



# Short-Term Rentals in Old Town North

## Public Feedback Report

### Public Feedback Channels

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#### Neighborhood Open House

On February 3, 2025, the City Manager's Office and Planning and Zoning staff hosted a neighborhood open house to discuss the topic of Short-Term Rentals (STRs) in the Old Town North Neighborhood, located East of College Avenue between Vine Drive and Suniga Road. The City presented information about STRs in Old Town North on boards:

- The neighborhood is zoned Community Commercial North College and allows both primary and non-primary STRs.
- Almost 20 percent (75) of Fort Collins STRs are in the Old Town North neighborhood. Seven are primary and 68 are non-primary.
- Almost 30 percent (48) of complaints about STRs from 2019 to present have been in the Old Town North neighborhood. The two main complaints topics are noise/parties and parking/vehicles.

Forty-seven people signed in at the Open House. Participants were asked to submit their feedback either by placing a sticky note on the feedback board or filling out a comment card. Those who could not make it were encouraged to send email comments to Development Review Manager Noah Beals and Neighborhood Development Liaison Em Myler.

- Sticky note comments – 62
- Comment Cards – 9

#### Emailed Public Comment

As of June 4, 2025, City staff had received 96 emails with comments regarding STRs in Old Town North.

### Public Feedback Analysis

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All the comments received by City staff have been analyzed for main themes within two categories: Ways in which STRs impact the Old Town North neighborhood, and ideas on how to mitigate negative impacts while promoting positive ones.

Themes are presented in order of the number of times they were mentioned in comments to help decision makers get a full picture of what the public has told staff. This report acknowledges that not all stakeholders are represented. Comments and other feedback are not intended to be viewed as "votes" either in support or against STRs

#### Impacts

- STRs decrease the "neighborhood feel" of the Old Town North neighborhood, such as the ability to build relationships with neighbors and feel at home there.
- STRs increase parking and traffic congestion by bringing more vehicles into the neighborhood.

- STRs increase the financial security of owners, who invest in them to secure retirement and family wealth.
- STRs increase trash in the neighborhood, which is often ending up loose or in the wrong bins.
- STRs increase the noise in the neighborhood.
- STRs increasing tourism and benefit the Fort Collins economy.
- STRs increase the vitality of the neighborhood by bringing in new people and energy.
- STRs decrease the safety of the neighborhood by preventing residents from building relationships with neighbors they can rely on.
- STRs decrease the aesthetics of the neighborhood as the units are poorly kept up.
- STRs increase the instances of human and dog waste in the neighborhood.
- STRs decrease the property values of the neighboring homes as potential long-term homebuyers may be dissuaded by the number of them in the neighborhood.
- STRs decrease safety because sidewalks are left un-shoveled in snowy and icy weather.
- STRs decrease the availability of affordable housing by taking stock away from long-term residents.
- STRs increase the instances of strangers invading private property when STR renters try to enter the wrong home or walk across private yards.
- STRs increase the flexibility of residents' lifestyles by providing them with a place to live when needed and rent when not needed.
- STRs increase jobs available in Fort Collins by hiring staff.
- STRs increase the aesthetics of the neighborhood as the units are better kept up.
- STRs increase neighborhood property values as zoning makes property more desirable for prospective STR owners and brings vitality that long-term homebuyers want.
- STRs increase access to cultural engagement and recreation
- STRs increase walkability for visitors by providing a place to stay close to downtown

#### Ideas

- Change the zoning in Old Town North to not allow non-primary STRs.
- Work with the HOA to solve the individual problems brought up by some STRs.

- Limit the total number of STRs in Old Town North in some way, such as a density limit.
- Placing an immediate moratorium on new STR licenses.
- Improve owner and City response to complaints.
- Implement consequences for STR owners who have complaints against them such as fines or revoking their license.
- No change.
- Implement financial disincentives to owning an STR, such as a tax.
- Increase non-primary STRs across the City so that they are not so concentrated in Old Town North.
- Prevent out-of-state investors from owning STRs.
- Conduct more community engagement before making a decision.
- Place limits on how many renters can occupy one STR at a time.
- Provide more support for STR owners so they can better avoid complaints.
- Conduct inspections on STRs.
- Restrict STR parking.
- Increase policing of STRs.
- Prevent STR license transfers when a property is sold.

#### Reactions to proposed zoning changes

After a memo to City Council indicated that the City was considering changing zoning in the Old Town North neighborhood, residents sent in comments reacting to the idea. Some comments thanked the City for taking action. Others criticized the proposed solution. These commenters felt that widespread zoning changes were disproportionate to the problem, which seem to stem from only a handful of properties. They expressed disappointment at the City for breaking a promise that they could operate an STR in the area. They also pointed out that the Old Town North HOA has put together a group to mitigate the negative impacts of STRs and asked the City to work with the HOA to target specific problems so that STR owners who are in compliance with the law and have no complaints are not punished. Finally, some neighbors expressed support for zoning change but also concern that it wouldn't solve every problem brought forward, pointing out loopholes such as mid-term rentals and license transfers.

#### Reactions to the May 15 Planning and Zoning Commission Hearing

After the Planning and Zoning Commission heard a proposal from staff to remove non-primary STRs from the list of allowed uses in the OTN neighborhood, several members of the public emailed staff with reactions. First, they felt that the City's process to make complaints about

STRs was not working, as the number of complaints reported by City staff seemed lower than they had submitted. Second, that the City seemed to be prioritizing economics over neighborhood vitality, and that full-time residents felt misled about the nature of their neighborhood when they chose to purchase a home there. Finally, that the Commission's assessment of the financial barriers to owning an STR were too low, as they only took into account the City's license fee, and ignored the high taxes on STRs.