. Emma wondered about limiting the number of years an STR could be permitted, with long term rental offered after that term has ended. Incentives were discussed. Amber said she had read one idea to offer property tax rebates to those offering LTRs. Tony spoke the low amount that property tax brings in. Other options include grants and/or lodging tax fees being used toward the cost of providing affordable housing or incentivizing LTR. Ryan asked that the town looks at the town boundaries and whether caps and regulations would penalize STR in town vs in the surrounding area. Discussion of how to award licenses if the number requested exceeds the cap would need to be decided. One way would be a lottery with the others becoming LTR. Emma would like to see the cap be a set percentage. Larry spoke to the timing of a lottery considering what a home owner might need to do to prepare for an STR.

Emma asked about the timeline. Ryan wants a consensus as to whether a cap is needed. Tony feels it should include hotels if the consideration is the number of people in town. He does not favor issuing a limited number of licenses and that client ratings will affect totals. Amber feels that there is a need to continue the conversation and to provide alternative possibilities so that research is done if and when STRs reach a critical number. Larry asked that Ron keep the board informed about the number of STR license applications. Emma spoke in favor of caps to help protect community. Ryan feels the goal is to identify the problems created around STRs and possible solutions which may or may not include a cap. Larry suggested looking at the total number of STRs, single family dwellings which could become STRs and LTRs. Amber spoke to giving more weight to STRs owned by town residents. Tony asked if there is a need to accommodate more tourists with more STRs. Emma and Amber spoke to the desire for the town to tackle the issue before it becomes a problem.

The work session ended at 7:02 p.m.