



## STAFF REPORT

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**MEETING DATE:** May 14, 2026

**ITEM TITLE, PRESENTER:** Overnight Rentals

**RECOMMENDATION:** No formal action is required at this time. Staff will continue to incorporate feedback and topics discussed during the Planning Commission meeting.

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### SUMMARY

The department continues to receive concerns regarding overnight rentals, housing availability, and residential affordability within portions of San Juan County. Community feedback reflects differing perspectives, with some supporting overnight rentals for economic and tourism benefits, while others raise concerns related to housing availability, neighborhood impacts, infrastructure, parking, wastewater, noise, and enforcement. Potential considerations may include appropriate zoning districts, tourism-oriented areas, and whether different lodging types should be regulated differently.

### CONSIDERATIONS

Key policy considerations may include the availability and affordability of long-term housing, compatibility with surrounding residential neighborhoods, infrastructure and wastewater capacity, parking, traffic, and emergency access. Additional considerations may include enforcement and licensing mechanisms, noting that the County has adopted a fee structure for overnight rentals but has not fully implemented or enacted the program at this time. The Planning Commission may also wish to consider density or spacing limitations, including minimum separation distances between overnight rentals or lodging uses, as well as identification of appropriate zoning districts, overlay areas, tourism corridors, or commercial locations where overnight rental activity may be more appropriate and compatible with surrounding land uses.

### STAFF RECOMMENDATION

Staff recommends Commission discussion and policy direction to help balance land use compliance, housing affordability, public health and safety, tourism impacts, and private property rights. Clear standards and expectations would provide consistency for staff, fairness for property owners, and guidance for future ordinance updates. Staff would also recommend incorporating these provisions into broader development standards where possible, rather than relying primarily on overlay zones or district-specific regulations.